

# HOUSE BILL ANALYSIS

## HB 2658

**Title:** AN ACT Relating to the use of the design-build procedure to award contracts for the design, fabrication, and installation of building engineering systems.

**Brief Description:** Authorizing the use of the design-build procedure to award contracts for the design, fabrication, and installation of building engineering systems.

**Sponsors:** Romero, Haigh.

### BRIEF SUMMARY

- Allows contracts for the design, fabrication, and installation of building engineering systems of any cost to be awarded using the "design-build" alternative public works procedure.

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### HOUSE STATE GOVERNMENT COMMITTEE

**Staff:** Steve Lundin (786-7127)

#### BACKGROUND:

Several different state agencies and local governments have been authorized to use alternative public works contracting procedures to award contracts on certain public works contracts of a very large dollar value. One alternative procedure is the design-build procedure. Another alternative procedure is the general contractor/construction manager procedure. Authority to use these alternative procedures terminates on July 1, 2001.

The design-build procedure is used to award a contract to a party for both the design and construction of a public facility or portion of a public facility and involves the following steps:

- Publishing a notice announcing that the procedure will be used, with opportunity for public comments.
- Publishing a notice calling for proposals on design-build services that includes a description of the project, various requirements and details, and a description of the process and relative weight of factors that will be used to evaluate proposals.
- Creation of a committee to evaluate bid proposals. The committee selects

between three and five finalists to submit best and final proposals.

- Awarding a contract by either: (1) Negotiating with the firm submitting the highest scored best and final proposal to execute a contract or, if an agreement is not reached, then the firm with next highest scored best and final proposal; or (2) if all finalists are capable of producing plans and specifications meeting project requirements, selecting the responsible best and final proposal with the lowest price.

The Department of General Administration, University of Washington, Washington State University, every county with a population greater than 450,000 (King, Pierce, and Snohomish Counties), every city with a population greater than 150,000 (Seattle, Tacoma, and Spokane), and any port district with a population greater than 500,000 (Port of Seattle, and Port of Tacoma) may use the design-build process on any project with an estimated cost of \$10 million or more. In addition, those entities may also use the design-build process on new student housing projects of over \$5 million in estimated cost and the construction of pre-engineered metal buildings or prefabricated modular buildings of any cost.

**SUMMARY:**

The design-build alternative public works procedure may be used by eligible government entities to award contracts for the design, fabrication, and installation of building engineering systems of any cost.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.