

# Summary of the Processes to Procurement/ Deliver of Design Services in Korea

CLASSIFICATION	SELECTION PROCESS (PROCEDURE)	SPECIAL FEATURES
Design and Construction One Package Delivery	<ul style="list-style-type: none"> <li>● Select the qualified firm for construction detail design after the evaluation of the conceptual basic design + construction planning.</li> <li>● Proceed on detail design work after selection of the qualified firm for construction detail design.</li> </ul>	<ul style="list-style-type: none"> <li>● Recommended delivery method for the large scale (more than ten million \$) public project.</li> <li>● Possible to utilize the technical capacity of design and construction companies by maximum extent capability (close cooperation between design and construction company).</li> <li>● <b>The success of business depends on the Operations in the early stage of project (ex. Preparation of design instruction, bid guidance etc.).</b></li> <li>● <b>In case of the client deficiency in administration and management capacity, there will be a difficulty in control of one package tender company.</b></li> </ul>

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Separation of Design & Construction	Design Competition Method	<ul style="list-style-type: none"> <li>● Evaluate the proposed design concept plan (centered on the best value of the design).</li> <li>● Give the right of design (preliminary design and construction detail design and design) to the selected company.</li> </ul>	<ul style="list-style-type: none"> <li>● <b>Most favorable process with regard to best design productivity.</b></li> <li>● Because of the selection method centered on the best value of product, order might select the plan which is unduly valued on best design productivity than those with function and cost soundness.</li> <li>● Because planned design is the object of evaluation, it is difficult to <b>estimate and verify reasonably the construction cost</b> of the selected conceptual planning.</li> </ul>

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Separation of Design & Construction	PQ + PRICE Method	<ul style="list-style-type: none"> <li>● Select the qualified company through PQ evaluation (5 or so companies) / price bid.</li> <li>● Give the right of design to the top company for PQ higher marks + best price marks.</li> </ul>	<ul style="list-style-type: none"> <li>● <b>Can verify the performance results and technical capacities.</b></li> <li>● Can reflect the performance capacity such as performance results, financial states and the state of technical capacities to evaluation and assesment.</li> <li>● <b>Difficult to expect the creative alternative design</b> due to the absence of conceptual design plan.</li> </ul>

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CLASSIFICATION		SELECTION PROCESS (PROCEDURE)	SPECIAL FEATURES
Separation of Design & Construction	Competitive Bid Method	<ul style="list-style-type: none"> <li>● Restrict the bid appliers. (limited bid)</li> <li>● Select the estimated price in multiple/average.</li> <li>● Select the company most approached to the estimated price from the submitters.</li> </ul>	<ul style="list-style-type: none"> <li>● Possible to give equal opportunity for the companies of certain level (appliance restrict).</li> <li>● Due to price-centered evaluation, difficult to estimate the technical standard and stability of companies (awarding will depends on the estimated price which was randomly selected).</li> <li>● <b>Not proper method to the large scale project (technical capacity needed).</b></li> </ul>