

SENATE BILL REPORT

SB 5747

As Reported By Senate Committee On:
Financial Institutions & Housing, February 21, 1995

Title: An act relating to housing authorities.

Brief Description: Regulating housing authorities.

Sponsors: Senators Sheldon, Roach, Sellar and Fraser.

Brief History:

Committee Activity: Financial Institutions & Housing, 2/17/95, 2/21/95 [DPS].

SENATE COMMITTEE ON FINANCIAL INSTITUTIONS & HOUSING

Majority Report: That Substitute Senate Bill No. 5747 be substituted therefor, and the substitute bill do pass.

Signed by Senators Prentice, Chair; Fraser, Vice Chair; Hale, Roach, Smith and Sutherland.

Staff: Traci Ratzliff (786-7452)

Background: Housing authorities utilize the public works process established in current law for the design, construction, rehabilitation or repair of housing projects. Under this process, a firm is retained to complete the design phase of a project. After the design and construction documents are complete, the construction phase of the project is put out for competitive bid. The construction contract is awarded to the lowest bid.

In 1994, the Legislature authorized certain state and local agencies to utilize, under specific conditions, alternative public works contracting procedures. The alternative forms of public works contracting permitted include: (1) the design/build process, in which an agency enters into a single contract for both design and construction services from one contractor. In such projects, the design phase is performed simultaneously with construction on the earlier stages of the project; and (2) the general contractor/construction manager method, in which an agency enters into two contracts, one with a firm to design the project and one with a firm to assist in developing and evaluating the project design and to act as the construction manager and general contractor during the construction phase. In such projects, the design and construction phases of a project are merged into one, allowing design and construction to occur simultaneously throughout the life of the project.

Housing authorities are not currently authorized to utilize these alternative public works procedures.

Summary of Substitute Bill: Housing authorities are authorized to utilize alternative public works contracting procedures established in current law and are required to abide by the conditions under which such procedures may be utilized.

Substitute Bill Compared to Original Bill: A technical change was made.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Testimony For: Giving housing authorities the ability to utilize alternative public works contracting procedures that integrate the design and construction phases of a project will speed up the development process, lower costs, and result in better housing projects.

Testimony Against: None.

Testified: PRO: Bob Davis, Executive Director, Snohomish County Housing Authority; Normal McLaughlin, Executive Director, Kitsap County Consolidated Housing Authority; Mike Ryherd, Housing Authorities of Washington.