

HOUSE COMMITTEE AMENDMENTS

2023 Regular Session

Amendments proposed by House Committee on Transportation, Highways and Public Works to Engrossed Senate Bill No. 145 by Senator Hensgens

AMENDMENT NO. 1

On page 2, after line 5, insert the following:

"C.(1) For purposes of this Section, "design-builder" means the entity contractually responsible for delivering the project design and construction.

(2) Every design-builder shall be duly licensed and registered to do business in the state of Louisiana as either an architect, an engineer, or a general contractor. Each design-builder shall have the following rights and powers:

(a) The design-builder may sublet responsibility for professional design services to an individual, firm, or corporation duly licensed and registered in the state of Louisiana to provide design services.

(b) The design-builder may sublet responsibility for construction or other services requiring a contractor's or trade subcontractor's license to persons or entities duly registered, licensed, or otherwise qualified to provide those services as required by law.

D. Prior to any submittal of a proposal on a design-build project, the following requirements shall be met:

(1)(a) All engineering and surveying firms providing design and design-related services with the design-builder to which the design-build contract is awarded shall be licensed to perform those services by the Louisiana Professional Engineering and Land Surveying Board.

(b) All architectural firms providing design services with the design-builder to which the design-build contract is awarded shall be licensed to perform those services by the Louisiana State Board of Architectural Examiners or the Louisiana Horticulture Commission.

(c) All contractors performing construction work for the design-build contract shall be licensed by the Louisiana State Licensing Board for Contractors.

(2) A two-stage selection process that will utilize a request for qualifications graded and judged by a primary evaluation committee and a request for technical proposals graded and judged by a separate technical review committee shall be used to select the design-builder and shall include the following specific provisions:

(a)(i) Public announcement procedures for the solicitation of interested design-build competitors and a procedure for requesting letters of interest and statements of qualifications from qualified firms or teams.

(ii) Public announcement procedures shall include a requirement for the advertisement in the official journal of the municipality in which the project is to take place.

(iii) All notices of intent to select design-build contractors shall be advertised a minimum of thirty days prior to the deadline for receipt of responses and shall contain a brief description of the project, the required scope of services, the members of the primary evaluation committee, and sufficient information for design-build entities to determine their interest.

(b) Decisions by the primary evaluation committee shall be made on the basis of the criteria set forth in this Subsection. Members of the primary evaluation committee may serve as members of the technical review committee. Each member of the technical review committee shall score assigned elements. Scores shall be considered public information.

1 **(3) The airport shall provide a request for a qualifications package to**
 2 **design-builders who submit a letter of interest. All required information shall**
 3 **be identified in the request for qualifications package and in standard response**
 4 **form. The response to a request for qualifications package shall include**
 5 **statements of qualifications. The completed response form and any other**
 6 **required information shall be transmitted by the responding design-builder by**
 7 **the deadline to submit forms and information as provided in the request for**
 8 **qualifications package. Any response failing to meet all of the requirements**
 9 **contained in the request for qualifications package shall not be considered.**
 10 **False and misrepresented information furnished in response to a request for**
 11 **qualifications package shall be grounds for rejection.**

12 **(4)(a) The primary evaluation committee shall evaluate the responses to**
 13 **the request for qualifications package received by the airport. The following**
 14 **general criteria used by the primary evaluation committee in evaluating**
 15 **responses to the request for qualifications package for design-build services**
 16 **shall apply to both the design and construction components of any responding**
 17 **entity:**

18 **(i) Professional training and experience of both the design and**
 19 **construction entity components and of key personnel in general and as related**
 20 **to the project under construction.**

21 **(ii) Capacity for timely completion of the work.**

22 **(iii) Past performance on projects of a similar nature to the project**
 23 **described in the notice of intent.**

24 **(iv) The quantity and value of work awarded to both the design and**
 25 **construction entity components.**

26 **(b) The primary evaluation committee may consider additional**
 27 **project-specific needs, including but not limited to the design-builder's past**
 28 **projects in the same metropolitan statistical area as the proposed project and**
 29 **the domicile address of the responding design-builder verified by the secretary**
 30 **of state online business filing database.**

31 **(c) The primary evaluation committee shall consist of a minimum of five**
 32 **members designated by the head of the airport according to the rules**
 33 **established pursuant to this Subsection. One of the members of the primary**
 34 **evaluation committee shall be a licensed contractor in the discipline of the**
 35 **project and one member shall be a licensed design professional in the discipline**
 36 **of the project, neither of which shall have any involvement in the project.**

37 **(d) The primary evaluation committee shall evaluate the qualifications**
 38 **of responding design-builders on the basis of the criteria set forth in this**
 39 **Subsection and the rules established pursuant to this Subsection and shall select**
 40 **a short list of no fewer than three of the highest rated entities. However, if**
 41 **fewer than three responses are received, the head of the airport may approve**
 42 **proceeding with the design-build process. The primary evaluation committee**
 43 **may, at its discretion, be assisted by other airport personnel in its evaluation of**
 44 **a design-builder's qualifications. The primary evaluation committee shall**
 45 **present its short list to the head of the airport. The short-listed design-builders**
 46 **shall be invited to submit a detailed technical proposal for the design-build**
 47 **project. The invitation to the short-listed entities shall specify a deadline for**
 48 **submission of proposals.**

49 **(5)(a) The specific requirements of the technical proposal shall be**
 50 **identified by the airport to the design-builders making the short list by means**
 51 **of a "Scope of Services Package". The technical proposal shall include design**
 52 **strategy, preliminary design concepts, fundamental requirements, quality**
 53 **standards, capacities, materials, the schedule of commencement and completion,**
 54 **and a lump sum for all services in fulfillment of the requirements and within the**
 55 **constraints of the "Scope of Services Package". Any and all weighing or grading**
 56 **factors that will be used to judge the technical proposal shall be identified in the**
 57 **"Scope of Services Package".**

58 **(b) The airport may compensate unsuccessful and responsive short-listed**
 59 **entities for the expense of preparing the technical proposal. The amount shall**

1 be predetermined by the airport and shall be identified in the "Scope of Services
 2 Package". The airport may use concepts submitted by any paid short-listed
 3 design-builder in the construction of the project.

4 (6) A technical review committee for the evaluation of design-build
 5 proposals shall be established according to the rules set forth in this Subsection.
 6 The technical review committee members shall include construction
 7 professionals as defined by the rules established in this Subsection. The
 8 technical review committee shall identify specific technical elements of the
 9 project, depending on the characteristics of the project, that will be included in
 10 the technical score and those shall be identified in the "Scope of Services
 11 Package". The technical review committee may select additional engineering,
 12 architectural, construction, and other technical experts to serve as committee
 13 members. The technical review committee shall select one member to serve as
 14 chairman of the committee.

15 (a) An adjusted score approach shall be used by the airport in
 16 determining the winning proposal. The adjusted score shall be determined using
 17 the following components:

18 (i) Technical score shall be determined by any weighing factors assigned
 19 to each element depending on its relative magnitude or significance to the
 20 overall project. Each technical review committee member shall rate their
 21 assigned element of the proposal from each of the design-builder on the short
 22 list and shall submit their score to the chairman of the technical review
 23 committee. The schedule and price components shall not be made known to the
 24 technical review committee during the scoring process. The chairman of the
 25 technical review committee shall adjust the scores for any applicable weighing
 26 factors and shall determine the total technical score for each proposal. Prior to
 27 determining the adjusted score, the chairman of the technical review committee
 28 shall notify each design-builder, in writing, of their final technical score. All
 29 information pertaining to the technical review committee, including that of the
 30 committee chairman, shall be public information.

31 (ii) The time value, consisting of the product of the design-builders
 32 proposed contract time expressed in calendar days multiplied by the
 33 value-per-calendar-day expressed in dollars established by the airport and
 34 identified in the "Scope of Services Package".

35 (iii) The price proposal submitted by the short listed design-builders.

36 (b) The winning proposal shall be the proposal with the lowest adjusted
 37 score. The adjusted score for each entity's design-build proposal shall be
 38 determined by the following formula: Adjusted Score = (Price Bid + Time
 39 Value) divided by the Technical Score. Use of the time value is not mandatory
 40 and if not used, the adjusted score shall be determined by the following
 41 formula: Adjusted Score = Price Bid divided by the Technical Score.

42 (7) Design-builders who have submitted bona fide proposals may, within
 43 seven days of the announcement of the award, challenge the award by
 44 submitting a letter to the head of the airport describing in detail the reasons for
 45 the challenge. The head of the airport shall have the authority to resolve any
 46 challenge concerning the award of a contract. A written decision shall be
 47 rendered within fourteen days of the timely receipt of the challenge and shall
 48 be mailed or otherwise furnished immediately to the design-builder making the
 49 challenge. The decision shall be final and conclusive unless the decision is
 50 fraudulent or if the person adversely affected by the decision has timely
 51 appealed to the court of proper venue for the airport.

52 E. Once the design-builder has been chosen and a contract for a
 53 stipulated schedule and sum certain price is executed, the price of the
 54 design-build contract shall not be increased other than for inflation as
 55 prescribed in the contract and for site or other conditions of which the
 56 design-builder had no knowledge and should not have had knowledge as a
 57 reasonable possibility existing at the site or concerning the design and
 58 construction.

1 **F. The provisions of this Section shall supersede any conflicting**
2 **provisions of any other law, including but not limited to the requirements of**
3 **Chapter 10 of Title 38 of the Louisiana Revised Statutes of 1950."**