

Subject Hennepin County, construction manager at risk authority

Authors Nelson, M.

Analyst Deborah A. Dyson

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Overview

This bill provides more specific direction on Hennepin County's use of set-asides for businesses and social service organizations that hire persons eligible for public assistance or rehabilitative services in contracting for construction services; authorizes Hennepin County to use construction manager at risk method of project delivery; and repeals a seven-year limit on installment purchases and agreements by Hennepin County.

Summary

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| 1 | <p>Set-aside contracts.</p> <p>Modifies Hennepin County's authority to set aside an amount each year to award contracts for businesses and social service organizations that hire persons eligible for public assistance or requiring rehabilitative services. Requires a vendor providing construction services to employ persons eligible for public assistance or requiring rehabilitative services in the absence of the award.</p> |
| 2 | <p>Construction manager at risk.</p> <p>Authorizes Hennepin County to use the construction manager at risk method of project delivery. It is substantially similar to the law that authorizes the state to use this method. See Minn. Stat. §§ 16C.32, 16C.34.</p> <p>Subd. 1. Definitions. Defines terms used in the section.</p> <p>Subd. 2. Authority. Permits the county to use the construction manager at risk method of project delivery for projects estimated to exceed \$20,000,000.</p> <p>Subd. 3. Solicitation of qualifications. Requires a request for qualifications (RFQ) for each construction manager at risk contract and requires a RFQ to include, at a minimum, the listed elements. Prohibits a RFQ from imposing unnecessary criteria to ensure maximum participation. Prohibits consideration of the</p> |

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collective bargaining status of the construction manager at risk. Allows the RFQ to require that the proposer include the cost for its services.

Subd. 4. Construction manager at risk selection process. Requires a three-person selection committee to follow procedures set by the county. Selection criteria include evaluating the capacity of key personnel, technical competence, capability to perform, past performance, safety record, and other factors. Specifies options for decisions. Directs the county to issue a request for proposals from the short list of RFQ submissions. Prohibits disclosure of proprietary or confidential information between proposers. Requires a scoring system that is disclosed in the request for proposals.

Subd. 5. Construction manager at risk contract. Prescribes the contract negotiation and agreement process. Requires the construction manager at risk to competitively bid trade contract work from a list of qualified firms. Specifies how the list of qualified firms is to be established. Provides that the construction manager at risk and the county are to enter into a guaranteed maximum price contract for the project.

3 **Repealer.**

Repeals two provisions of Hennepin County's special laws limiting the duration of installment purchases and contracts to seven years.



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