

House _____ Amendment NO. _____

Offered By

1 AMEND House Committee Substitute for Senate Committee Substitute for Senate Bill No. 672,
2 Page 15, Section 67.281, Line 17, by inserting immediately after said line the following:

3 "67.5050. 1. As used in this section, the following terms mean:

4 (1) "Design-build", a project for which the design and construction services are furnished
5 under one contract;

6 (2) "Design-build contract", a contract between a political subdivision and a design-builder to
7 furnish the architectural, engineering, and related design services and the labor, materials, and other
8 construction services required for a specific construction project;

9 (3) "Design-build project", the design, construction, alteration, addition, remodeling, or
10 improvement of any buildings or facilities under contract with a political subdivision. Contracts for
11 design-build projects that involve the construction, replacement, or rehabilitation of a political
12 subdivision property such that, in all cases, the project must exceed an expenditure of one million
13 dollars;

14 (4) "Design-builder", any individual, partnership, joint venture, corporation, or other legal
15 entity that furnishes architecture or engineering services and construction services either directly or
16 through subcontracts;

17 (5) "Design criteria package", performance-oriented specifications for the design-build
18 project sufficient to permit a design-builder to prepare a response to the political subdivision's
19 request for proposals for a design-build project, which may include preliminary designs for the
20 project or portions thereof.

21 2. (1) Notwithstanding any other provision of law to the contrary, any political subdivision is
22 authorized to enter into design-build contracts for design-build projects that exceed an expenditure
23 of one million dollars.

24 (2) In using a design-build contract, the political subdivision shall establish a written
25 procedure by rule for prequalifying design-builders before such design-builders will be allowed to
26 make a proposal on the project.

27 (3) The political subdivision shall adopt procedures for:

28 (a) The prequalification review team;

29 (b) Specifications for the design criteria package;

30 (c) The method of advertising, receiving, and evaluating proposals from design-builders;

31 (d) The criteria for awarding the design-build contract based on the design criteria package.

Action Taken _____ Date _____

1 As part of such criteria, the political subdivision may require a separate proposal stating the cost of
2 construction; and

3 (e) Other methods, procedures, and criteria necessary to administer this section.

4 (4) The political subdivision is authorized to issue a request for proposals to a minimum of
5 two and a maximum of five design-builders who are prequalified in accordance with this section.

6 (5) The political subdivision may require approval of any person performing subcontract
7 work on the design-build project including, but not limited to, those furnishing design and
8 construction services, labor, materials, or equipment.

9 3. (1) Before the prequalification process specified in this section, the political subdivision
10 shall publicly advertise, once a week for two consecutive weeks, in a newspaper of general
11 circulation, qualified under chapter 493, located within the political subdivision, or, if there is no
12 such newspaper, in a qualified newspaper of general circulation in the county, or, if there is no such
13 newspaper, in a qualified newspaper of general circulation in an adjoining county, and may advertise
14 in business, trade, or minority newspapers, for qualification submissions on said design-build
15 project.

16 (2) If the political subdivision fails to receive at least two responsive submissions from
17 design-builders, submissions shall not be opened and the political subdivision shall re-advertise the
18 project.

19 (3) The political subdivision shall have the right to reject any and all submissions and
20 proposals.

21 (4) The proposals from prequalified design-builders shall be submitted sealed and in writing,
22 to be opened publicly at the time and place of the political subdivision's choosing.

23 (5) The design-build contract shall be awarded to the design-builder whose proposal
24 represents the best overall value to the political subdivision in terms of quality, technical skill, and
25 schedule.

26 (6) No proposal shall be entertained by the political subdivision that is not made in
27 accordance with the request for proposals furnished by the political subdivision.

28 4. (1) The payment bond requirements of section 107.170 shall apply to the design-build
29 project. All persons furnishing design services shall be deemed to be covered by the payment bond
30 the same as any person furnishing labor and materials; however, the performance bond for the
31 design-builder does not need to cover the design services as long as the design-builder or its
32 subcontractors providing design services carry professional liability insurance in an amount
33 established by the political subdivision in the request for proposals.

34 (2) Any person or firm providing architectural, engineering, landscape architecture, or
35 land-surveying services for the design-builder on the design-build project shall be duly licensed or
36 authorized in this state to provide such services as required by chapter 327.

37 5. A political subdivision planning a design-build project shall retain an architect or engineer,
38 as appropriate to the project type and duly licensed in this state, to assist with the design criteria
39 package, preparation of the request for proposals, prequalifying design-builders, and evaluation of
40 proposals.

41 6. Under section 327.465, any design-builder that enters into a design-build contract for a

1 political subdivision is exempt from the requirement that such person or entity hold a certificate of
2 registration or that such corporation hold a certificate of authority if the architectural, engineering, or
3 land-surveying services to be performed under the contract are performed through subcontracts with
4 properly licensed and authorized persons or entities, and not performed by the design-builder or its
5 own employees."; and
6

7 Further amend said bill by amending the title, enacting clause, and intersectional references
8 accordingly.