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Department of Administrative Services

Sonny Perdue
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Commissioner

Official Announcement #03-08

DATE: December 19, 2007

TO: Commissioners, Assistant Commissioners, V.P. Finance for Board of Regents and Agency Procurement Officials

FROM: Brad Douglas, Commissioner Department of Administrative Services

DESCRIPTION: Official Announcement- Transfer of Procurement Responsibility for Public Works Construction Contracts

As we continue to implement change to honor our commitment to the success of the Procurement Transformation Initiative and strive to maximize opportunities to improve our procurement infrastructure and processes, DOAS in conjunction with our partners at the Georgia State Financing and Investment Commission (GSFIC) are pleased to announce the official transfer of procurement responsibility for Public Works Construction Contracts from DOAS to GSFIC, effective 1 January 2008. After careful analysis and contemplative planning, the underlying purpose of this shift of responsibility is to provide an enhanced experience to our Agency customers while simultaneously improving the effectiveness of construction related procurements.

Public Works Construction as defined by State Law {O.C.G.A 36-91-2 (12)} encompasses; *the building, altering, repairing, improving, or demolishing of any public structure or building or other public improvements of any kind to any public real property other than those projects covered by Chapter 4 of Title 32 (State, County and Municipal Road Systems).* Such term does not include the routine operation, repair, or maintenance of existing structures, buildings, or real property. GSFIC, with their extensive experience in the area of construction management services coupled with their resident technical expertise in planning, design and administration of construction projects provides a more robust acquisition solution to satisfy the state's construction needs. Some of the specific benefits Agencies will readily experience include:

- GSFIC specializes in procurement of construction and project-related services, and currently works regularly with many of the Agencies on larger construction projects- and often with the same Agency representatives who also normally engage DOAS on projects.
- Construction procurement and administration is a core function of the GSFIC Construction Division. GSFIC is staffed with construction contract specialists, project managers, engineers, architects, and offers enhanced project-related services, including program development, procurement services, project management, and specification/plan review.

GSFIC will provide Agencies with information on services available, policies, engagement instructions and contact information, and supplement the information as changes in services occur.

- GSFIC will provide new flexibility for the Agencies, which can choose to work with GSFIC in the same manner as they have with DOAS, but also can utilize GSFIC assistance. For example, Agencies will not be required to have a completed “project manual” to receive GSFIC assistance. GSFIC can engage and assist the Agencies earlier than has routinely taken place with DOAS, to assist in procurement and other services with the goal of achieving value in construction delivery. GSFIC will utilize a construction contract which is essentially the same DOAS contract Agencies are familiar with. However, Agencies will have more options, both in available contract documents and construction delivery methods.

The most substantial change associated with this transfer of responsibility will be the “manner” in which Agencies “communicate and enter” their construction requirements into the procurement process. Apart from that, customers will find that the remainder of the process remains basically unchanged. We are confident that this will be a welcomed change as we shift from the current formalized and document intensive requisition submission process to a “web-based” questionnaire, designed to assess specific project needs, for each customer and provide a customized total procurement solution.

To minimize the impact of the transfer of responsibility on our customers, prevent any disruption of service and allow sufficient time to provide formal training on the new procedures, we have elected to incorporate a “transition period”. Specifically, during the first 30 days (1 -31 January 2008), Agencies can continue to submit their public works construction requirements to DOAS in the same manner as before. DOAS will, in turn, communicate those requirements directly with GSFIC, who will assume primary responsibility for the procurement. During the transition period select customers will also be afforded the opportunity to “test” the new web based system and communicate their requirements directly to GSFIC. Comprehensive formal training on the new procedures will be accomplished during the transition period (dates, times, venues TBD) and the new procedures will also be incorporated into the Georgia Procurement Manual during this time. After the transition period ends, beginning 1 February 2008, Agencies will be required to communicate public works construction requirements directly with GSFIC.

We certainly appreciate and solicit your support as we strive to effect a seamless transition and continue to meet your needs with improved processes and services in our rapidly changing environment. We are confident that you, our customers, will find these enhancements reinforce our vision to remain customer focused and performance driven, while continuing to provide the highest level of service.

QUESTIONS:

Additional questions or concerns may be addressed to the Project Points of Contact; Richard Sawyer (GSFIC) at 404-463-5741 or rsawyer@gsfic.ga.gov and Darryl Mitchell (DOAS) at 404-656-5342 or darryl.mitchell@doas.ga.gov.