

**The Florida Senate**  
**BILL ANALYSIS AND FISCAL IMPACT STATEMENT**

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Governmental Operations Committee

BILL: PCS/SB 1654

INTRODUCER: Governmental Operations Committee

SUBJECT: State Construction Management Contracting

DATE: April 4, 2008

REVISED: \_\_\_\_\_

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	McKay	Wilson	GO	<b>Pre-meeting</b>
2.			GA	
3.			RC	
4.				
5.				
6.				

**I. Summary:**

The bill authorizes the Department of Management Services (DMS) to procure and use the services of construction management entities.

The bill creates section 255.32 of the Florida Statutes.

**II. Present Situation:**

**The Consultants' Competitive Negotiation Act**

The Consultants' Competitive Negotiation Act (CCNA) in s. 287.055, F.S., provides a competitive negotiation process for state and local government agencies when procuring the professional services of an architect, professional engineer, landscape architect, or registered surveyor and mapper. The CCNA requires that state agencies publicly announce, in a consistent and uniform manner, each occasion when professional services must be purchased for the following:

- a project when the basic construction cost is estimated by the agency to exceed \$250,000;<sup>1</sup> or
- a planning or study activity when the fee for professional services exceeds \$25,000.

<sup>1</sup>The CCNA references the purchasing categories in s. 287.017(1), F.S., which establishes the following purchasing categories for state agencies:

- Category One: \$15,000.
- Category Two: \$25,000.
- Category Three: \$50,000.
- Category Four: \$150,000.
- Category Five: \$250,000.

The public notice must provide a general description of the project and describe how the interested consultants may apply for consideration.

The CCNA provides a two-phase selection process.<sup>2</sup> In the first phase, the agency evaluates the qualifications and past performance of the bidders. In the second phase, the agency selects the three bidders, ranked in order of preference, it considers most highly qualified to perform the required services. The CCNA requires consideration of several factors in determining the three most highly qualified bidders, including willingness to meet time and budget requirements, past performance, location, recent, current, and projected firm workloads, volume of work previously awarded to the firm, and whether the firm is certified as a minority business.<sup>3</sup>

The CCNA prohibits the agency from requesting, accepting, and considering, during the selection process, proposals for the compensation to be paid. Section 287.055(2)(d), F.S., defines the term “compensation” to mean “the amount paid by the agency for professional services,” regardless of whether stated as compensation or as other types of rates.

The agency then negotiates compensation with the most qualified of the three selected firms. If a satisfactory contract cannot be negotiated, the agency may then negotiate with the second most qualified firm. The agency may negotiate with the third most qualified firm if that negotiation fails to produce a satisfactory contract. If a satisfactory contract cannot be negotiated with any of the three selected, the agency must begin the selection process again.

Section 287.055(9)(c), F.S., provides that DMS must promulgate rules, except for design-build contracts undertaken by DOT, for the award of design-build contracts to be followed by state agencies. Each other agency must adopt rules or ordinances for the award of design-build contracts. Municipalities, political subdivisions, school districts, and school boards shall award design-build contracts by the use of a competitive proposal selection process as described in the subsection, or by the use of a qualifications-based selection process pursuant to subsections (3), (4), and (5) for entering into a contract whereby the selected firm will subsequently establish a guaranteed maximum price and guaranteed completion date.

### **Construction Management**

Section 1013.45, F.S., provides that certain school boards may use any of the following procedures to construct new facilities or add to existing ones: competitive bids, design-build pursuant to s. 287.055, F.S., a construction management process, or a program management process. Construction and program management entities must be selected using the CCNA.

Subsequent to an operational audit by the Auditor General<sup>4</sup> that, in part, questioned whether a city project complied with the CCNA, a Florida city asked the Attorney General whether the use of a construction manager at risk or program manager at risk contract for the design and

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<sup>2</sup> See s. 287.055(4), F.S.

<sup>3</sup> The following is a full listing of the factors that s. 287.055(4)(b), F.S., requires that the agency consider: the ability of professional personnel; whether a firm is a certified minority business enterprise; past performance; willingness to meet time and budget requirements; location; recent, current, and projected workloads of the firms; and the volume of work previously awarded to each firm by the agency, with the object of effecting an equitable distribution of contracts among qualified firms, provided such distribution does not violate the principle of selection of the most highly qualified firms.

<sup>4</sup> Auditor General Report No. 2006-182, May 2006.

construction of a multi-phase project complies with s. 287.055(9)(c), F.S., when each phase of the project is separately negotiated for a guaranteed maximum price and completion date.<sup>5</sup> The Attorney General opined that “separately negotiating each phase of a multi-phase project that has been awarded to a construction manager at risk or program manager at risk does not comply with the plain language or intent” of s. 287.055(9)(c), F.S., and that the procedures of that section “clearly indicate that compensation will be negotiated prior to the selected firm beginning work under the contract.”

In 2007, the Legislature enacted chapter 2007-159, L.O.F., which allows local governments to use construction management entities, to be procured pursuant to the CCNA.<sup>6</sup> After having been selected and after competitive negotiations, the construction management entity may be required to offer a guaranteed maximum price and a guaranteed completion date. The local government may require the construction management entity to provide for a separate guaranteed maximum price and a separate guaranteed completion date for each grouping of substantially similar construction, rehabilitation, or renovation activities included within the project without requiring a new competitive procurement for each activity within the project.<sup>7</sup>

### **III. Effect of Proposed Changes:**

This bill creates s. 255.32, F.S., which provides that DMS may select and contract with construction management entities pursuant to the CCNA process provided in s. 287.055, F.S. This new section would apply for projects in which construction costs do not exceed \$1 million. Under the bill, DMS would be authorized to engage construction management entities previously selected through competitive solicitation, without the requirement to repeat the competitive selection process throughout the project. Construction management entities would be required to comply with the competitive solicitation requirements that DMS would be subject to, if DMS was managing the construction project directly. At the option of DMS, a guaranteed maximum price and a guaranteed completion date may be required. For each grouping of substantially similar construction, rehabilitation, or renovation activities included within a project, a separate guaranteed maximum price and separate guaranteed completion date may be required. The bill also requires DMS to adopt rules for state agency use of construction management entities.

### **IV. Constitutional Issues:**

#### **A. Municipality/County Mandates Restrictions:**

None.

#### **B. Public Records/Open Meetings Issues:**

None.

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<sup>5</sup> Florida Attorney General Advisory Legal Opinion 2007-12

<sup>6</sup> Section 255.103, F.S.

<sup>7</sup> A project may include a grouping of minor construction, rehabilitation, or renovation activities, or a grouping of substantially similar construction, rehabilitation, or renovation activities.

C. Trust Funds Restrictions:

None.

**V. Fiscal Impact Statement:**

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

**VI. Technical Deficiencies:**

None.

**VII. Related Issues:**

None.

**VIII. Additional Information:**

A. Committee Substitute – Statement of Substantial Changes:  
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.