

Introduced by

Senators Wardner, Cook, Warner

Representatives Heller, Ruby, Gruchalla

1 A BILL for an Act to create and enact three new subsections to section 24-01-01.1 and two new  
2 sections to chapter 24-02 of the North Dakota Century Code, relating to design-build  
3 procurement for state highways.

4 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

5 **SECTION 1.** Three new subsections to section 24-01-01.1 of the North Dakota Century  
6 Code are created and enacted as follows:

7 "Design-build" means a procurement process under which the design and construction  
8 of a project on the state highway system are procured from one entity that is  
9 appropriately licensed to provide design services and construction services, whether  
10 directly or through a subcontractor.

11 "Design-builder" or "design-build entity" means the corporation, partnership, limited  
12 partnership, sole proprietorship, joint venture, or other entity established by written  
13 agreement which undertakes or enters a contract with the department for the design  
14 and construction of a design-build project.

15 "Design-build team" means the design-build entity and major subcontractors, including  
16 those entities that are responsible for completing at least the design, general  
17 construction, mechanical construction, and electrical construction of a design-build  
18 project.

19 **SECTION 2.** A new section to chapter 24-02 of the North Dakota Century Code is created  
20 and enacted as follows:

21 **Design-build procurement.**

- 1       1. The department may utilize the design-build procurement method for a project on the  
2       state highway system which has an estimated cost of twenty million dollars or more, if  
3       the department determines the use of the design-build method will:
  - 4       a. Reduce the cost of the project;
  - 5       b. Expedite the completion of the project; or
  - 6       c. Provide design features not achievable through the design-bid-build method.
- 7       2. If the department elects to utilize the design-build method for a project, the department  
8       shall appoint a selection committee of at least three individuals to review the proposals  
9       submitted and select the best proposal. At least fifty percent of the members of the  
10       selection committee must be registered architects or registered engineers and at least  
11       one member must be a licensed contractor. The selection committee may include  
12       employees of the department. A member of the selection committee may not be  
13       associated with a design-build entity submitting a proposal.
- 14       3. If the department elects to utilize the design-build method for a project, the department  
15       shall establish the content of a request for qualifications, which must include:
  - 16       a. The minimum qualifications of the design-builder.
  - 17       b. A scope of work statement and schedule.
  - 18       c. A definition of the project requirements.
  - 19       d. The form of the contract to be awarded.
  - 20       e. The selection criteria for completing a final list of proposals and the number of  
21       entities to be included on the final list, which may not exceed five.
  - 22       f. A description of the project requirements and the management necessary to  
23       complete the project.
  - 24       g. The maximum time allowed for design and completion of the project.
  - 25       h. The estimated cost of the project.
  - 26       i. A description of any stipend that may be offered under section 3 of this Act.

27       **SECTION 3.** A new section to chapter 24-02 of the North Dakota Century Code is created  
28 and enacted as follows:

29       **Design-build procurement selection process.**

- 30       1. If the department elects to utilize the design-build method, the department shall  
31       establish a procedure using a standard questionnaire to qualify design-build entities. In

1 developing the questionnaire, the department shall consult with representatives of the  
2 construction, building trades, and surety industries. A questionnaire used by the  
3 department must include the following information:

- 4 a. A list of each member of the design-build entity.
- 5 b. Evidence that the design-build team for the proposed project has completed or  
6 demonstrated the experience, competency, capability, and capacity to complete a  
7 project of the size, scope, and complexity of the proposed project and that key  
8 personnel expected to be involved on the project have sufficient experience and  
9 training to competently manage and complete the design and construction of the  
10 proposed project.
- 11 c. Evidence of the licenses, registrations, and credentials required to design and  
12 construct the proposed project and information detailing any revocation or  
13 suspension of a license, registration, or credential.
- 14 d. Evidence that the design-build entity has the capability to obtain all required  
15 payment and performance bonds, liability insurance, and errors and omissions  
16 insurance to provide the capacity to complete the proposed project.
- 17 e. A description of any instance in which the design-build entity or its principals  
18 submitted a bid for a public improvement project which was found to be  
19 nonresponsive or any instance in which the entity or principals were found not to  
20 be a responsible bidder.
- 21 f. A description of any instance in which the design-build entity or its principals  
22 defaulted on a construction contract.
- 23 g. A description of any declaration of bankruptcy or any case of receivership of any  
24 member of the design-build entity and a disclosure of any instance in which a  
25 surety was required to finish a project.
- 26 h. A list detailing each settled adverse claim, dispute, or lawsuit in excess of fifty  
27 thousand dollars involving a public improvement project in which any member of  
28 the design-build entity has been a party within the last five years.
- 29 i. Detailed data regarding the safety record of all members of the design-build  
30 entity.

- 1        2. A member of a design-build entity submitting a response may not be replaced at any  
2        time during the submission process or at any point of the project without the written  
3        consent of the department. The department may revoke a contract if a design-build  
4        entity replaces a member without receiving written approval. A request to replace a  
5        member must document the reason for the replacement of the member. The  
6        department may not approve a request to replace a member solely due to financial  
7        considerations. A request to replace a member must provide assurance the proposed  
8        replacement is equal to or better than the member being replaced.
- 9        3. Unless otherwise provided by law, the department shall advertise for proposals for a  
10       design-build contract by publishing for three consecutive weeks. The first publication  
11       of the advertisement must be at least twenty-one days before the date of the opening  
12       of bids. The advertisement must be published in the official newspaper of the political  
13       subdivision in which the public improvement is or will be located and in a trade  
14       publication of general circulation among the contractors, building manufacturers, and  
15       dealers in this state.
- 16       4. a. The selection committee shall review each submission and each bid submitted  
17       based upon the selection criteria established by the department. In evaluating  
18       proposals, the selection committee shall include the numeric scoring of each  
19       criteria item on a weighted basis, with at least ten percent of the total weight  
20       being given to each of the following:
- 21            (1) Price.  
22            (2) Technical design of the project.  
23            (3) Construction expertise.  
24            (4) Life cycle costs over fifteen years or more.
- 25       b. The selection committee shall rank the top submissions sequentially based upon  
26       the directives established by the department as provided under section 2 of this  
27       Act and recommend to the department the design-builder receiving the highest  
28       score on the evaluation criteria.
- 29       5. The department shall announce the issuance of the contract award by identifying the  
30       selected design-builder and providing a written explanation of the factors supporting its

1           decision. The announcement of the award must also identify the submissions that  
2           were ranked second and third.  
3        6. The department may offer a stipend to any design-build entity determined to be a  
4           finalist to obtain any intellectual property included in the submission. If a design-build  
5           entity declines the stipend, the intellectual property remains the property of the  
6           design-builder and the department and successful bidder are prohibited from utilizing  
7           the intellectual property.