DFCM

CONSTRUCTION PROCUREMENT

JILL RAFFERTY | SUPPORT SERVICES PROGRAM MANAGER

R23 v R33

Procurement Type	R23: DFCM	R33: Purchasing
Construction	Direct Award up to $50,000 2+ Competitive Bids: $50,000 to $150,000 Max $3,500,000 via Prequalified Contractor Lists	Direct Award up to $25,000 2+ Competitive Bids: $25,000 to $100,000 Max $2,500,000 via Approved Vendor Lists
Design and Professional Services	Direct Negotiation up to $150,000	Direct Negotiation up to $100,000
Bid, Payment, & Performance Bonds	DFCM discretion for division-managed projects Required for contracts exceeding $100,000 for delegated State entity managed projects	Required for construction exceeding $50,000

CONSTRUCTION DELIVERY METHODS

Selecting the appropriate construction project delivery method based on project size, scope, timeline, and funding.

Delivery methods include:

- ❑ Design-Bid-Build: One contractor acts as the prime contractor responsible for the entire project based on division-provided drawings.
- ❑ Design-Build: A single contract for both design and construction services awarded to a team comprised of a design firm and a general contractor.
- ❑ Construction Manager/General Contractor (CM/GC): The CM/GC assists with cost-effective design early on and later becomes the general contractor, assuming the risk of completing the project within a specified maximum price.

DFCM PREQUALIFIED LISTS

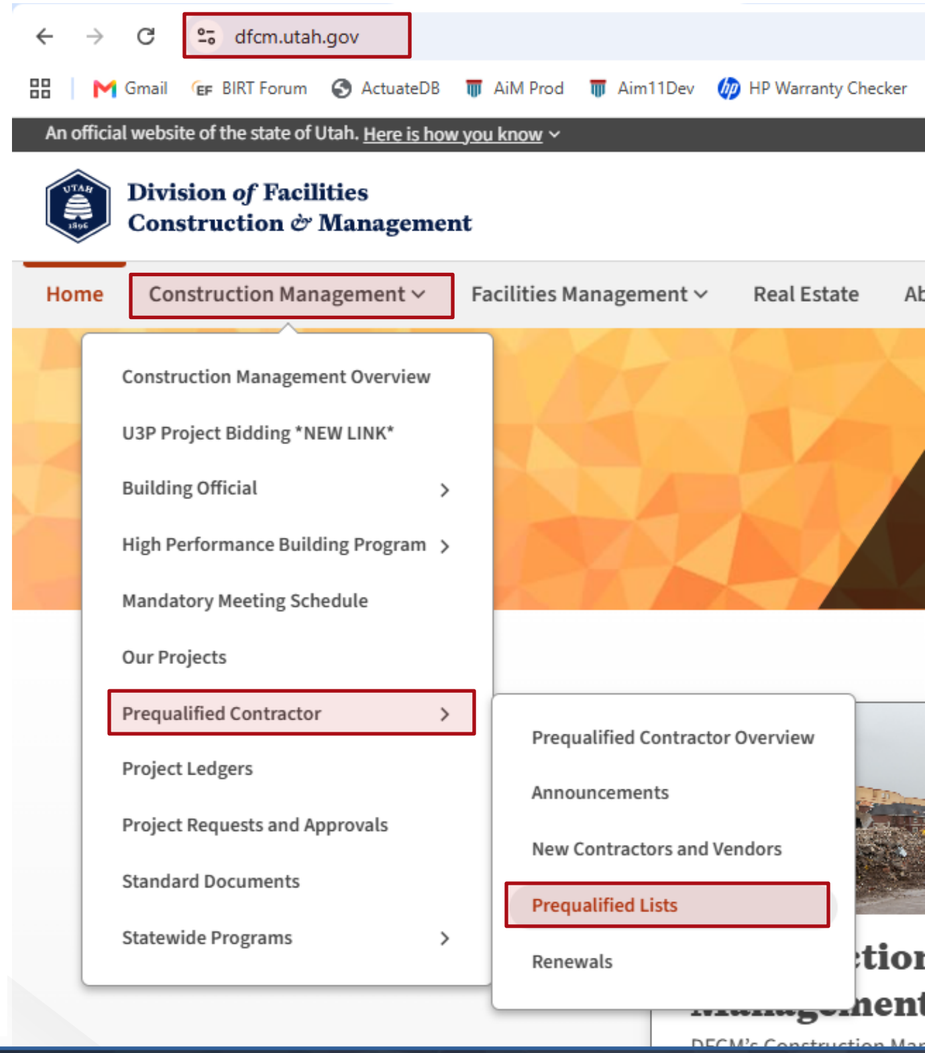
If a public school project construction contract exceeds $500,000, the awarded contractor must be listed on the DFCM Prequalified Contractors list **respective to the discipline under which the project was procured**.

Current DFCM Prequalified contractor lists:

Electrical Fire Protection General Hazmat HVAC Mechanical

Paving Plumbing Roofing Site/Civil

DFCM Qualified Contractors Lists can be found on the DFCM website,



CAPITAL PROJECT RESOURCES

DFCM Standard Documents

- Solicitation Templates
- Contract Templates
- General Conditions
- Design Requirements
- HPBS

- EDMS process and instruction documents
- Pay application and training video

dfcm.utah.gov – Construction Management – Standard Documents