

The House Committee on State Institutions and Property offers the following substitute to SB 146:

A BILL TO BE ENTITLED  
AN ACT

1 To amend Chapter 91 of Title 36 of the Official Code of Georgia Annotated, relating to  
2 public works bidding, so as to provide definitions; to provide for the advertisement of  
3 contract opportunities; to provide for the specifications of such notices and advertisements;  
4 to provide for related matters; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 Chapter 91 of Title 36 of the Official Code of Georgia Annotated, relating to public works  
8 bidding, is amended by revising Code Section 36-91-2, relating to definitions, as follows:

9 "36-91-2.

10 As used in this chapter, the term:

11 (1) 'Alternate bids' means the amount stated in the bid or proposal to be added to or  
12 deducted from the amount of the base bid or base proposal if the corresponding change  
13 in project scope or alternate materials or methods of construction is accepted.

14 (2) 'Base bid' or 'base proposal' means the amount of money stated in the bid or proposal  
15 as the sum for which the bidder or proposer offers to perform the work.

16 ~~(1)~~(3) 'Bid bond' means a bond with good and sufficient surety or sureties for the faithful  
17 acceptance of the contract payable to, in favor of, and for the protection of the  
18 governmental entity for which the contract is to be awarded.

19 ~~(2)~~(4) 'Change order' means an alteration, addition, or deduction from the original scope  
20 of work as defined by the contract documents to address changes or unforeseen  
21 conditions necessary for project completion.

22 ~~(3)~~(5) 'Competitive sealed bidding' means a method of soliciting public works  
23 construction contracts whereby the award is based upon the lowest responsive,  
24 responsible bid in conformance with the provisions of subsection (b) of Code Section  
25 36-91-21.

1 ~~(4)~~(6) 'Competitive sealed proposals' means a method of soliciting public works  
2 contracts whereby the award is based upon criteria identified in a request for proposals  
3 in conformance with the provisions of subsection (c) of Code Section 36-91-21.

4 ~~(5)~~(7) 'Emergency' means any situation resulting in imminent danger to the public health  
5 or safety or the loss of an essential governmental service.

6 ~~(6)~~(8) 'Governing authority' means the official or group of officials responsible for  
7 governance of a governmental entity.

8 ~~(7)~~(9) 'Governmental entity' means a county, municipal corporation, consolidated  
9 government, authority, board of education, or other public board, body, or commission  
10 but shall not include any authority, board, department, or commission of the state, or a  
11 public transportation agency as defined by Chapter 9 of Title 32.

12 ~~(8)~~(10) 'Payment bond' means a bond with good and sufficient surety or sureties payable  
13 to the governmental entity for which the work is to be done and intended for the use and  
14 protection of all subcontractors and all persons supplying labor, materials, machinery, and  
15 equipment in the prosecution of the work provided for in the public works construction  
16 contract.

17 ~~(9)~~(11) 'Performance bond' means a bond with good and sufficient surety or sureties for  
18 the faithful performance of the contract and to indemnify the governmental entity for any  
19 damages occasioned by a failure to perform the same within the prescribed time. Such  
20 bond shall be payable to, in favor of, and for the protection of the governmental entity for  
21 which the work is to be done.

22 ~~(10)~~(12) 'Public works construction' means the building, altering, repairing, improving,  
23 or demolishing of any public structure or building or other public improvements of any  
24 kind to any public real property other than those projects covered by Chapter 4 of  
25 Title 32. Such term does not include the routine operation, repair, or maintenance of  
26 existing structures, buildings, or real property.

27 ~~(11)~~(13) 'Responsible bidder' or 'responsible offeror' means a person or entity that has  
28 the capability in all respects to perform fully and reliably the contract requirements.

29 ~~(12)~~(14) 'Responsive bidder' or 'responsive offeror' means a person or entity that has  
30 submitted a bid or proposal that conforms in all material respects to the requirements set  
31 forth in the invitation for bids or request for proposals.

32 ~~(13)~~(15) 'Scope of project' means the work required by the original contract documents  
33 and any subsequent change orders required or appropriate to accomplish the intent of the  
34 project as described in the bid documents.

35 ~~(14)~~(16) 'Scope of work' means the work that is required by the contract documents.

1 ~~(15)~~(17) 'Sole source' means those procurements made pursuant to a written  
 2 determination by a governing authority that there is only one source for the required  
 3 supply, service, or construction item."

#### 4 SECTION 2.

5 Said chapter is further amended by revising Code Section 36-91-20, relating to written  
 6 contract required, as follows:

7 "36-91-20.

8 (a) All public works construction contracts subject to this chapter entered into by a  
 9 governmental entity with private persons or entities shall be in writing and on file and  
 10 available for public inspection at a place designated by such governmental entity.  
 11 Municipalities and consolidated governments shall execute and enter into contracts in the  
 12 manner provided in applicable local legislation or by ordinance.

13 (b)(1) Prior to entering into a public works construction contract other than those  
 14 exempted by Code Section 36-91-22, a governmental entity shall publicly advertise the  
 15 contract opportunity. Such notice shall be posted conspicuously in the governing  
 16 authority's office and shall be advertised in the legal organ of the county or by electronic  
 17 means on an Internet website of the governmental entity or an Internet website identified  
 18 by the governmental entity which may include the Georgia Procurement Registry as  
 19 provided by Code Section 50-5-69.

20 (2) Contract opportunities that are advertised in the legal organ shall be advertised a  
 21 minimum of two times, with the first advertisement occurring at least four weeks prior  
 22 to the opening of the sealed bids or proposals. The second advertisement shall follow no  
 23 earlier than two weeks from the first advertisement.

24 (3) Contract opportunities that are advertised solely on the Internet shall be posted  
 25 continuously for at least four weeks prior to the opening of sealed bids or proposals.  
 26 Inadvertent or unintentional loss of Internet service during the advertisement period shall  
 27 not require the contract award or bid or proposal opening to be delayed.

28 (4) Contract opportunities that will be awarded by competitive sealed bids shall have  
 29 Plans plans and specifications shall be available on the first day of the advertisement and  
 30 shall be open to inspection by the public. The plans and specifications shall indicate if  
 31 the project will be awarded by base bid or base bid plus selected alternates and:

32 (A) A statement listing whether all anticipated federal, state, or local permits required  
 33 for the project have been obtained or an indication of the status of the application for  
 34 each such permit including when it is expected to be obtained; and

1 (B) A statement listing whether all anticipated rights of way and easements required  
 2 for the project have been obtained or an indication of the status as to when each such  
 3 rights of way or easements are expected to be obtained.

4 (5) Contract opportunities that will be awarded by competitive sealed proposals shall be  
 5 publicly advertised with a request for proposals which request shall include conceptual  
 6 program information in the request for proposals describing the requested services in a  
 7 level of detail appropriate to the project delivery method selected for the project.

8 (6) The advertisement shall include such details and specifications as will enable the  
 9 public to know the extent and character of the work to be done.

10 (7) All required notices of advertisement shall also advise of any mandatory  
 11 prequalification requirements or pre-bid conferences as well as any federal requirements  
 12 pursuant to subsection (d) of Code Section 36-91-22. Any advertisement which provides  
 13 notice of a mandatory pre-bid conference or prequalification shall provide reasonable  
 14 advance notice of said conference or for the submittal of such prequalification  
 15 information.

16 (c) Governmental entities are authorized to utilize any construction delivery method,  
 17 provided that all public works construction contracts subject to the requirements of this  
 18 chapter that:

19 (1) Place the bidder or offeror at risk for construction; and

20 (2) Require labor or building materials in the execution of the contract

21 shall be awarded on the basis of competitive sealed bidding or competitive sealed  
 22 proposals. Governmental entities shall have the authority to reject ~~any and~~ all bids or  
 23 proposals or any bid or proposal that is nonresponsive or not responsible and to waive  
 24 technicalities and informalities.

25 (d) No governmental entity shall issue or cause to be issued any addenda modifying plans  
 26 and specifications within a period of 72 hours prior to the advertised time for the opening  
 27 bids or proposals, excluding Saturdays, Sundays, and legal holidays. However, if the  
 28 necessity arises to issue an addendum modifying plans and specifications within the 72  
 29 hour period prior to the advertised time for the opening of bids or proposals, excluding  
 30 Saturdays, Sundays, and legal holidays, then the opening of bids or proposals shall be  
 31 extended at least 72 hours, excluding Saturdays, Sundays, and legal holidays, from the date  
 32 of the original bid or proposal opening without need to readvertise as required by  
 33 subsection (b) of this Code section.

34 (e) Bid and contract documents may contain provisions authorizing the issuance of change  
 35 orders, without the necessity of additional requests for bids or proposals, within the scope  
 36 of the project when appropriate or necessary in the performance of the contract. Change  
 37 orders may not be used to evade the purposes of this article.

- 1 (f) Any governmental entity may, in its discretion, adopt a process for mandatory  
2 prequalification of prospective bidders or offerors; provided, however, that:
- 3 (1) Criteria for prequalification must be reasonably related to the project or the quality  
4 of work;
- 5 (2) Criteria for prequalification must be available to any prospective bidder or offeror  
6 requesting such information for each project that requires prequalification;
- 7 (3) Any prequalification process must include a method of notifying prospective bidders  
8 or offerors of the criteria for or limitations to prequalification; and
- 9 (4) Any prequalification process must include a procedure for a disqualified bidder to  
10 respond to his or her disqualification to a representative of the governmental entity;  
11 provided, however, that such procedure shall not be construed to require the  
12 governmental entity to provide a formal appeals procedure. A prequalified bidder or  
13 offeror can not be later disqualified without cause."

14

**SECTION 3.**

15 All laws and parts of laws in conflict with this Act are repealed.