

Abstract

Evaluation criteria for public procurement in the construction sector

The thesis deals with the issue of public procurement in the construction sector in the Czech Republic. Public investment in the construction sector represents a significant part of the economy and accounts for more than half of the volume of public procurement. Proper setting of evaluation criteria is crucial for selecting competent economic operators and achieving optimal results in public investment.

The thesis focuses on the analysis of objective and subjective evaluation criteria used in public procurement in the construction sector. The standard use of the lowest tender price criterion often leads to a preference for the economically cheapest but qualitatively less satisfactory solutions, which negatively affects the long-term sustainability of construction projects. The thesis therefore explores the possibilities of a wider application of qualitative criteria such as qualification or experience of economic operators, innovative solution, long-term life cycle costs or environmental aspects.

The first chapter focuses on the actors involved in public procurement in the construction sector. It deals with their characteristics and their role in the public procurement process.

The second chapter focuses on preliminary market consultations and the development of award criteria. As a tool for optimising the evaluation criteria, preliminary market consultations allow the contracting authority to obtain feedback from potential economic operators and practitioners on the correct setting of the award criteria.

The third chapter, the core of the thesis itself, focuses on those evaluation criteria for public procurement in the construction sector. Attention is paid to both quantitative criteria (objectively measurable criteria) and qualitative criteria (subjectively measurable criteria).

The last, fourth chapter is devoted to evaluation criteria in foreign practice, specifically the Best Value Approach.

The aim of this thesis is therefore to discuss the evaluation criteria for public procurement in the construction sector in their complexity by providing a comprehensive set of information and knowledge on their correct setting and impact on the selection of the most suitable tender. Another fundamental objective of this thesis is to identify weaknesses in the development of these evaluation criteria, particularly in relation to the predominant use of the lowest tender price criterion, and to provide suggestions for possible solutions with an emphasis on the application of qualitative criteria.

Klíčová slova: public procurement in the construction sector, evaluation criteria, economic advantageousness of tenders