

## Department of Planning and Budget 2015 Fiscal Impact Statement

**1. Bill Number:** HB1835-S1

**House of Origin**     Introduced         Substitute         Engrossed  
**Second House**     In Committee     Substitute         Enrolled

**2. Patron:**        Gilbert

**3. Committee:** General Laws and Technology

**4. Title:**        Virginia Public Procurement Act (VPPA); methods of procurement; job order contracting and cooperative procurement.

**5. Summary:** Clarifies that small purchase procedures include the procurement of construction and that any such procedures shall not waive compliance with the Uniform State Building Code. The bill also increases contract amounts for job order contracting and provides that (i) order splitting with the intent of keeping a job order under the maximum dollar amounts prescribed is prohibited, (ii) no public body shall issue or use a job order solely for the purpose of procuring professional architectural or engineering services, and (iii) job order contracting shall not be used for construction, maintenance, or asset management services for a highway, bridge, tunnel, or overpass. The bill clarifies the provisions of the VPPA related to cooperative procurement and requires that by October 1, 2017, the Department of Small Business and Supplier Diversity, public institutions of higher education having level 2 or 3 authority under the Restructured Higher Education Financial and Administrative Operations Act of 2005, any state agency utilizing job order contracting, and the Virginia Association of Counties, the Virginia Municipal League, and the Virginia Association of Governmental Purchasing on behalf of local public bodies working cooperatively report their respective experiences and findings relating to the appropriateness and effectiveness of job order contracting in general, the job order project cost limitations as added by this bill, and the architectural and professional engineering term contract limits to the Chairmen of the House Committee on General Laws and the Senate Committee on General Laws and Technology. The bill further provides that its provisions shall not apply to any solicitation issued or contract awarded before July 1, 2015, except that the provisions of subsection B of § 2.2-4303.2, as added by this bill, shall apply to any renewal of a job order contract. The bill contains numerous technical amendments and is a recommendation of the General Laws Special Joint Subcommittee Studying the Virginia Public Procurement Act.

The Senate General Laws and Technology Committee substitute provides that no public body shall issue or use a job order contract solely for the purpose of receiving professional architectural or engineering services; however, such services may be included in a job order if they are incidental and directly related to the job and do not exceed \$25,000 per job order or \$75,000 per contract term. This is a change from the introduced version and the version passed by the House, which prohibited procurement of architectural or engineering services through a job order contract.

Both the version passed by the House and the substitute of the Senate General Laws and Technology Committee establish certain construction procurement reporting requirements, expiring July 1, 2017, for construction projects of public bodies in excess of \$1 million that are procured by a method other than competitive sealed bidding. The Senate General Laws and Technology Committee substitute excludes transportation-related construction projects from the reporting requirements.

The substitute of the Senate General Laws and Technology Committee requires the State Corporation Commission to develop a process for the administrative review of complaints from vendors and contractors involving its procurement decisions by December 1, 2015.

The version passed by the House provided authority for the Director of the Department of General Services to issue advisory opinions regarding public bodies' construction procurement compliance with state and local laws and regulations. This authority is not included in the Senate General Laws and Technology Committee substitute version or the introduced version.

6. **Budget Amendment Necessary:** No
7. **Fiscal Impact Estimates:** Fiscal impact is indeterminate. See Item 8.
8. **Fiscal Implications:** HB1835-S1 provides multiple changes to construction and professional services procurement requirements in the Virginia Public Procurement Act (VPPA). It also contains additional enactment clauses providing reporting requirements for construction projects of public bodies in excess of \$1 million that are procured by a method other than competitive sealed bidding, public bodies' experiences and findings relating to the appropriateness and effectiveness of job order contracting, and requires the State Corporation Commission to develop a process for the administrative review of its procurement decisions.

1. Virginia Public Procurement Act Provisions:

*Cooperative Construction Contracts with Other Public Bodies*

The bill eliminates the ability for public bodies to participate in cooperative construction services contracts with other public bodies. Currently, the VPPA allows public bodies to use another public bodies' construction contract, except for local public bodies where the construction is in excess of \$200,000 and more than 75 miles from the procuring public body. This may result in a reduction of any administration efficiencies realized by public bodies utilizing cooperative construction contracts, as public bodies will need to conduct a separate procurement process for such constructions projects.

*Job Order Contract Procurement*

The Senate substitute provides that no public body shall issue or use a job order contract (JOC) solely for the purpose of receiving professional architectural or engineering (A/E) services; however, such services may be included in a job order if they are incidental and directly related to the job and do not exceed \$25,000 per job order or \$75,000 per contract term. This is a change from the introduced version of the bill and the version passed by the

House, which prohibited procurement of architectural or engineering services through a job order contract. The Commonwealth has not yet implemented JOC; therefore, this restriction is not expected to impact current procurement practices or costs. If JOC is implemented for construction services in the future, the A/E JOC restrictions could limit potential administrative efficiencies if the A/E services needed to complete the construction project exceed the \$25,000 cap per order or \$75,000 cap per contract term, in which case a separate A/E procurement process would be required.

JOC construction contract limits are increased from \$400,000 to \$500,000 for individual project fees and \$2 million to \$5 million cumulatively per one year term. Public bodies have the option to renew contracts for two additional one-year terms in comparison to the four additional one-year terms currently allowed. The impact of these changes is indeterminate, as JOC has not yet been implemented in the Commonwealth. JOC contracts could potentially create administrative efficiencies by eliminating the need for separate procurement processes for each construction project, but may also forego opportunities to procure individual projects at the lowest possible cost.

*Small Purchase Procedures for Construction:*

The bill clarifies that small purchase procedures may be used for construction if the total cost of construction is less than \$100,000. Small purchase procedures often require less formal procurement procedures. The bill also specifies that small purchase procedures shall not waive compliance with the Uniform Statewide Building Code. Small purchase procedures are currently used for construction under \$5,000. No fiscal impact is expected from this provision.

*Written Determination Competitive Sealed Bidding not Practicable or Advantageous*

The bill removes the requirement that a determination be made in advance and explained in writing for instances where competitive sealed bidding is not feasible or fiscally advantageous in order for goods, services, or insurance to be procured by competitive negotiation. Public bodies would no longer be required to document and maintain records to justify such determinations, which may provide some administrative efficiencies. No fiscal impact is expected from this provision.

*Affected Entities*

Changes to the VPPA apply to all public bodies, which includes all state and local entities, unless the body has received an exception to the VPPA in the operational area of procurement. Currently eleven institutions of higher education have operate under management agreements and memorandums of understanding in the operational area of procurement and are exempt as well as approximately 50 percent of local governments that have adopted their own procurement regulations as authorized by §2.2-4343.

2. Provisions outside of the Virginia Public Procurement Act:

*Construction Procurement Reporting Requirements:*

Senate General Laws and Technology Committee substitute as well as the version passed by the House includes an additional enactment clause expiring July 1, 2017, which requires the Director of the Department of General Services to report on construction projects procured by a means other than competitive sealed bidding. The bill requires all public bodies to report to the Director on any construction projects in excess of \$1.0 million that were procured by a means other than competitive sealed bidding and include justification for the procurement method chosen and whether the procurement meets the standards as set forth by the Secretary of Administration guidelines. The Director shall report such information quarterly and provide an annual evaluation of design-build and construction management at risk procurement methods, as well as any recommendations for construction procurement and the Virginia Public Procurement Act. No fiscal impact is expected from this provision.

*State Corporation Commission Administrative Review of Procurement Decisions*

Senate General Laws and Technology Committee substitute requires the State Corporation Commission (SCC) to develop a process for the administrative review of complaints from vendors and contractors involving its procurement decisions by December 1, 2015. According to the SCC, no fiscal impact is expected, as it already planned to develop such a process and fund any associated expenses with existing resources.

*Affected Entities*

Required reporting of construction projects procured by a means other than competitive sealed bidding and reporting of job order contracting appropriateness and effectiveness applies to public bodies regardless of VPPA exempt status.

- 9. Specific Agency or Political Subdivisions Affected:** Department of General Services, State Corporation Commission, all state agencies and other public bodies.
- 10. Technical Amendment Necessary:** There is no subsection C of §2.2-4302.2 in HB1835-S1, as referenced in line 567 on page 10 of the bill.
- 11. Other Comments:** The Senate General Laws and Technology Committee substitute eliminates the authority for the Director of the Department of General Services to issue advisory opinions on public bodies' construction procurement compliance, which was included in the version passed by the House. This change affects the expected fiscal impact of the bill and eliminates the costs previously estimated for exercising such authority.

HB1835-S1 is similar but not identical to SB1371-H1.

**Date:** 2/25/2015

**Document:** H:\GENERAL ASSEMBLY\2015 Session\DGS\HB1835\HB1835S1.doc