

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2005

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HOUSE BILL 2147*
Committee Substitute Favorable 7/20/06
Third Edition Engrossed 7/25/06

Short Title: Use of Existing Plans for State Construction.

(Public)

Sponsors:

Referred to:

May 18, 2006

A BILL TO BE ENTITLED

AN ACT TO REQUIRE STATE AGENCIES TO USE EXISTING PLANS FOR
STATE CONSTRUCTION PROJECTS WHERE FEASIBLE.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 143-31.1 reads as rewritten:

"§ 143-31.1. Study-Use of existing plans for State construction projects; study and review of plans and specifications for building, improvement, etc., projects.

(a) All State agencies shall use existing plans and specifications for construction projects, where feasible. Prior to designing a project, State agencies shall consult with the Department of Administration on the availability of appropriate existing plans and specifications and the feasibility of using them for a project.

(b) ~~It shall be the duty and responsibility of the~~The Director of the Budget ~~to shall~~ determine whether buildings, repairs, alterations, additions or improvements to physical properties for which appropriations of State funds are made have been designed for the specific purpose for which such appropriations are made, that such projects have been designed giving proper consideration to economy in first cost, in maintenance cost, in materials and type of construction. Architectural features shall be selected which give proper consideration to economy in design. The Director of the Budget shall have prepared a complete study and review of all plans and specifications for such projects and bids on same will not be received until the results of such study and review have been incorporated in such plans and specifications, and until economic conditions of the construction industry are considered by the Office of State Budget and Management to be favorable to the letting of construction contracts. The Director of the Budget may, when he considers it in the best interest of the State to do so, terminate design contracts when it is documented that the designer has failed to perform the conditions enumerated in the contract.

1 Notwithstanding G.S. 143-135, the Director of the Budget may authorize the
2 Department of Health and Human Services and the Department of Correction to use
3 funds necessary for projects that correct deficiencies, improve living conditions, or
4 renovate unneeded patient space for State office space."

5 **SECTION 1.1.** If House Bill 914, 2005 Regular Session becomes law,
6 effective July 1, 2007, G.S. 143-341(3) as amended by Section 96 of House Bill 914
7 reads as rewritten:

8 '(3) Architecture and Engineering:

9 a. To examine and approve all plans and specifications for the
10 construction or renovation of:

- 11 1. All State buildings or buildings located on State lands,
12 except those buildings over which a local building code
13 inspection department has and exercises jurisdiction; and
- 14 2. All community college buildings requiring the estimated
15 expenditure for construction or repair work for which
16 public bidding is required under G.S. 143-129 prior to
17 the awarding of a contract for such work; and to examine
18 and approve all changes in those plans and specifications
19 made after the contract for such work has been awarded.

20 b. To assist, as necessary, all agencies in the preparation of
21 requests for appropriations for the construction or renovation of
22 all State buildings.

23 b1. To certify that a statement of needs pursuant to G.S. 143C-3-3
24 is feasible. For purposes of this sub-subdivision, "feasible"
25 means that the proposed project is sufficiently defined in overall
26 scope; building program; site development; detailed design,
27 construction, and equipment budgets; and comprehensive
28 project scheduling so as to reasonably ensure that it may be
29 completed with the amount of funds requested. At the discretion
30 of the General Assembly, advanced planning funds may be
31 appropriated in support of this certification. This
32 sub-subdivision shall not apply to requests for appropriations of
33 less than one hundred thousand dollars (\$100,000).

34 c. To supervise the letting of all contracts for the design,
35 construction or renovation of all State buildings and all
36 community college buildings whose plans and specifications
37 must be examined and approved under a.2. of this subdivision.

38 d. To supervise and inspect all work done and materials used in
39 the construction or renovation of all State buildings and all
40 community college buildings whose plans and specifications
41 must be examined and approved under a.2. of this subdivision;
42 and no such work may be accepted by the State or by any State
43 agency until it has been approved by the Department.

1 e. To require all State agencies to use existing plans and
2 specifications for construction projects, where feasible. Prior
3 to designing a project, State agencies shall consult with the
4 Department of Administration on the availability of appropriate
5 existing plans and specifications and the feasibility of using
6 them for a project.

7 Except for sub-subdivisions ~~b. and b1.b~~, b1., and e. of this subdivision
8 does not apply to the design, construction, or renovation of projects by The University
9 of North Carolina pursuant to G.S. 116-31.11.' "

10 **SECTION 2.** G.S. 116-31.11(a) reads as rewritten:

11 "(a) Notwithstanding G.S. 143-341(3) and G.S. 143-135.1, the Board shall, with
12 respect to the design, construction, or renovation of buildings, utilities, and other
13 property developments of The University of North Carolina requiring the estimated
14 expenditure of public money of two million dollars (\$2,000,000) or less:

- 15 (1) Conduct the fee negotiations for all design contracts and supervise the
16 letting of all construction and design contracts.
- 17 (2) Develop procedures governing the responsibilities of The University
18 of North Carolina and its affiliated and constituent institutions to
19 perform the duties of the Department of Administration and the
20 Director or Office of State Construction under G.S. 133-1.1(d) and
21 G.S. 143-341(3).
- 22 (3) Develop procedures and reasonable limitations governing the use of
23 open-end design agreements, subject to G.S. 143-64.34 and the
24 approval of the State Building Commission.
- 25 (4) Use existing plans and specifications for construction projects, where
26 feasible. Prior to designing a project, the Board shall consult with the
27 Department of Administration on the availability of existing plans and
28 specifications and the feasibility of using them for a project."

29 **SECTION 3.** This act becomes effective September 1, 2006, and applies to
30 construction projects on which design is begun after that date.