



SENATE BILL 2334

By Gardenhire

AN ACT to amend Tennessee Code Annotated, Title 12, Chapter 3, Part 12, relative to construction project delivery methods.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 12, Chapter 3, Part 12, is amended by adding the following language as a new section:

(a) Notwithstanding another law to the contrary, a local government having revenues of at least twenty million dollars (\$20,000,000) in the most recent prior fiscal year may use any project delivery method that the local government determines most effectively meet the needs of the local government for the construction of qualified local projects; provided, that:

(1) The party retained to provide the project delivery method is selected by means of a competitive proposal process; and

(2) The local government's applicable ordinances, rules, regulations, or policies authorize such competitive proposal process.

(b) As used in this section:

(1) "Construction manager at-risk" means a project delivery method where the construction manager, acting as the local government entity's general contractor, is contracted to advise the designer and builder, and to deliver a project within a guaranteed maximum price;

(2) "Design-bid-build" means the traditional project delivery method, which customarily involves three (3) sequential project phases, being design,

procurement, and construction, and two (2) distinct contracts for the design and construction phases;

(3) "Design-build" means a construction project delivery method that combines architectural and engineering design services with construction performance under one (1) contract;

(4) "Local government" means a county, municipality, metropolitan government, town, utility district, utility authority, local education agency, or other local governmental entity;

(5) "Project delivery method" means any of the following construction contracting methods:

(A) Construction manager at-risk;

(B) Design-bid-build; or

(C) Design-build; and

(6) "Qualified local project" means any construction project, including the renovation of or expansion of an existing building, with an estimated cost to the local government in excess of five million dollars (\$5,000,000).

SECTION 2. This act takes effect upon becoming a law, the public welfare requiring it.

Amendment No. 1 to SB2334

Briggs
Signature of Sponsor

AMEND Senate Bill No. 2334*

House Bill No. 2407

by deleting all language after the enacting clause and substituting:

SECTION 1. Tennessee Code Annotated, Title 12, Chapter 3, Part 12, is amended by adding the following language as a new section:

(a) Notwithstanding another law to the contrary, a local government may use any project delivery method that the local government determines most effectively meets the needs of the local government for the construction of qualified local projects, if the local government:

(1) Has a full-time purchasing agent or other full-time procurement employee satisfactory to the comptroller of the treasury, or the comptroller's designee;

(2)

(A) Has general governmental revenues of at least one hundred fifty million dollars (\$150,000,000), if the local government is a county or metropolitan government, or one hundred twenty-five million dollars (\$125,000,000), if the local government is a municipality or other local government in the most recent prior fiscal year; or

(B) Is approved by the comptroller, or the comptroller's designee, to use a project delivery method pursuant to this section upon a determination by the comptroller, or the comptroller's designee, that such use is in the best interests of the local government;

(3) Selects the party to provide the project delivery method by means of a competitive proposal process; and

(4) Has ordinances, rules, regulations, or policies that authorize such competitive proposal process.

(b) As used in this section:

(1) "Competitive proposal process" means a process that, at a minimum, includes the following:

(A) Prior to issuing a request for proposals, the local government publicly discloses the evaluation criteria with a written determination of "best value" and the relative weight assigned to each criterion used to evaluate proposals; provided, that the criteria that are based upon qualifications and experience are weighted so that such criteria constitute at least a majority of the scoring criteria, as compared to pricing considerations;

(B) The local government discloses the members of the selection committee prior to proposal evaluation and maintains written conflict-of-interest disclosures for each committee member;

(C) Following selection, the local government publishes the evaluation scores and written justification for the individual scores cast by each member of the selection committee with respect to the selected proposal;

(D) A mechanism by which a proposer may file a written protest of the selection decision within seven (7) days of the award. The local government shall issue a written response to a protest prior to executing a contract; and

(E) The designation of all procurement documents, including the request for proposals, evaluation criteria, scoring sheets, written

justification for the individual scores cast by each member of the selection committee, and final contract as public records available upon request;

(2) "Construction manager at-risk" means a project delivery method where the construction manager, acting as the local government's general contractor, is contracted to advise the designer and builder, and to deliver a project within a guaranteed maximum price;

(3) "Design-bid-build" means the traditional project delivery method, which customarily involves three (3) sequential project phases, being design, procurement, and construction, and two (2) distinct contracts for the design and construction phases;

(4) "Design-build" means a construction project delivery method that combines architectural and engineering design services with construction performance under one (1) contract;

(5) "Local government" means a county, municipality, metropolitan government, town, utility district, utility authority, local education agency, or other local governmental entity;

(6) "Project delivery method" means any of the following construction contracting methods:

(A) Construction manager at-risk;

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(C) Design-build; and

(7) "Qualified local project" means any construction project, including the renovation of or expansion of an existing building, with an estimated cost to the local government in excess of five million dollars (\$5,000,000).

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