

AN ACT

relating to contracts by governmental entities and related professional services and to public works performance and payment bonds.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

ARTICLE 1. PUBLIC WORKS PERFORMANCE AND PAYMENT BONDS

SECTION 1.01. Section 2253.021, Government Code, is amended by adding Subsection (h) to read as follows:

(h) A reverse auction procedure may not be used to obtain services related to a public work contract for which a bond is required under this section. In this subsection, "reverse auction procedure" has the meaning assigned by Section 2155.062 or a procedure similar to that described by Section 2155.062.

ARTICLE 2. CONTRACTS BY GOVERNMENTAL ENTITIES

SECTION 2.01. Section 11.168, Education Code, is amended to read as follows:

Sec. 11.168. USE OF DISTRICT RESOURCES PROHIBITED FOR CERTAIN PURPOSES; EXCEPTION. (a) Except as provided by Subsection (b) or Section 45.109(a-1) or ~~and~~ (a-2), the board of trustees of a school district may not enter into an agreement authorizing the use of school district employees, property, or resources for the provision of materials or labor for the design, construction, or renovation of improvements to real property not owned or leased by the district.

1        (b) This section does not prohibit the board of trustees of  
2 a school district from entering into an agreement for the design,  
3 construction, or renovation of improvements to real property not  
4 owned or leased by the district if the improvements benefit real  
5 property owned or leased by the district. Benefits to real property  
6 owned or leased by the district include the design, construction,  
7 or renovation of highways, roads, streets, sidewalks, crosswalks,  
8 utilities, and drainage improvements that serve or benefit the real  
9 property owned or leased by the district.

10        SECTION 2.02. Sections 44.031(a), (b), and (f), Education  
11 Code, are amended to read as follows:

12        (a) Except as provided by this subchapter, all school  
13 district contracts for the purchase of goods and services, except  
14 contracts for the purchase of produce or vehicle fuel, valued at  
15 \$50,000 or more in the aggregate for each 12-month period shall be  
16 made by the method, of the following methods, that provides the best  
17 value for the district:

18                (1) competitive bidding for services other than  
19 construction services;

20                (2) competitive sealed proposals for services other  
21 than construction services;

22                (3) a request for proposals, for services other than  
23 construction services;

24                (4) an interlocal contract;

25                (5) a method provided by Chapter 2267, Government  
26 Code, for construction services [~~a design/build contract,~~

27 [~~(6) a contract to construct, rehabilitate, alter, or~~

~~repair facilities that involves using a construction manager,~~  
~~[(7) a job order contract for the minor construction,~~  
~~repair, rehabilitation, or alteration of a facility];~~

(6) ~~[(8)]~~ the reverse auction procedure as defined by  
Section 2155.062(d), Government Code; or

(7) ~~[(9)]~~ the formation of a political subdivision  
corporation under Section 304.001, Local Government Code.

(b) Except as provided by this subchapter, in determining to  
whom to award a contract, the district shall consider:

(1) the purchase price;

(2) the reputation of the vendor and of the vendor's  
goods or services;

(3) the quality of the vendor's goods or services;

(4) the extent to which the goods or services meet the  
district's needs;

(5) the vendor's past relationship with the district;

(6) the impact on the ability of the district to comply  
with laws and rules relating to historically underutilized  
businesses;

(7) the total long-term cost to the district to  
acquire the vendor's goods or services; ~~and~~

(8) for a contract for goods and services, other than  
goods and services related to telecommunications and information  
services, building construction and maintenance, or instructional  
materials, whether the vendor or the vendor's ultimate parent  
company or majority owner:

(A) has its principal place of business in this

1 state; or

2 (B) employs at least 500 persons in this state;

3 and

4 (9) any other relevant factor specifically listed in  
5 the request for bids or proposals.

6 (f) This section does not apply to a contract for  
7 professional services rendered, including services of an  
8 architect, attorney, certified public accountant, engineer, or  
9 fiscal agent. A school district may, at its option, contract for  
10 professional services rendered by a financial consultant or a  
11 technology consultant in the manner provided by Section 2254.003,  
12 Government Code, in lieu of the methods provided by this section.

13 SECTION 2.03. Subchapter B, Chapter 44, Education Code, is  
14 amended by adding Sections 44.0351 and 44.0352 to read as follows:

15 Sec. 44.0351. COMPETITIVE BIDDING. (a) Except to the  
16 extent prohibited by other law and to the extent consistent with  
17 this subchapter, a school district may use competitive bidding to  
18 select a vendor as authorized by Section 44.031(a)(1).

19 (b) Except as provided by this subsection, Subchapter B,  
20 Chapter 271, Local Government Code, does not apply to a competitive  
21 bidding process under this subchapter. Sections 271.026,  
22 271.027(a), and 271.0275, Local Government Code, apply to a  
23 competitive bidding process under this subchapter.

24 (c) A school district shall award a competitively bid  
25 contract at the bid amount to the bidder offering the best value for  
26 the district. In determining the best value for the district, the  
27 district is not restricted to considering price alone but may

1 consider any other factors stated in the selection criteria. The  
2 selection criteria may include the factors listed in Section  
3 44.031(b).

4 Sec. 44.0352. COMPETITIVE SEALED PROPOSALS. (a) In  
5 selecting a vendor through competitive sealed proposals as  
6 authorized by Section 44.031(a)(2), a school district shall follow  
7 the procedures prescribed by this section.

8 (b) The district shall prepare a request for competitive  
9 sealed proposals that includes information that vendors may require  
10 to respond to the request. The district shall state in the request  
11 for proposals the selection criteria that will be used in selecting  
12 the successful offeror.

13 (c) The district shall receive, publicly open, and read  
14 aloud the names of the offerors and, if any are required to be  
15 stated, all prices stated in each proposal. Not later than the 45th  
16 day after the date on which the proposals are opened, the district  
17 shall evaluate and rank each proposal submitted in relation to the  
18 published selection criteria.

19 (d) The district shall select the offeror that offers the  
20 best value for the district based on the published selection  
21 criteria and on its ranking evaluation. The district shall first  
22 attempt to negotiate a contract with the selected offeror. The  
23 district may discuss with the selected offeror options for a scope  
24 or time modification and any price change associated with the  
25 modification. If the district is unable to negotiate a  
26 satisfactory contract with the selected offeror, the district  
27 shall, formally and in writing, end negotiations with that offeror

1 and proceed to the next offeror in the order of the selection  
2 ranking until a contract is reached or all proposals are rejected.

3 (e) In determining the best value for the district, the  
4 district is not restricted to considering price alone but may  
5 consider any other factors stated in the selection criteria.

6 SECTION 2.04. Subchapter B, Chapter 44, Education Code, is  
7 amended by adding Section 44.0411 to read as follows:

8 Sec. 44.0411. CHANGE ORDERS. (a) If a change in plans or  
9 specifications is necessary after the performance of a contract is  
10 begun or if it is necessary to decrease or increase the quantity of  
11 work to be performed or of materials, equipment, or supplies to be  
12 furnished, the district may approve change orders making the  
13 changes.

14 (b) The total contract price may not be increased because of  
15 the changes unless additional money for increased costs is approved  
16 for that purpose from available money or is provided for by the  
17 authorization of the issuance of time warrants.

18 (c) The district may grant general authority to an  
19 administrative official to approve the change orders.

20 (d) A contract with an original contract price of \$1 million  
21 or more may not be increased under this section by more than 25  
22 percent. If a change order for a contract with an original contract  
23 price of less than \$1 million increases the contract amount to \$1  
24 million or more, the total of the subsequent change orders may not  
25 increase the revised contract amount by more than 25 percent of the  
26 original contract price.

27 SECTION 2.05. Subchapter A, Chapter 46, Education Code, is

amended by adding Section 46.0111 to read as follows:

Sec. 46.0111. ACTIONS BROUGHT FOR DEFECTIVE DESIGN, CONSTRUCTION, RENOVATION, OR IMPROVEMENT OF INSTRUCTIONAL FACILITY. (a) In this section:

(1) "Net proceeds" means the difference between the amount recovered by or on behalf of a school district in an action, by settlement or otherwise, and the legal fees and litigation costs incurred by the district in prosecuting the action.

(2) "State's share" means an amount equal to the district's net proceeds from the recovery multiplied by a percentage determined by dividing the amount of state assistance under this subchapter used to pay the principal of and interest on bonds issued in connection with the instructional facility that is the subject of the action by the total amount of principal and interest paid on the bonds as of the date of the judgment or settlement.

(b) A school district that brings an action for recovery of damages for the defective design, construction, renovation, or improvement of an instructional facility financed by bonds for which the district receives state assistance under this subchapter shall provide the commissioner with written notice of the action.

(c) The commissioner may join in the action on behalf of the state to protect the state's share in the action.

(d) A school district shall use the net proceeds from an action brought by the district for the defective design, construction, renovation, or improvement of an instructional

facility financed by bonds for which the district receives state assistance under this subchapter to repair the defective design, construction, renovation, or improvement of the instructional facility on which the action is brought or to replace the facility. Section 46.008 applies to the repair.

(e) The state's share is state property. The school district shall send to the comptroller any portion of the state's share not used by the school district to repair the defective design, construction, renovation, or improvement of the instructional facility on which the action is brought or to replace the facility. Section 42.258 applies to the state's share under this subsection.

SECTION 2.06. Section 2155.502(c), Government Code, is amended to read as follows:

(c) The commission may not list a multiple award contract on a schedule developed under Subsection (a) if the goods or services provided by that contract:

- (1) are available from only one vendor;
- (2) are telecommunications services, facilities, or equipment; ~~[or]~~
- (3) are commodity items as defined by Section 2157.068(a); or
- (4) are engineering services as described by Section 1001.003, Occupations Code, or architectural services as described by Section 1051.001, Occupations Code.

SECTION 2.07. Section 2166.2525, Government Code, is amended to read as follows:

1           Sec. 2166.2525. DETERMINATION OF CONTRACTING METHOD. The  
2 ~~[commission shall adopt rules that determine the circumstances for~~  
3 ~~use of each]~~ method of contracting allowed under this subchapter  
4 for design and construction services is any method provided by  
5 Chapter 2267. ~~[In developing the rules, the commission shall~~  
6 ~~solicit advice and comment from design and construction~~  
7 ~~professionals regarding the criteria the commission will use in~~  
8 ~~determining which contracting method is best suited for a project.]~~

9           SECTION 2.08. Subtitle F, Title 10, Government Code, is  
10 amended by adding Chapter 2267 to read as follows:

11           CHAPTER 2267. CONTRACTING AND DELIVERY PROCEDURES FOR  
12                                   CONSTRUCTION PROJECTS

13                           SUBCHAPTER A. GENERAL PROVISIONS

14           Sec. 2267.001. DEFINITIONS. In this chapter:

15                   (1) "Architect" means an individual registered as an  
16 architect under Chapter 1051, Occupations Code.

17                   (2) "Engineer" means an individual licensed as an  
18 engineer under Chapter 1001, Occupations Code.

19                   (3) "Facility" means, unless otherwise specifically  
20 provided, an improvement to real property.

21                   (4) "General conditions" in the context of a contract  
22 for the construction, rehabilitation, alteration, or repair of a  
23 facility means on-site management, administrative personnel,  
24 insurance, bonds, equipment, utilities, and incidental work,  
25 including minor field labor and materials.

26                   (5) "General contractor" means a sole proprietorship,  
27 partnership, corporation, or other legal entity that assumes the

1 risk for constructing, rehabilitating, altering, or repairing all  
2 or part of a facility at the contracted price.

3 (6) "Public work contract" means a contract for  
4 constructing, altering, or repairing a public building or carrying  
5 out or completing any public work.

6 Sec. 2267.002. APPLICABILITY OF CHAPTER TO GOVERNMENTAL  
7 ENTITIES ENGAGED IN PUBLIC WORKS. This chapter applies to a public  
8 work contract made by a governmental entity authorized by state law  
9 to make a public work contract, including:

10 (1) a state agency as defined by Section 2151.002,  
11 including the Texas Facilities Commission;

12 (2) a local government, including:

13 (A) a county;

14 (B) a municipality;

15 (C) a school district;

16 (D) any other special district or authority,  
17 including a hospital district, a defense base development authority  
18 established under Chapter 379B, Local Government Code, and a  
19 conservation and reclamation district, including a river authority  
20 or any other type of water district; and

21 (E) any other political subdivision of this  
22 state;

23 (3) a public junior college as defined by Section  
24 61.003, Education Code; and

25 (4) a board of trustees governed by Chapter 54,  
26 Transportation Code.

27 Sec. 2267.003. CONFLICT OF LAWS; REQUIREMENT TO FOLLOW

1 PROCEDURES OF THIS CHAPTER. (a) Except as provided by this  
2 section, this chapter prevails over any other law relating to a  
3 public work contract.

4 (b) This chapter does not prevail over a conflicting  
5 provision in a law relating to contracting with a historically  
6 underutilized business.

7 (c) This chapter does not prevail over a conflicting  
8 provision in an ordinance or resolution passed by the governing  
9 body of a municipally owned electric utility in a procedure  
10 described by Section 252.022(c), Local Government Code, that:

11 (1) requires the use of competitive bidding or  
12 competitive sealed proposals; or

13 (2) prescribes a design-build procurement procedure  
14 that conflicts with this chapter.

15 (d) This chapter does not prevail over any law, rule, or  
16 regulation relating to competitive bidding or competitive sealed  
17 proposals for construction services, or to procurement of  
18 construction services pursuant to Section 49.273, Water Code, that  
19 applies to a river authority or to a conservation and reclamation  
20 district created under Section 59, Article XVI, Texas Constitution,  
21 unless the governing body of the river authority or conservation  
22 and reclamation district elects to permit this chapter to supersede  
23 the law, rule, or regulation.

24 (e) This chapter does not prevail over a conflicting  
25 provision in a regulation that prescribes procurement procedures  
26 for construction services that is adopted by the governing board of  
27 a river authority or of a conservation and reclamation district

created pursuant to Section 59, Article XVI, Texas Constitution,  
that owns electric generation capacity in excess of 2,500  
megawatts, except with respect to Subchapter H.

Sec. 2267.004. EXEMPTION: TEXAS DEPARTMENT OF  
TRANSPORTATION; HIGHWAY PROJECTS. This chapter does not apply to:

(1) a contract entered into by the Texas Department of  
Transportation; or

(2) a project that receives money from a state or  
federal highway fund.

Sec. 2267.005. APPLICABILITY: INSTITUTIONS OF HIGHER  
EDUCATION. (a) In this section, "institution of higher  
education," "public junior college," and "university system" have  
the meanings assigned by Section 61.003, Education Code.

(b) This chapter applies to a public junior college but does  
not apply to:

(1) any other institution of higher education; or

(2) a university system.

Sec. 2267.006. EXEMPTION: REGIONAL TOLLWAY AUTHORITIES.  
This chapter does not apply to a regional tollway authority under  
Chapter 366, Transportation Code.

Sec. 2267.007. EXEMPTION: CERTAIN LOCAL GOVERNMENT  
CORPORATION IMPROVEMENT PROJECTS. This chapter does not apply to  
an improvement project undertaken by or through a local government  
corporation exempt from competitive bidding requirements or  
restrictions under Section 431.110, Transportation Code.

Sec. 2267.008. EXEMPTION: REGIONAL MOBILITY AUTHORITIES.  
This chapter does not apply to a regional mobility authority under

Chapter 370, Transportation Code.

Sec. 2267.009. EXEMPTION: COUNTY TOLL AUTHORITIES. This chapter does not apply to a project of a county under Chapter 284, Transportation Code, unless the county adopts an order electing to be governed by this chapter for a project to be developed by the county under Chapter 284.

Sec. 2267.010. EXEMPTION: COORDINATED COUNTY TRANSPORTATION AUTHORITY. This chapter does not apply to a coordinated county transportation authority under Chapter 460, Transportation Code.

[Sections 2267.011-2267.050 reserved for expansion]

SUBCHAPTER B. GENERAL POWERS AND DUTIES

Sec. 2267.051. RULES. A governmental entity may adopt rules as necessary to implement this chapter.

Sec. 2267.052. NOTICE REQUIREMENTS. (a) A governmental entity shall advertise or publish notice of requests for bids, proposals, or qualifications in a manner prescribed by law.

(b) For a contract entered into by a governmental entity under a method provided by this chapter, the governmental entity shall publish notice of the time and place the bid or proposal or request for qualifications will be received and opened in a manner prescribed by law.

(c) For a contract entered into by a municipality, river authority, conservation and reclamation district created pursuant to Section 59, Article XVI, Texas Constitution, and located in a county with a population of more than 250,000, or defense base development authority under any of the methods provided by this

chapter, the municipality, river authority, conservation and reclamation district created pursuant to Section 59, Article XVI, Texas Constitution, and located in a county with a population of more than 250,000, or defense base development authority shall publish notice of the time and place the bids or proposals, or the responses to a request for qualifications, will be received and opened. The notice must be published in a newspaper of general circulation in the county in which the defense base development authority's or municipality's central administrative office is located or the county in which the greatest amount of the river authority's or such conservation and reclamation district's territory is located once each week for at least two weeks before the deadline for receiving bids, proposals, or responses. If there is not a newspaper of general circulation in that county, the notice shall be published in a newspaper of general circulation in the county nearest the county seat of the county in which the defense base development authority's or municipality's central administrative office is located or the county in which the greatest amount of the river authority's or such conservation and reclamation district's territory is located. In a two-step procurement process, the time and place the second step bids, proposals, or responses will be received are not required to be published separately.

(d) For a contract entered into by a county under any of the methods provided by this chapter, the county shall publish notice of the time and place the bids or proposals, or the responses to a request for qualifications, will be received and opened. The

notice must be published in a newspaper of general circulation in the county once each week for at least two weeks before the deadline for receiving bids, proposals, or responses. If there is not a newspaper of general circulation in the county, the notice shall be:

- (1) posted at the courthouse door of the county; and
- (2) published in a newspaper of general circulation in the nearest county.

Sec. 2267.053. DELEGATION OF AUTHORITY. (a) The governing body of a governmental entity may delegate its authority under this chapter regarding an action authorized or required by this chapter to a designated representative, committee, or other person.

(b) The governmental entity shall provide notice of the delegation, the limits of the delegation, and the name or title of each person designated under Subsection (a) by rule or in the request for bids, proposals, or qualifications or in an addendum to the request.

Sec. 2267.054. RIGHT TO WORK. (a) This section applies to a governmental entity when the governmental entity is engaged in:

- (1) procuring goods or services under this chapter;
- (2) awarding a contract under this chapter; or
- (3) overseeing procurement or construction for a public work or public improvement under this chapter.

(b) In engaging in an activity to which this section applies, a governmental entity:

- (1) may not consider whether a person is a member of or has another relationship with any organization; and

1           (2) shall ensure that its bid specifications and any  
2 subsequent contract or other agreement do not deny or diminish the  
3 right of a person to work because of the person's membership or  
4 other relationship status with respect to an organization.

5           Sec. 2267.055. CRITERIA TO CONSIDER. (a) In determining  
6 the award of a contract under this chapter, the governmental entity  
7 may consider:

8                   (1) the price;  
9                   (2) the offeror's experience and reputation;  
10                  (3) the quality of the offeror's goods or services;  
11                  (4) the impact on the ability of the governmental  
12 entity to comply with rules relating to historically underutilized  
13 businesses;

14                  (5) the offeror's safety record;  
15                  (6) the offeror's proposed personnel;  
16                  (7) whether the offeror's financial capability is  
17 appropriate to the size and scope of the project; and  
18                  (8) any other relevant factor specifically listed in  
19 the request for bids, proposals, or qualifications.

20           (b) In determining the award of a contract under this  
21 chapter, the governmental entity shall:

22                   (1) consider and apply any existing laws, including  
23 any criteria, related to historically underutilized businesses;  
24 and

25                   (2) consider and apply any existing laws, rules, or  
26 applicable municipal charters, including laws applicable to local  
27 governments, related to the use of women, minority, small, or

1 disadvantaged businesses.

2 Sec. 2267.056. USING METHOD OTHER THAN COMPETITIVE BIDDING  
3 FOR CONSTRUCTION SERVICES; EVALUATION OF PROPOSALS; CRITERIA.

4 (a) The governing body of a governmental entity that considers a  
5 construction contract using a method authorized by this chapter  
6 other than competitive bidding must, before advertising, determine  
7 which method provides the best value for the governmental entity.

8 (b) The governmental entity shall base its selection among  
9 offerors on applicable criteria listed for the particular method  
10 used. The governmental entity shall publish in the request for  
11 proposals or qualifications the criteria that will be used to  
12 evaluate the offerors, and the applicable weighted value for each  
13 criterion.

14 (c) The governmental entity shall document the basis of its  
15 selection and shall make the evaluations public not later than the  
16 seventh day after the date the contract is awarded.

17 Sec. 2267.057. ARCHITECT OR ENGINEER SERVICES. (a) An  
18 architect or engineer required to be selected or designated under  
19 this chapter has full responsibility for complying with Chapter  
20 1051 or 1001, Occupations Code, as applicable.

21 (b) If the selected or designated architect or engineer is  
22 not a full-time employee of the governmental entity, the  
23 governmental entity shall select the architect or engineer on the  
24 basis of demonstrated competence and qualifications as provided by  
25 Section 2254.004.

26 Sec. 2267.058. USE OF OTHER PROFESSIONAL SERVICES.

27 (a) Independently of the contractor, construction

1 manager-at-risk, or design-build firm, the governmental entity  
2 shall provide or contract for the construction materials  
3 engineering, testing, and inspection services and the verification  
4 testing services necessary for acceptance of the facility by the  
5 governmental entity.

6 (b) The governmental entity shall select the services for  
7 which it contracts under this section in accordance with Section  
8 2254.004.

9 Sec. 2267.059. SEALED BIDS, PROPOSALS, OR QUALIFICATIONS  
10 REQUIRED. A person who submits a bid, proposal, or qualification to  
11 a governmental entity shall seal it before delivery.

12 [Sections 2267.060-2267.100 reserved for expansion]

13 SUBCHAPTER C. COMPETITIVE BIDDING METHOD

14 Sec. 2267.101. CONTRACTS FOR FACILITIES: COMPETITIVE  
15 BIDDING. (a) In this chapter, "competitive bidding" is a  
16 procurement method by which a governmental entity contracts with a  
17 contractor for the construction, alteration, rehabilitation, or  
18 repair of a facility by awarding the contract to the lowest  
19 responsible bidder.

20 (b) Except as otherwise provided by this chapter or other  
21 law, a governmental entity may contract for the construction,  
22 alteration, rehabilitation, or repair of a facility only after the  
23 entity advertises for bids for the contract in a manner prescribed  
24 by law, receives competitive bids, and awards the contract to the  
25 lowest responsible bidder.

26 Sec. 2267.102. USE OF ARCHITECT OR ENGINEER. The  
27 governmental entity shall select or designate an architect or

1 engineer in accordance with Chapter 1051 or 1001, Occupations Code,  
2 as applicable, to prepare the construction documents required for a  
3 project to be awarded by competitive bidding.

4 Sec. 2267.103. PREPARATION OF REQUEST. The governmental  
5 entity shall prepare a request for competitive bids that includes  
6 construction documents, estimated budget, project scope, estimated  
7 project completion date, and other information that a contractor  
8 may require to submit a bid.

9 Sec. 2267.104. EVALUATION OF OFFERORS. The governmental  
10 entity shall receive, publicly open, and read aloud the names of the  
11 offerors and their bids.

12 Sec. 2267.105. SELECTION OF OFFEROR. Not later than the  
13 seventh day after the date the contract is awarded, the  
14 governmental entity shall document the basis of its selection and  
15 shall make the evaluations public.

16 Sec. 2267.106. APPLICABILITY OF OTHER COMPETITIVE BIDDING  
17 LAW TO CERTAIN LOCAL GOVERNMENTAL ENTITIES. Except as otherwise  
18 specifically provided by this section, Subchapter B, Chapter 271,  
19 Local Government Code, does not apply to a competitive bidding  
20 process conducted under this chapter. Sections 271.026,  
21 271.027(a), and 271.0275, Local Government Code, apply to a  
22 competitive bidding process conducted under this chapter by a  
23 governmental entity as defined by Section 271.021, Local Government  
24 Code.

25 [Sections 2267.107-2267.150 reserved for expansion]

26 SUBCHAPTER D. COMPETITIVE SEALED PROPOSAL METHOD

27 Sec. 2267.151. CONTRACTS FOR FACILITIES: COMPETITIVE

1 SEALED PROPOSALS. (a) In this chapter, "competitive sealed  
2 proposals" is a procurement method by which a governmental entity  
3 requests proposals, ranks the offerors, negotiates as prescribed,  
4 and then contracts with a general contractor for the construction,  
5 rehabilitation, alteration, or repair of a facility.

6 (b) In selecting a contractor through competitive sealed  
7 proposals, a governmental entity shall follow the procedures  
8 provided by this subchapter.

9 Sec. 2267.152. USE OF ARCHITECT OR ENGINEER. The  
10 governmental entity shall select or designate an architect or  
11 engineer to prepare construction documents for the project.

12 Sec. 2267.153. PREPARATION OF REQUEST. The governmental  
13 entity shall prepare a request for competitive sealed proposals  
14 that includes construction documents, selection criteria and the  
15 weighted value for each criterion, estimated budget, project scope,  
16 estimated project completion date, and other information that a  
17 contractor may require to respond to the request.

18 Sec. 2267.154. EVALUATION OF OFFERORS. (a) The  
19 governmental entity shall receive, publicly open, and read aloud  
20 the names of the offerors and any monetary proposals made by the  
21 offerors.

22 (b) Not later than the 45th day after the date on which the  
23 proposals are opened, the governmental entity shall evaluate and  
24 rank each proposal submitted in relation to the published selection  
25 criteria.

26 Sec. 2267.155. SELECTION OF OFFEROR. (a) The governmental  
27 entity shall select the offeror that submits the proposal that

offers the best value for the governmental entity based on:

(1) the selection criteria in the request for proposal and the weighted value for those criteria in the request for proposal; and

(2) its ranking evaluation.

(b) The governmental entity shall first attempt to negotiate a contract with the selected offeror. The governmental entity and its architect or engineer may discuss with the selected offeror options for a scope or time modification and any price change associated with the modification.

(c) If the governmental entity is unable to negotiate a satisfactory contract with the selected offeror, the governmental entity shall, formally and in writing, end negotiations with that offeror and proceed to the next offeror in the order of the selection ranking until a contract is reached or all proposals are rejected.

[Sections 2267.156-2267.200 reserved for expansion]

SUBCHAPTER E. CONSTRUCTION MANAGER-AGENT METHOD

Sec. 2267.201. CONTRACTS FOR FACILITIES: CONSTRUCTION MANAGER-AGENT. (a) In this chapter, the "construction manager-agent method" is a delivery method by which a governmental entity contracts with a construction manager-agent to provide consultation or administrative services during the design and construction phase and to manage multiple contracts with various construction prime contractors.

(b) A construction manager-agent is a sole proprietorship, partnership, corporation, or other legal entity that serves as the

1 agent for the governmental entity by providing construction  
2 administration and management services described by Subsection (a)  
3 for the construction, rehabilitation, alteration, or repair of a  
4 facility.

5 (c) A governmental entity may retain a construction  
6 manager-agent for assistance in the construction, rehabilitation,  
7 alteration, or repair of a facility only as provided by this  
8 subchapter.

9 Sec. 2267.202. CONTRACT PROVISIONS OF CONSTRUCTION  
10 MANAGER-AGENT. The contract between the governmental entity and  
11 the construction manager-agent may require the construction  
12 manager-agent to provide:

13 (1) administrative personnel;

14 (2) equipment necessary to perform duties under this  
15 subchapter;

16 (3) on-site management; and

17 (4) other services specified in the contract.

18 Sec. 2267.203. LIMITS ON CONSTRUCTION MANAGER-AGENT. A  
19 construction manager-agent may not:

20 (1) self-perform any aspect of the construction,  
21 rehabilitation, alteration, or repair of the facility;

22 (2) be a party to a construction subcontract for the  
23 construction, rehabilitation, alteration, or repair of the  
24 facility; or

25 (3) provide or be required to provide performance and  
26 payment bonds for the construction, rehabilitation, alteration, or  
27 repair of the facility.

1       Sec. 2267.204. FIDUCIARY CAPACITY OF CONSTRUCTION  
2 MANAGER-AGENT. A construction manager-agent represents the  
3 governmental entity in a fiduciary capacity.

4       Sec. 2267.205. USE OF ARCHITECT OR ENGINEER. (a) On or  
5 before the selection of a construction manager-agent, the  
6 governmental entity shall select or designate an architect or  
7 engineer in accordance with Chapter 1051 or 1001, Occupations Code,  
8 as applicable, to prepare the construction documents for the  
9 project.

10       (b) The governmental entity's architect or engineer may not  
11 serve, alone or in combination with another person, as the  
12 construction manager-agent unless the architect or engineer is  
13 hired to serve as the construction manager-agent under a separate  
14 or concurrent selection process conducted in accordance with this  
15 subchapter. This subsection does not prohibit the governmental  
16 entity's architect or engineer from providing customary  
17 construction phase services under the architect's or engineer's  
18 original professional service agreement in accordance with  
19 applicable licensing laws.

20       (c) To the extent that the construction manager-agent's  
21 services are defined as part of the practice of architecture or  
22 engineering under Chapter 1051 or 1001, Occupations Code, those  
23 services must be conducted by a person licensed under the  
24 applicable chapter.

25       Sec. 2267.206. SELECTION OF CONTRACTORS. A governmental  
26 entity using the construction manager-agent method shall procure,  
27 in accordance with applicable law and in any manner authorized by

this chapter, a general contractor or trade contractors who will serve as the prime contractor for their specific portion of the work and provide performance and payment bonds to the governmental entity in accordance with applicable laws.

Sec. 2267.207. SELECTION OF CONSTRUCTION MANAGER-AGENT. A governmental entity shall select a construction manager-agent on the basis of demonstrated competence and qualifications in the same manner that an architect or engineer is selected under Section 2254.004.

Sec. 2267.208. INSURANCE. A construction manager-agent selected under this subchapter shall maintain professional liability or errors and omissions insurance in the amount of at least \$1 million for each occurrence.

[Sections 2267.209-2267.250 reserved for expansion]

SUBCHAPTER F. CONSTRUCTION MANAGER-AT-RISK METHOD

Sec. 2267.251. CONTRACTS FOR FACILITIES: CONSTRUCTION MANAGER-AT-RISK. (a) In this chapter, the "construction manager-at-risk method" is a delivery method by which a governmental entity contracts with an architect or engineer for design and construction phase services and contracts separately with a construction manager-at-risk to serve as the general contractor and to provide consultation during the design and construction, rehabilitation, alteration, or repair of a facility.

(b) A construction manager-at-risk is a sole proprietorship, partnership, corporation, or other legal entity that assumes the risk for construction, rehabilitation, alteration, or repair of a facility at the contracted price as a

1 general contractor and provides consultation to the governmental  
2 entity regarding construction during and after the design of the  
3 facility. The contracted price may be a guaranteed maximum price.

4 (c) A governmental entity may use the construction  
5 manager-at-risk method in selecting a general contractor for the  
6 construction, rehabilitation, alteration, or repair of a facility  
7 only as provided by this subchapter.

8 Sec. 2267.252. USE OF ARCHITECT OR ENGINEER. (a) On or  
9 before the selection of a construction manager-at-risk, the  
10 governmental entity shall select or designate an architect or  
11 engineer to prepare the construction documents for the project.

12 (b) The governmental entity's architect or engineer for a  
13 project may not serve, alone or in combination with another person,  
14 as the construction manager-at-risk unless the architect or  
15 engineer is hired to serve as the construction manager-at-risk  
16 under a separate or concurrent selection process conducted in  
17 accordance with this subchapter. This subsection does not prohibit  
18 the governmental entity's architect or engineer from providing  
19 customary construction phase services under the architect's or  
20 engineer's original professional service agreement in accordance  
21 with applicable licensing laws.

22 Sec. 2267.253. SELECTION PROCESS. (a) The governmental  
23 entity shall select the construction manager-at-risk in a one-step  
24 or two-step process.

25 (b) The governmental entity shall prepare a single request  
26 for proposals, in the case of a one-step process, and an initial  
27 request for qualifications, in the case of a two-step process, that

1 includes:

2 (1) a statement as to whether the selection process is  
3 a one-step or two-step process;

4 (2) general information on the project site, project  
5 scope, schedule, selection criteria and the weighted value for each  
6 criterion, and estimated budget and the time and place for receipt  
7 of the proposals or qualifications; and

8 (3) other information that may assist the governmental  
9 entity in its selection of a construction manager-at-risk.

10 (c) The governmental entity shall state the selection  
11 criteria in the request for proposals or qualifications.

12 (d) If a one-step process is used, the governmental entity  
13 may request, as part of the offeror's proposal, proposed fees and  
14 prices for fulfilling the general conditions.

15 (e) If a two-step process is used, the governmental entity  
16 may not request fees or prices in step one. In step two, the  
17 governmental entity may request that five or fewer offerors,  
18 selected solely on the basis of qualifications, provide additional  
19 information, including the construction manager-at-risk's proposed  
20 fee and prices for fulfilling the general conditions.

21 (f) At each step, the governmental entity shall receive,  
22 publicly open, and read aloud the names of the offerors. At the  
23 appropriate step, the governmental entity shall also read aloud the  
24 fees and prices, if any, stated in each proposal as the proposal is  
25 opened.

26 (g) Not later than the 45th day after the date on which the  
27 final proposals are opened, the governmental entity shall evaluate

1 and rank each proposal submitted in relation to the criteria set  
2 forth in the request for proposals.

3 Sec. 2267.254. SELECTION OF OFFEROR. (a) The governmental  
4 entity shall select the offeror that submits the proposal that  
5 offers the best value for the governmental entity based on the  
6 published selection criteria and on its ranking evaluation.

7 (b) The governmental entity shall first attempt to  
8 negotiate a contract with the selected offeror.

9 (c) If the governmental entity is unable to negotiate a  
10 satisfactory contract with the selected offeror, the governmental  
11 entity shall, formally and in writing, end negotiations with that  
12 offeror and proceed to negotiate with the next offeror in the order  
13 of the selection ranking until a contract is reached or  
14 negotiations with all ranked offerors end.

15 (d) Not later than the seventh day after the date the  
16 contract is awarded, the governmental entity shall make the  
17 rankings determined under Section 2267.253(g) public.

18 Sec. 2267.255. PERFORMANCE OF WORK. (a) A construction  
19 manager-at-risk shall publicly advertise for bids or proposals and  
20 receive bids or proposals from trade contractors or subcontractors  
21 for the performance of all major elements of the work other than the  
22 minor work that may be included in the general conditions.

23 (b) A construction manager-at-risk may seek to perform  
24 portions of the work itself if:

25 (1) the construction manager-at-risk submits its bid  
26 or proposal for those portions of the work in the same manner as all  
27 other trade contractors or subcontractors; and

1           (2) the governmental entity determines that the  
2 construction manager-at-risk's bid or proposal provides the best  
3 value for the governmental entity.

4           Sec. 2267.256. REVIEW OF BIDS OR PROPOSALS. (a) The  
5 construction manager-at-risk shall review all trade contractor or  
6 subcontractor bids or proposals in a manner that does not disclose  
7 the contents of the bid or proposal during the selection process to  
8 a person not employed by the construction manager-at-risk,  
9 architect, engineer, or governmental entity. All bids or proposals  
10 shall be made available to the governmental entity on request and to  
11 the public after the later of the award of the contract or the  
12 seventh day after the date of final selection of bids or proposals.

13           (b) If the construction manager-at-risk reviews, evaluates,  
14 and recommends to the governmental entity a bid or proposal from a  
15 trade contractor or subcontractor but the governmental entity  
16 requires another bid or proposal to be accepted, the governmental  
17 entity shall compensate the construction manager-at-risk by a  
18 change in price, time, or guaranteed maximum cost for any  
19 additional cost and risk that the construction manager-at-risk  
20 incurs because of the governmental entity's requirement that  
21 another bid or proposal be accepted.

22           Sec. 2267.257. DEFAULT; PERFORMANCE OF WORK. If a selected  
23 trade contractor or subcontractor defaults in the performance of  
24 its work or fails to execute a subcontract after being selected in  
25 accordance with this subchapter, the construction manager-at-risk  
26 may itself fulfill, without advertising, the contract requirements  
27 or select a replacement trade contractor or subcontractor to

fulfill the contract requirements.

Sec. 2267.258. PERFORMANCE OR PAYMENT BOND. (a) If a fixed contract amount or guaranteed maximum price has not been determined at the time the contract is awarded, the penal sums of the performance and payment bonds delivered to the governmental entity must each be in an amount equal to the construction budget, as specified in the request for proposals or qualifications.

(b) The construction manager-at-risk shall deliver the bonds not later than the 10th day after the date the construction manager-at-risk executes the contract unless the construction manager-at-risk furnishes a bid bond or other financial security acceptable to the governmental entity to ensure that the construction manager will furnish the required performance and payment bonds when a guaranteed maximum price is established.

[Sections 2267.259-2267.300 reserved for expansion]

#### SUBCHAPTER G. BUILDING USING DESIGN-BUILD METHOD

Sec. 2267.301. CONTRACTS FOR FACILITIES: DESIGN-BUILD. In this chapter, "design-build" is a project delivery method by which a governmental entity contracts with a single entity to provide both design and construction services for the construction, rehabilitation, alteration, or repair of a facility.

Sec. 2267.302. APPLICABILITY OF SUBCHAPTER TO BUILDINGS; EXCEPTIONS. This subchapter applies only to a facility that is a building or an associated structure, including an electric utility structure. This subchapter does not apply to:

(1) a highway, road, street, bridge, underground utility, water supply project, water plant, wastewater plant, water

1 and wastewater distribution or conveyance facility, wharf, dock,  
2 airport runway or taxiway, drainage project, or related type of  
3 project associated with civil engineering construction; or

4 (2) a building or structure that is incidental to a  
5 project that is primarily a civil engineering construction project.

6 Sec. 2267.303. CONTRACTS FOR BUILDINGS: DESIGN-BUILD. A  
7 governmental entity may use the design-build method for the  
8 construction, rehabilitation, alteration, or repair of a building  
9 or associated structure only as provided by this subchapter. In  
10 using that method, the governmental entity shall enter into a  
11 single contract with a design-build firm for the design and  
12 construction of the building or associated structure.

13 Sec. 2267.304. DESIGN-BUILD FIRMS. A design-build firm  
14 under this subchapter must be a sole proprietorship, partnership,  
15 corporation, or other legal entity or team that includes an  
16 architect or engineer and a construction contractor.

17 Sec. 2267.305. USE OF ARCHITECT OR ENGINEER AS INDEPENDENT  
18 REPRESENTATIVE. The governmental entity shall select or designate  
19 an architect or engineer independent of the design-build firm to  
20 act as the governmental entity's representative for the duration of  
21 the project.

22 Sec. 2267.306. PREPARATION OF REQUEST. (a) The  
23 governmental entity shall prepare a request for qualifications that  
24 includes general information on the project site, project scope,  
25 budget, special systems, selection criteria and the weighted value  
26 for each criterion, and other information that may assist potential  
27 design-build firms in submitting proposals for the project.

(b) The governmental entity shall also prepare the design criteria package that includes more detailed information on the project. If the preparation of the design criteria package requires architectural or engineering services that constitute the practice of architecture within the meaning of Chapter 1051, Occupations Code, or the practice of engineering within the meaning of Chapter 1001, Occupations Code, those services shall be provided in accordance with the applicable law.

(c) The design criteria package must include a set of documents that provides sufficient information, including criteria for selection, to permit a design-build firm to prepare a response to the governmental entity's request for qualifications and to provide any additional information requested. The design criteria package must specify criteria the governmental entity considers necessary to describe the project and may include, as appropriate, the legal description of the site, survey information concerning the site, interior space requirements, special material requirements, material quality standards, conceptual criteria for the project, special equipment requirements, cost or budget estimates, time schedules, quality assurance and quality control requirements, site development requirements, applicable codes and ordinances, provisions for utilities, parking requirements, and any other requirement.

(d) The governmental entity may not require offerors to submit architectural or engineering designs as part of a proposal or a response to a request for qualifications.

Sec. 2267.307. EVALUATION OF DESIGN-BUILD FIRMS. (a) For

1 each design-build firm that responded to the request for  
2 qualifications, the governmental entity shall evaluate the firm's  
3 experience, technical competence, and capability to perform, the  
4 past performance of the firm and members of the firm, and other  
5 appropriate factors submitted by the firm in response to the  
6 request for qualifications, except that cost-related or  
7 price-related evaluation factors are not permitted.

8 (b) Each firm must certify to the governmental entity that  
9 each architect or engineer that is a member of the firm was selected  
10 based on demonstrated competence and qualifications, in the manner  
11 provided by Section 2254.004.

12 (c) The governmental entity shall qualify a maximum of five  
13 responders to submit proposals that contain additional information  
14 and, if the governmental entity chooses, to interview for final  
15 selection.

16 (d) The governmental entity shall evaluate the additional  
17 information submitted by the offerors on the basis of the selection  
18 criteria stated in the request for qualifications and the results  
19 of any interview.

20 (e) The governmental entity may request additional  
21 information regarding demonstrated competence and qualifications,  
22 considerations of the safety and long-term durability of the  
23 project, the feasibility of implementing the project as proposed,  
24 the ability of the offeror to meet schedules, or costing  
25 methodology. As used in this subsection, "costing methodology"  
26 means an offeror's policies on subcontractor markup, definition of  
27 general conditions, range of cost for general conditions, policies

on retainage, policies on contingencies, discount for prompt payment, and expected staffing for administrative duties. The term does not include a guaranteed maximum price or bid for overall design or construction.

(f) The governmental entity shall rank each proposal submitted on the basis of the criteria set forth in the request for qualifications.

Sec. 2267.308. SELECTION OF DESIGN-BUILD FIRM. (a) The governmental entity shall select the design-build firm that submits the proposal offering the best value for the governmental entity on the basis of the published selection criteria and on its ranking evaluations.

(b) The governmental entity shall first attempt to negotiate a contract with the selected firm.

(c) If the governmental entity is unable to negotiate a satisfactory contract with the selected firm, the governmental entity shall, formally and in writing, end all negotiations with that firm and proceed to negotiate with the next firm in the order of the selection ranking until a contract is reached or negotiations with all ranked firms end.

(d) Not later than the seventh day after the date the contract is awarded, the governmental entity shall make the rankings determined under Section 2267.307(f) public.

Sec. 2267.309. SUBMISSION OF DESIGN AFTER SELECTION. After selection of the design-build firm, that firm's architects or engineers shall submit all design elements for review and determination of scope compliance to the governmental entity or the

governmental entity's architect or engineer before or concurrently with construction.

Sec. 2267.310. FINAL CONSTRUCTION DOCUMENTS. The design-build firm shall supply a set of construction documents for the completed project to the governmental entity at the conclusion of construction. The documents must note any changes made during construction.

Sec. 2267.311. PERFORMANCE OR PAYMENT BOND. (a) A payment or performance bond is not required and may not provide coverage for the design portion of the design-build contract with the design-build firm under this subchapter.

(b) If a fixed contract amount or guaranteed maximum price has not been determined at the time the design-build contract is awarded, the penal sums of the performance and payment bonds delivered to the governmental entity must each be in an amount equal to the construction budget, as specified in the design criteria package.

(c) The design-build firm shall deliver the bonds not later than the 10th day after the date the design-build firm executes the contract unless the design-build firm furnishes a bid bond or other financial security acceptable to the governmental entity to ensure that the design-build firm will furnish the required performance and payment bonds before construction begins.

[Sections 2267.312-2267.350 reserved for expansion]

SUBCHAPTER H. DESIGN-BUILD PROCEDURES FOR CERTAIN CIVIL WORKS PROJECTS

Sec. 2267.351. DEFINITIONS. In this subchapter:

1           (1) "Civil works project" means:

2                   (A) roads, streets, bridges, utilities, water  
3 supply projects, water plants, wastewater plants, water  
4 distribution and wastewater conveyance facilities, desalination  
5 projects, wharves, docks, airport runways and taxiways, storm  
6 drainage and flood control projects, or transit projects;

7                   (B) types of projects or facilities related to  
8 those described by Paragraph (A) and associated with civil  
9 engineering construction; and

10                  (C) buildings or structures that are incidental  
11 to projects or facilities that are described by Paragraphs (A) and  
12 (B) and that are primarily civil engineering construction projects.

13                  (2) "Design-build firm" means a partnership,  
14 corporation, or other legal entity or team that includes an  
15 engineer and a construction contractor qualified to engage in civil  
16 works construction in Texas.

17                  (3) "Design criteria package" means a set of documents  
18 that:

19                   (A) provides sufficient information to convey  
20 the intent, goals, criteria, and objectives of the civil works  
21 project; and

22                   (B) permits a design-build firm to:

23                           (i) assess the scope of work and the risk  
24 involved; and

25                           (ii) submit a proposal on the project.

26                  Sec. 2267.352. APPLICABILITY. This subchapter applies to a  
27 governmental entity that:

1           (1) has a population of more than 100,000 within the  
2 entity's geographic boundary or service area; or

3           (2) is a board of trustees governed by Chapter 54,  
4 Transportation Code.

5           Sec. 2267.353. CONTRACTS FOR CIVIL WORKS PROJECTS:  
6 DESIGN-BUILD. (a) A governmental entity may use the design-build  
7 method for the construction, rehabilitation, alteration, or repair  
8 of a civil works project. In using this method and in entering into  
9 a contract for the services of a design-build firm, the contracting  
10 governmental entity and the design-build firm shall follow the  
11 procedures provided by this subchapter.

12           (b) A contract for a project under this subchapter may cover  
13 only a single integrated project. A governmental entity may not  
14 enter into a contract for aggregated projects at multiple  
15 locations. For purposes of this subsection:

16           (1) if a metropolitan transit authority created under  
17 Chapter 451, Transportation Code, enters into a contract for a  
18 project involving a bus rapid transit system created under Chapter  
19 451, Transportation Code, the bus rapid transit system is a single  
20 integrated project; and

21           (2) a water treatment plant, including a desalination  
22 plant, that includes treatment facilities, well fields, and  
23 pipelines is a single integrated project.

24           (c) A governmental entity shall use the following criteria  
25 as a minimum basis for determining the circumstances under which  
26 the design-build method is appropriate for a project:

27           (1) the extent to which the entity can adequately

1 define the project requirements;

2 (2) the time constraints for the delivery of the  
3 project;

4 (3) the ability to ensure that a competitive  
5 procurement can be held; and

6 (4) the capability of the entity to manage and oversee  
7 the project, including the availability of experienced personnel or  
8 outside consultants who are familiar with the design-build method  
9 of project delivery.

10 (d) A governmental entity shall make a formal finding on the  
11 criteria described by Subsection (c) before preparing a request for  
12 qualifications under Section 2267.357.

13 Sec. 2267.354. LIMITATION ON NUMBER OF PROJECTS. (a)  
14 Before September 1, 2013:

15 (1) a governmental entity with a population of 500,000  
16 or more within the entity's geographic boundary or service area  
17 may, under this subchapter, enter into contracts for not more than  
18 three projects in any fiscal year; and

19 (2) a municipally owned water utility with a separate  
20 governing board appointed by the governing body of a municipality  
21 with a population of 500,000 or more may:

22 (A) independently enter into a contract for not  
23 more than one civil works project in any fiscal year; and

24 (B) enter into contracts for additional civil  
25 works projects in any fiscal year, but not more than the number of  
26 civil works projects prescribed by the limit in Subdivision (1) for  
27 the municipality, provided that:

1                   (i) the additional contracts for the civil  
2 works projects entered into by the utility under this paragraph are  
3 allocated to the number of contracts the municipality that appoints  
4 the utility's governing board may enter under Subdivision (1); and

5                   (ii) the governing body of the municipality  
6 must approve the contracts.

7           (b) Before September 1, 2015, a governmental entity that has  
8 a population of 100,000 or more but less than 500,000 or is a board  
9 of trustees governed by Chapter 54, Transportation Code, may enter  
10 into contracts under this subchapter for not more than two projects  
11 in any fiscal year.

12           (c) After the period described by Subsection (a) or (b):

13                   (1) a governmental entity with a population of 500,000  
14 or more within the entity's geographic boundary or service area  
15 may, under this subchapter, enter into contracts for not more than  
16 six projects in any fiscal year;

17                   (2) a municipally owned water utility with a separate  
18 governing board appointed by the governing body of a municipality  
19 with a population of 500,000 or more may:

20                           (A) independently enter into contracts for not  
21 more than two civil works projects in any fiscal year; and

22                           (B) enter into contracts for additional civil  
23 works projects in any fiscal year, but not more than the number of  
24 civil works projects prescribed by the limit in Subdivision (1) for  
25 the municipality, provided that:

26                           (i) the additional contracts for the civil  
27 works projects entered into by the utility under this paragraph are

1 allocated to the number of contracts the municipality that appoints  
2 the utility's governing board may enter under Subdivision (1); and  
3 (ii) the governing body of the municipality  
4 must approve the contracts; and

5 (3) a governmental entity that has a population of  
6 100,000 or more but less than 500,000 or is a board of trustees  
7 governed by Chapter 54, Transportation Code, may enter into  
8 contracts under this subchapter for not more than four projects in  
9 any fiscal year.

10 (d) For purposes of determining the number of eligible  
11 projects under this section, a municipally owned water utility with  
12 a separate governing board appointed by the governing body of the  
13 municipality is considered part of the municipality.

14 Sec. 2267.355. USE OF ENGINEER. (a) The governmental  
15 entity shall select or designate an engineer who is independent of  
16 the design-build firm to act as its representative for the  
17 procurement process and for the duration of the work on the civil  
18 works project. The selected or designated engineer has full  
19 responsibility for complying with Chapter 1001, Occupations Code.

20 (b) If the engineer is not a full-time employee of the  
21 governmental entity, the governmental entity shall select the  
22 engineer on the basis of demonstrated competence and qualifications  
23 as provided by Section 2254.004.

24 Sec. 2267.356. USE OF OTHER PROFESSIONAL SERVICES.  
25 (a) The governmental entity shall provide or contract for,  
26 independently of the design-build firm, the following services as  
27 necessary for the acceptance of the civil works project by the

1 entity:

2 (1) inspection services;

3 (2) construction materials engineering and testing;

4 and

5 (3) verification testing services.

6 (b) The governmental entity shall select the services for  
7 which it contracts under this section in accordance with Section  
8 2254.004.

9 Sec. 2267.357. REQUEST FOR QUALIFICATIONS. (a) The  
10 governmental entity shall prepare a request for qualifications that  
11 includes:

12 (1) information on the civil works project site;

13 (2) project scope;

14 (3) project budget;

15 (4) project schedule;

16 (5) criteria for selection under Section 2267.359 and  
17 the weighting of the criteria; and

18 (6) other information that may assist potential  
19 design-build firms in submitting proposals for the project.

20 (b) The governmental entity shall also prepare a design  
21 criteria package as described by Section 2267.358.

22 Sec. 2267.358. CONTENTS OF DESIGN CRITERIA PACKAGE. A  
23 design criteria package may include, as appropriate:

24 (1) budget or cost estimates;

25 (2) information on the site;

26 (3) performance criteria;

27 (4) special material requirements;

- 1           (5) initial design calculations;  
2           (6) known utilities;  
3           (7) capacity requirements;  
4           (8) quality assurance and quality control  
5 requirements;  
6           (9) the type, size, and location of structures; and  
7           (10) notice of any ordinances, rules, or goals adopted  
8 by the governmental entity relating to awarding contracts to  
9 historically underutilized businesses.

10       Sec. 2267.359. EVALUATION OF DESIGN-BUILD FIRMS. (a) The  
11 governmental entity shall receive proposals and shall evaluate each  
12 offeror's experience, technical competence, and capability to  
13 perform, the past performance of the offeror's team and members of  
14 the team, and other appropriate factors submitted by the team or  
15 firm in response to the request for qualifications, except that  
16 cost-related or price-related evaluation factors are not permitted  
17 at this stage.

18       (b) Each offeror must:

19           (1) select or designate each engineer that is a member  
20 of its team based on demonstrated competence and qualifications, in  
21 the manner provided by Section 2254.004; and

22           (2) certify to the governmental entity that each  
23 selection or designation was based on demonstrated competence and  
24 qualifications, in the manner provided by Section 2254.004.

25       (c) The governmental entity shall qualify offerors to  
26 submit additional information and, if the entity chooses, to  
27 interview for final selection.

1       Sec. 2267.360. SELECTION OF DESIGN-BUILD FIRM. The  
2 governmental entity shall select a design-build firm using a  
3 combination of technical and cost proposals as provided by Section  
4 2267.361.

5       Sec. 2267.361. PROCEDURES FOR COMBINATION OF TECHNICAL AND  
6 COST PROPOSALS. (a) A governmental entity shall request proposals  
7 from design-build firms identified under Section 2267.359(c). A  
8 firm must submit a proposal not later than the 180th day after the  
9 date the governmental entity makes a public request for the  
10 proposals from the selected firms. The request for proposals must  
11 include:

12               (1) a design criteria package;  
13               (2) if the project site is identified, a geotechnical  
14 baseline report or other information that provides the design-build  
15 firm minimum geotechnical design parameters to submit a proposal;  
16               (3) detailed instructions for preparing the technical  
17 proposal and the items to be included, including a description of  
18 the form and level of completeness of drawings expected; and  
19               (4) the relative weighting of the technical and price  
20 proposals and the formula by which the proposals will be evaluated  
21 and ranked.

22       (b) The technical proposal is a component of the proposal  
23 under this section.

24       (c) Each proposal must include a sealed technical proposal  
25 and a separate sealed cost proposal.

26       (d) The technical proposal must address:

27               (1) project approach;

1           (2) anticipated problems;  
 2           (3) proposed solutions to anticipated problems;  
 3           (4) ability to meet schedules;  
 4           (5) conceptual engineering design; and  
 5           (6) other information requested by the governmental  
 6 entity.

7           (e) The governmental entity shall first open, evaluate, and  
 8 score each responsive technical proposal submitted on the basis of  
 9 the criteria described in the request for proposals and assign  
 10 points on the basis of the weighting specified in the request for  
 11 proposals. The governmental entity may reject as nonresponsive any  
 12 firm that makes a significant change to the composition of its firm  
 13 as initially submitted. The governmental entity shall subsequently  
 14 open, evaluate, and score the cost proposals from firms that  
 15 submitted a responsive technical proposal and assign points on the  
 16 basis of the weighting specified in the request for proposals. The  
 17 governmental entity shall select the design-build firm in  
 18 accordance with the formula provided in the request for proposals.

19           Sec. 2267.362. NEGOTIATION. After selecting the  
 20 highest-ranked design-build firm under Section 2267.361, the  
 21 governmental entity shall first attempt to negotiate a contract  
 22 with the selected firm. If the governmental entity is unable to  
 23 negotiate a satisfactory contract with the selected firm, the  
 24 entity shall, formally and in writing, end all negotiations with  
 25 that firm and proceed to negotiate with the next firm in the order  
 26 of the selection ranking until a contract is reached or  
 27 negotiations with all ranked firms end.

1       Sec. 2267.363. ASSUMPTION OF RISKS. The governmental  
2 entity shall assume:

3               (1) all risks and costs associated with:

4                       (A) scope changes and modifications, as  
5 requested by the governmental entity;

6                       (B) unknown or differing site conditions unless  
7 otherwise provided by the governmental entity in the request for  
8 proposals and final contract;

9                       (C) regulatory permitting, if the governmental  
10 entity is responsible for those risks and costs by law or contract;  
11 and

12                       (D) natural disasters and other force majeure  
13 events unless otherwise provided by the governmental entity in the  
14 request for proposals and final contract; and

15               (2) all costs associated with property acquisition,  
16 excluding costs associated with acquiring a temporary easement or  
17 work area associated with staging or construction for the project.

18       Sec. 2267.364. STIPEND AMOUNT FOR UNSUCCESSFUL OFFERORS.

19 (a) Unless a stipend is paid under Subsection (c), the  
20 design-build firm retains all rights to the work product submitted  
21 in a proposal. The governmental entity may not release or disclose  
22 to any person, including the successful offeror, the work product  
23 contained in an unsuccessful proposal. The governmental entity  
24 shall return all copies of the proposal and other information  
25 submitted to an unsuccessful offeror. The governmental entity or  
26 its agents may not make use of any unique or nonordinary design  
27 element, technique, method, or process contained in the

unsuccessful proposal that was not also contained in the successful proposal at the time of the original submittal, unless the entity acquires a license from the unsuccessful offeror.

(b) A violation of this section voids the contract for the project entered into by the governmental entity. The governmental entity is liable to any unsuccessful offeror, or any member of the design-build team or its assignee, for one-half of the cost savings associated with the unauthorized use of the work product of the unsuccessful offeror. Any interested party may bring an action for an injunction, declaratory relief, or damages for a violation of this section. A party who prevails in an action under this subsection is entitled to reasonable attorney's fees as approved by the court.

(c) The governmental entity may offer an unsuccessful design-build firm that submits a response to the entity's request for additional information under Section 2267.361 a stipend for preliminary engineering costs associated with the development of the proposal. The stipend must be one-half of one percent of the contract amount and must be specified in the initial request for proposals. If the offer is accepted and paid, the governmental entity may make use of any work product contained in the proposal, including the techniques, methods, processes, and information contained in the proposal. The use by the governmental entity of any design element contained in an unsuccessful proposal is at the sole risk and discretion of the entity and does not confer liability on the recipient of the stipend under this subsection.

(d) Notwithstanding other law, including Chapter 552, work

1 product contained in an unsuccessful proposal submitted and  
2 rejected under this subchapter is confidential and may not be  
3 released unless a stipend offer has been accepted and paid as  
4 provided by Subsection (c).

5 Sec. 2267.365. COMPLETION OF DESIGN. (a) Following  
6 selection of a design-build firm under this subchapter, the firm's  
7 engineers shall submit all design elements for review and  
8 determination of scope compliance to the governmental entity before  
9 or concurrently with construction.

10 (b) An appropriately licensed design professional shall  
11 sign and seal construction documents before the documents are  
12 released for construction.

13 Sec. 2267.366. FINAL CONSTRUCTION DOCUMENTS. At the  
14 conclusion of construction, the design-build firm shall supply to  
15 the governmental entity a record set of construction documents for  
16 the project prepared as provided by Chapter 1001, Occupations Code.

17 Sec. 2267.367. PERFORMANCE OR PAYMENT BOND. (a) A  
18 performance or payment bond is not required for the portion of a  
19 design-build contract under this section that includes design  
20 services only.

21 (b) If a fixed contract amount or guaranteed maximum price  
22 has not been determined at the time a design-build contract is  
23 awarded, the penal sums of the performance and payment bonds  
24 delivered to the governmental entity must each be in an amount equal  
25 to the construction budget, if commercially available and  
26 practical, as specified in the design criteria package.

27 (c) If the governmental entity awards a design-build

1 contract under Section 2267.362, the design-build firm shall  
2 deliver the bonds not later than the 10th day after the date the  
3 design-build firm executes the contract unless the design-build  
4 firm furnishes a bid bond or other financial security acceptable to  
5 the governmental entity to ensure that the design-build firm will  
6 furnish the required performance and payment bonds before the  
7 commencement of construction.

8 [Sections 2267.368-2267.400 reserved for expansion]

9 SUBCHAPTER I. JOB ORDER CONTRACTS METHOD

10 Sec. 2267.401. JOB ORDER CONTRACTING. In this chapter,  
11 "job order contracting" is a procurement method used for  
12 maintenance, repair, alteration, renovation, remediation, or minor  
13 construction of a facility when the work is of a recurring nature  
14 but the delivery times, type, and quantities of work required are  
15 indefinite.

16 Sec. 2267.402. APPLICABILITY OF SUBCHAPTER TO BUILDINGS;  
17 EXCEPTIONS. This subchapter applies only to a facility that is a  
18 building, the design and construction of which is governed by  
19 accepted building codes, or a structure or land, whether improved  
20 or unimproved, that is associated with a building. This subchapter  
21 does not apply to:

22 (1) a highway, road, street, bridge, utility, water  
23 supply project, water plant, wastewater plant, water and wastewater  
24 distribution or conveyance facility, wharf, dock, airport runway or  
25 taxiway, drainage project, or related type of project associated  
26 with civil engineering construction; or

27 (2) a building or structure that is incidental to a

1 project that is primarily a civil engineering construction project.

2 Sec. 2267.403. REQUIREMENTS FOR JOB ORDER CONTRACTS FOR  
3 FACILITIES. (a) A governmental entity may award job order  
4 contracts for the maintenance, repair, alteration, renovation,  
5 remediation, or minor construction of a facility if:

6 (1) the work is of a recurring nature but the delivery  
7 times are indefinite; and

8 (2) indefinite quantities and orders are awarded  
9 substantially on the basis of prescribed and prepriced tasks.

10 (b) The governmental entity shall establish the maximum  
11 aggregate contract price when it advertises the proposal.

12 (c) The governing body of a governmental entity shall  
13 approve each job, task, or purchase order that exceeds \$500,000.

14 Sec. 2267.404. CONTRACTUAL UNIT PRICES. The governmental  
15 entity may establish contractual unit prices for a job order  
16 contract by:

17 (1) specifying one or more published construction unit  
18 price books and the applicable divisions or line items; or

19 (2) providing a list of work items and requiring the  
20 offerors to propose one or more coefficients or multipliers to be  
21 applied to the price book or prepriced work items as the price  
22 proposal.

23 Sec. 2267.405. COMPETITIVE SEALED PROPOSAL METHOD. (a) A  
24 governmental entity may use the competitive sealed proposal method  
25 under Subchapter D for job order contracts.

26 (b) The governmental entity shall advertise for, receive,  
27 and publicly open sealed proposals for job order contracts.

1       (c) The governmental entity may require offerors to submit  
2 information in addition to rates, including experience, past  
3 performance, and proposed personnel and methodology.

4       Sec. 2267.406. AWARDING OF JOB ORDER CONTRACTS. The  
5 governmental entity may award job order contracts to one or more job  
6 order contractors in connection with each solicitation of  
7 proposals.

8       Sec. 2267.407. USE OF JOB ORDER CONTRACT. A job order  
9 contract may be used to accomplish work only for the governmental  
10 entity that awards the contract unless:

11           (1) the solicitation for the job order contract and  
12 the contract specifically provide for use by other persons; or

13           (2) the governmental entity enters into an interlocal  
14 agreement that provides otherwise.

15       Sec. 2267.408. USE OF ARCHITECT OR ENGINEER. (a) If a job  
16 order contract or an order issued under the contract requires  
17 architectural or engineering services that constitute the practice  
18 of architecture within the meaning of Chapter 1051, Occupations  
19 Code, or the practice of engineering within the meaning of Chapter  
20 1001, Occupations Code, the governmental entity shall select or  
21 designate an architect or engineer to prepare the construction  
22 documents for the project.

23       (b) Subsection (a) does not apply to a job order contract or  
24 an order issued under the contract for industrialized housing,  
25 industrialized buildings, or relocatable educational facilities  
26 subject to and approved under Chapter 1202, Occupations Code, if  
27 the contractor employs the services of an architect or engineer who

1 approves the documents for the project.

2 Sec. 2267.409. JOB ORDER CONTRACT TERM. The base term for a  
3 job order contract may not exceed two years. The governmental  
4 entity may renew the contract annually for not more than three  
5 additional years.

6 Sec. 2267.410. JOB ORDERS. (a) An order for a job or  
7 project under a job order contract must be signed by the  
8 governmental entity's representative and the contractor.

9 (b) The order may be:

10 (1) a fixed price, lump-sum contract based  
11 substantially on contractual unit pricing applied to estimated  
12 quantities; or

13 (2) a unit price order based on the quantities and line  
14 items delivered.

15 Sec. 2267.411. PAYMENT AND PERFORMANCE BONDS. The  
16 contractor shall provide payment and performance bonds, if required  
17 by law, based on the amount or estimated amount of any order.

18 [Sections 2267.412-2267.450 reserved for expansion]

19 SUBCHAPTER J. ENFORCEMENT

20 Sec. 2267.451. VOID CONTRACT. A contract, including a job  
21 order, entered into in violation of this chapter is voidable as  
22 against public policy.

23 Sec. 2267.452. DECLARATORY OR INJUNCTIVE RELIEF. (a) This  
24 chapter may be enforced through an action for declaratory or  
25 injunctive relief filed not later than the 10th day after the date  
26 on which the contract is awarded.

27 (b) This section does not apply to enforcement of a contract

1 entered into by a state agency. In this subsection, "state agency"  
2 has the meaning assigned by Section 2151.002. The term includes the  
3 Texas Facilities Commission.

4 SECTION 2.09. Section 252.048, Local Government Code, is  
5 amended by adding Subsection (c-1) to read as follows:

6 (c-1) If a change order for a public works contract in a  
7 municipality with a population of 500,000 or more involves a  
8 decrease or an increase of \$100,000 or less, or a lesser amount as  
9 provided by ordinance, the governing body of the municipality may  
10 grant general authority to an administrative official of the  
11 municipality to approve the change order.

12 SECTION 2.10. Section 271.054, Local Government Code, is  
13 amended to read as follows:

14 Sec. 271.054. COMPETITIVE PROCUREMENT REQUIREMENT. Before  
15 the governing body of an issuer may enter into a contract requiring  
16 an expenditure by or imposing an obligation or liability on the  
17 issuer, or on a subdivision of the issuer if the issuer is a county,  
18 of more than \$50,000, the governing body must:

19 (1) submit the proposed contract to competitive  
20 procurement; or

21 (2) use an alternate method of project delivery  
22 authorized by Chapter 2267, Government Code.

23 SECTION 2.11. Section 271.060, Local Government Code, is  
24 amended by amending Subsection (b) and adding Subsection (c) to  
25 read as follows:

26 (b) The total price of a contract may not be increased by a  
27 change order unless provision has been made for the payment of the

added cost by the appropriation of current funds or bond funds for that purpose, by the authorization of the issuance of certificates, or by a combination of those procedures.

(c) A contract with an ~~[The]~~ original contract price of \$1 million or more may not be increased by more than 25 percent. If a change order for a contract with an original contract price of less than \$1 million increases the contract amount to \$1 million or more, subsequent change orders may not increase the revised contract amount by more than 25 percent. ~~[The original price may not be decreased by more than 25 percent without the consent of the contractor.]~~

SECTION 2.12. Section 271.9051(b), Local Government Code, is amended to read as follows:

(b) In purchasing under this title any real property, personal property that is not affixed to real property, or services, if a municipality receives one or more competitive sealed bids from a bidder whose principal place of business is in the municipality and whose bid is within five percent of the lowest bid price received by the municipality from a bidder who is not a resident of the municipality, the municipality may enter into a contract for construction services in an amount ~~[an expenditure]~~ of less than \$100,000 or a contract for other purchases in an amount of less than \$500,000 with:

(1) the lowest bidder; or

(2) the bidder whose principal place of business is in the municipality if the governing body of the municipality determines, in writing, that the local bidder offers the

1 municipality the best combination of contract price and additional  
2 economic development opportunities for the municipality created by  
3 the contract award, including the employment of residents of the  
4 municipality and increased tax revenues to the municipality.

5 SECTION 2.13. Subchapter B, Chapter 223, Transportation  
6 Code, is amended by adding Section 223.049 to read as follows:

7 Sec. 223.049. CONTRACT WITH LAND OWNER FOR IMPROVING ACCESS  
8 TO LAND. (a) The department may, without complying with the  
9 competitive bidding procedures of Subchapter A, contract with an  
10 owner of land, including a subdivision, adjacent to a highway that  
11 is part of the state highway system to construct an improvement on  
12 the highway right-of-way that is directly related to improving  
13 access to or from the owner's land.

14 (b) An owner that enters into a contract with the department  
15 under this section must:

16 (1) comply with applicable department design and  
17 construction standards;

18 (2) comply with all laws, rules, regulations, and  
19 ordinances, including environmental requirements, that would be  
20 applicable if the department were performing the work;

21 (3) execute a performance and payment bond in  
22 accordance with Chapter 2253, Government Code; and

23 (4) make available for inspection by the department  
24 all books and other records in the possession of the owner that are  
25 related to the project.

26 (c) State and federal funds may not be used for the design,  
27 development, financing, or construction of a highway improvement

under a contract described by this section.

ARTICLE 3. ADDITIONAL EXEMPTIONS

SECTION 3.01. Section 44.901, Education Code, is amended by adding Subsection (j) to read as follows:

(j) Chapter 2267, Government Code, does not apply to this section.

SECTION 3.02. Section 51.927, Education Code, is amended by adding Subsection (k) to read as follows:

(k) Chapter 2267, Government Code, does not apply to this section.

SECTION 3.03. Section 2166.406, Government Code, is amended by adding Subsection (k) to read as follows:

(k) Chapter 2267 does not apply to this section.

SECTION 3.04. Chapter 302, Local Government Code, is amended by adding Section 302.007 to read as follows:

Sec. 302.007. EXEMPTION FROM OTHER CONTRACTING LAW. Chapter 2267, Government Code, does not apply to this chapter.

SECTION 3.05. Subchapter E, Chapter 335, Local Government Code, is amended by adding Section 335.077 to read as follows:

Sec. 335.077. EXEMPTION FROM CONSTRUCTION CONTRACTING LAW. Chapter 2267, Government Code, does not apply to this chapter.

SECTION 3.06. Subchapter Q, Chapter 451, Transportation Code, is amended by adding Section 451.8025 to read as follows:

Sec. 451.8025. EXEMPTION FROM OTHER CONTRACTING LAW. Chapter 2267, Government Code, does not apply to this subchapter.

SECTION 3.07. Subchapter C, Chapter 452, Transportation Code, is amended by adding Section 452.1095 to read as follows:

1       Sec. 452.1095. EXEMPTION FROM OTHER CONTRACTING LAW FOR  
2 CERTAIN AUTHORITIES. (a) Chapter 2267, Government Code, does not  
3 apply to an authority consisting of one subregion governed by a  
4 subregional board created under Subchapter O.

5       (b) An authority to which this section applies may adopt  
6 design-build procedures that do not materially conflict with  
7 Subchapter H, Chapter 2267, Government Code.

8       SECTION 3.08. Section 60.401, Water Code, is amended by  
9 adding Subsection (d) to read as follows:

10       (d) Chapter 2267, Government Code, does not apply to this  
11 subchapter.

12       SECTION 3.09. Section 60.452(c), Water Code, is amended to  
13 read as follows:

14       (c) Chapter 2267, [Subchapter J, Chapter 271, Local]  
15 Government Code, does not apply to this subchapter.

16                   ARTICLE 4. CONFORMING AMENDMENTS

17       SECTION 4.01. Section 252.021(a), Local Government Code, is  
18 amended to read as follows:

19       (a) Before a municipality may enter into a contract that  
20 requires an expenditure of more than \$50,000 from one or more  
21 municipal funds, the municipality must:

22               (1) comply with the procedure prescribed by this  
23 subchapter and Subchapter C for competitive sealed bidding or  
24 competitive sealed proposals;

25               (2) use the reverse auction procedure, as defined by  
26 Section 2155.062(d), Government Code, for purchasing; or

27               (3) comply with a method described by Chapter 2267,

Government Code [~~Subchapter H or J, Chapter 271~~].

SECTION 4.02. Section 252.022(d), Local Government Code, is amended to read as follows:

(d) This chapter does not apply to an expenditure described by Section 252.021(a) if the governing body of a municipality determines that a method described by Chapter 2267, Government Code [~~Subchapter H, Chapter 271~~], provides a better value for the municipality with respect to that expenditure than the procedures described in this chapter and the municipality adopts and uses a method described in that subchapter with respect to that expenditure.

SECTION 4.03. Sections 252.043(d-1) and (e), Local Government Code, are amended to read as follows:

(d-1) A contract for construction of a project described by Subsection (d) that requires an expenditure of \$1.5 million or less may be awarded using the competitive sealed proposal procedure prescribed by Subchapter D, Chapter 2267, Government Code [~~Section 271.116~~].

(e) If the competitive sealed bidding requirement applies to the contract for construction of a facility, as that term is defined by Section 2267.001, Government Code [~~Section 271.111~~], the contract must be awarded to the lowest responsible bidder or awarded under the method described by Chapter 2267, Government Code [~~Subchapter H, Chapter 271~~].

SECTION 4.04. Sections 262.023(a) and (b-1), Local Government Code, are amended to read as follows:

(a) Before a county may purchase one or more items under a

1 contract that will require an expenditure exceeding \$50,000, the  
2 commissioners court of the county must:

3 (1) comply with the competitive bidding or competitive  
4 proposal procedures prescribed by this subchapter;

5 (2) use the reverse auction procedure, as defined by  
6 Section 2155.062(d), Government Code, for purchasing; or

7 (3) comply with a method described by Chapter 2267,  
8 Government Code [~~Subchapter H, Chapter 271~~].

9 (b-1) A county that complies with a method described by  
10 Chapter 2267, Government Code [~~Subchapter H, Chapter 271~~], as  
11 provided by Subsection (a)(3), to enter into a contract for which  
12 payment will be made through anticipation notes authorized by  
13 Chapter 1431, Government Code, may not issue anticipation notes for  
14 the payment of that contract in an amount that exceeds the lesser  
15 of:

16 (1) 20 percent of the county's budget for the fiscal  
17 year in which the county enters into the contract; or

18 (2) \$10 million.

19 SECTION 4.05. Section 1002.110, Special District Local Laws  
20 Code, is amended to read as follows:

21 Sec. 1002.110. PUBLIC WORKS CONTRACTS. With respect to the  
22 construction of public works, the district has all of the powers and  
23 duties conferred on a municipality under Chapter 2267, [~~Subchapter~~  
24 ~~H, Chapter 271, Local~~] Government Code, with respect to the  
25 construction of a facility. To the extent of any conflict, this  
26 section prevails over any other law relating to the construction of  
27 public works engaged in by the district.

SECTION 4.06. Section 1024.105(b), Special District Local Laws Code, is amended to read as follows:

(b) The board may act as a governmental entity under Chapter 2267, [~~Subchapter H, Chapter 271, Local~~] Government Code, for purposes of using the procurement procedures authorized by that chapter. For purposes of this subsection, notice under Section 2267.052(c), [~~271.112(d), Local~~] Government Code, must be provided by the district in the same manner as provided for a conservation and reclamation district created under Section 59, Article XVI, Texas Constitution.

SECTION 4.07. Section 366.185(d-1), Transportation Code, is amended to read as follows:

(d-1) The rules adopted under Subsection (d) may not materially conflict with the design-build procedures provided by Subchapter H, Chapter 2267, [~~Subchapter J, Chapter 271, Local~~] Government Code, and shall provide materially similar injunctive and declaratory action enforcement rights regarding the improper disclosure or use of unique or nonordinary information as provided in that subchapter.

SECTION 4.08. Section 370.314(b), Transportation Code, is amended to read as follows:

(b) Procedures adopted under Subsection (a) may not materially conflict with the design-build procedures provided by Subchapter H, Chapter 2267, [~~Subchapter J, Chapter 271, Local~~] Government Code.

SECTION 4.09. Sections 460.406(c) and (d), Transportation Code, are amended to read as follows:

1           (c) The board of directors may authorize the negotiation of  
2 a contract without competitive sealed bids or proposals if:

3               (1) the aggregate amount involved in the contract is  
4 \$25,000 or less;

5               (2) the contract is for construction for which not  
6 more than one bid or proposal is received;

7               (3) the contract is for services or property for which  
8 there is only one source or for which it is otherwise impracticable  
9 to obtain competition;

10              (4) the contract is to respond to an emergency for  
11 which the public exigency does not permit the delay incident to the  
12 competitive process;

13              (5) the contract is for personal or professional  
14 services or services for which competitive bidding is precluded by  
15 law;

16              (6) the contract, without regard to form and which may  
17 include bonds, notes, loan agreements, or other obligations, is for  
18 the purpose of borrowing money or is a part of a transaction  
19 relating to the borrowing of money, including:

20                   (A) a credit support agreement, such as a line or  
21 letter of credit or other debt guaranty;

22                   (B) a bond, note, debt sale or purchase, trustee,  
23 paying agent, remarketing agent, indexing agent, or similar  
24 agreement;

25                   (C) an agreement with a securities dealer,  
26 broker, or underwriter; and

27                   (D) any other contract or agreement considered by

1 the board of directors to be appropriate or necessary in support of  
2 the authority's financing activities;

3 (7) the contract is for work that is performed and paid  
4 for by the day as the work progresses;

5 (8) the contract is for the purchase of land or a  
6 right-of-way;

7 (9) the contract is for the purchase of personal  
8 property sold:

9 (A) at an auction by a state licensed auctioneer;

10 (B) at a going out of business sale held in  
11 compliance with Subchapter F, Chapter 17, Business & Commerce Code;  
12 or

13 (C) by a political subdivision of this state, a  
14 state agency, or an entity of the federal government;

15 (10) the contract is for services performed by blind  
16 or severely disabled persons;

17 (11) the contract is for the purchase of electricity;  
18 or

19 (12) the contract is one awarded for alternate project  
20 delivery under Subchapters E, F, and G, Chapter 2267, [Sections  
21 271.117-271.119, Local] Government Code.

22 (d) For the purposes of entering into a contract authorized  
23 by Subsection (c)(12), an authority is considered a "governmental  
24 entity" as described [~~defined~~] by Section 2267.002, [271.111,  
25 Local] Government Code.

26 ARTICLE 5. REPEALER

27 SECTION 5.01. The following are repealed:

1           (1) Sections 44.0315, 44.035, 44.036, 44.037, 44.038,  
2 44.039, 44.040, and 44.041, Education Code;

3           (2) Sections 2166.2511, 2166.2526, 2166.2531,  
4 2166.2532, 2166.2533, and 2166.2535, Government Code;

5           (3) Subchapters H and J, Chapter 271, Local Government  
6 Code; and

7           (4) Section 431.101(e), Transportation Code.

8           ARTICLE 6. TRANSITION; EFFECTIVE DATE

9           SECTION 6.01. (a) The changes in law made by this Act apply  
10 only to a contract or construction project for which a governmental  
11 entity first advertises or otherwise requests bids, proposals,  
12 offers, or qualifications, or makes a similar solicitation, on or  
13 after the effective date of this Act.

14          (b) A contract or construction project for which a  
15 governmental entity first advertises or otherwise requests bids,  
16 proposals, offers, or qualifications, or makes a similar  
17 solicitation, before the effective date of this Act is governed by  
18 the law as it existed immediately before the effective date of this  
19 Act, and that law is continued in effect for that purpose.

20          SECTION 6.02. This Act takes effect September 1, 2011.

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President of the Senate

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Speaker of the House

I certify that H.B. No. 628 was passed by the House on May 12, 2011, by the following vote: Yeas 145, Nays 1, 2 present, not voting; that the House refused to concur in Senate amendments to H.B. No. 628 on May 26, 2011, and requested the appointment of a conference committee to consider the differences between the two houses; and that the House adopted the conference committee report on H.B. No. 628 on May 29, 2011, by the following vote: Yeas 145, Nays 0, 1 present, not voting.

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Chief Clerk of the House

H.B. No. 628

I certify that H.B. No. 628 was passed by the Senate, with amendments, on May 24, 2011, by the following vote: Yeas 31, Nays 0; at the request of the House, the Senate appointed a conference committee to consider the differences between the two houses; and that the Senate adopted the conference committee report on H.B. No. 628 on May 28, 2011, by the following vote: Yeas 31, Nays 0.

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Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

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Governor