



# CUPCCAA – What Changes?

**Rule: Unless modified by CUPCCAA, all codes for the project apply.  
If in doubt, please seek legal counsel!**

<https://www.colbitech.com/ppwg>

Public Works: Negotiated <\$75k, Informal Bid>\$75k <220k, Formal Bid>\$220k as of 1/1/25

	<75k	>75k <220k	>220k
<b>THINGS THAT CHANGE WITH CUPCCAA &amp; BY SIZE OF PROJECT</b>			
Must our agency have an informal bidding policy/ordinance? <i>PCC22034</i>	Y	Y	Y
Do our force account limits change and when estimating an in-house project do we have to add 30% (or calculated) overhead to determine if we can stay in-house? <i>(Manual starting on pg. 53, Chapters. 3-7)</i>	Y	Y	Y
Can I use CUPCCAA bid limits for code-defined Maintenance work? <i>(PCC22003 – Only if maintenance is included in your resolution &amp; be consistent)</i>	Y	Y	Y
Can I negotiate the contract and price if that is allowed by my agency's policy?	Y	N	N
Can I get quotes instead of bidding following my agency's policy?	Y	N	N
Are plans & specifications required by code? <i>(*Y if needed for clarity/contracting)</i>	*N	*N	Y
Must we email our CUPCCAA list or use Trade Journal at least once to notify contractors & leave the bid period open for at least 10 days? <i>(*Min. 15 days + gen circ newspaper)</i>	N	Y	*Y
Is the usual language required in invitations for bids/notices for code compliance?	N	Y	Y
Is a Bid Bond required by code?	N	Y	Y
Is there a date and time certain for receipt of bids? <i>(*Due date for proposals okay.)</i>	*N	Y	Y
Must we hold a public bid opening?	N	N	Y
Does CUPCCAA have a special law allowing me to proceed with work if no bids are received that aren't available to non-CUPCCAA agencies? <i>(PCC22038(c))</i>	Y	Y	Y
Are bid protests allowed?	N	Y	Y
Are "Interested party" claims allowed – even people who did not submit a price or were not noticed? <i>PCC22042 &amp; Manual pg. 18/1.09</i>	Y	Y	Y
Can proposal / bid overages be waived? <i>(*Over \$220k &lt;\$235,000 by 4/5<sup>th</sup> board vote.)</i>	N	*Lmtd	N/A
Do we still have to go to the County Superintendent for emergency resolutions? <i>PCC22035 – agency's board handles.</i>	N	N	N
<b>THINGS THAT DO NOT CHANGE – including but not limited to:</b>			
Do these bid limits/size values change? (Maint annually 1/1 – Pub Wks every few years)	Y	Y	Y
Are all departments in the agency subject to the same bid limits (CUPCCAA if "in")?	Y	Y	Y
Do we have to create a project estimate/opinion/idea of cost before deciding what project size we have?	Y	Y	Y
Does the "project" have to be defined from the beginning? <i>Manual Chapter 3</i>	Y	Y	Y
Do we need a detailed quotable/biddable scope statement going into the proposal/bid process?	Y	Y	Y
Can the project be split into separate contracts, each of which complies with its own limit requirements to avoid a higher level of bidding? <i>PCC22033 &amp; FAQ pgs. 6 &amp; 7</i>	N	N	N
Can we use multiple contracts to get a project done as long as we use the bidding method required based on the project size (not per contract \$)? <i>PCC22033 &amp; FAQ pg 6/7</i>	Y	Y	Y
Should the contractors have the scope statement, terms & conditions of the Agreement (aka General Conditions), and Special Conditions if needed before pricing?	Y	Y	Y
If our Agency's policies for procurement are stricter than CUPCCAA or Code, do I have to follow them, too? <i>(Local policies that are less strict than the law need legal review.)</i>	Y	Y	Y
Do codes for the permitting and work such as DSA EC17421/Prevailing wages/Architect or other Professionals required, CCR Title 24, etc. all still apply?	Y	Y	Y
Does prevailing wage still apply? <i>EC17424</i>	Y	Y	Y
Does the Subcontractor Listing Law still apply, and do subs need to be listed? <i>(PCC 4100 &amp; to report to DIR &gt;\$25k Pub. Wk., &gt; \$15k Maint. – DIR definitions!)</i>	Y	Y	Y

	<75k	>75k <220k	>220k
Does the contractor have to be on our CUPCCAA list before they can propose/submit?	N	N	N
Is an email notice to all listed contractors recommended even when not required?	Y	Y	Y
Can we use internal forces to do some of the work within force account limits? <i>PCC20114</i>	Y	Y	Y
Can we choose to use formal hard bidding instead of proposals or informal on a project?	Y	Y	Y
Can alternative delivery methods be used?	Y	Y	Y
Can we do part of the project using a lesser procurement method (say the \$60k method) and another part using the formal bid method? ( <i>Size &amp; required procurement method are set at the time of project definition and estimating.</i> )	N	N	N
Do we have to notice all CUPCCAA listed contractors or ad in Trade journals every time? <i>*Email notice is recommended.</i>	*N	Y	Y
If we choose to email using our list instead of or in addition to the journal notices, do we have to send the email to a contractor on the list we don't want to work with?	Y	Y	Y
Is a construction contract needed? ( <i>Seek legal counsel if you disagree and discuss risks.</i> )	Y	Y	Y
Are General and Special Conditions needed? ( <i>*Slightly shortened Gen Cond. format may be okay -seek legal counsel.</i> )	*Y	*Y	Y
Is it the safest risk mitigation for the agency/district to use a Purchase Order with a proposal attached as the sole contract for a construction project?	N	N	N
Is a Performance Bond required by code? ( <i>*It is usual to include and is recommended.</i> )	*N	*N	*N
Is a Payment Bond required – over \$25k? <i>Civil Code 3247</i>	Y	Y	Y
Are the usual insurances needed?	Y	Y	Y
Is Builders Risk required by code? ( <i>*Is recommended – ask your Risk Manager/Ins. Rep.</i> )	*N	*N	*N
Are Fingerprinting/Haz/other “certifications” required as per various codes?	Y	Y	Y
Is prequalification allowed? ( <i>May be required based on fund source &amp; agency policy.</i> )	Y	Y	Y
Can we buy the materials separately? ( <i>*But must use the same or higher required method of acquisition – i.e.: if formal, all scope must come from a formal bid source.</i> )	*Y	*Y	*Y
Do we have to use a Bid / Proposal Form? ( <i>*Recommended</i> )	*Y	*Y	Y
Does the agency/district have to register the project with DIR & must the contractor pay & report prevailing wages? ( <i>*&gt;\$25k Pub. Wk., &gt; \$15k Maint. – DIR definitions!</i> )	*Y	Y	Y
Can authority to award be delegated to specific staff by board action?	Y	Y	Y
If no proposals/bids are received, can we proceed with the work without rebidding? ( <i>*within the options of PCC22038(c) or other board action if non-CUPCCAA</i> )	*Y	*Y	*Y
Must we track actual costs using a unique account code string for each project? <i>Manual Chapter 3 &amp; GASB</i>	Y	Y	Y
If we contract for the work, do we have to track labor separately from materials?	N	N	N
If we use our internal forces within the Force Account limits, do we have to track labor separately from materials? <i>PCC20114</i>	Y	Y	Y
Should we keep a list of folks who bid so we can notify them of future work? (The CUPCCAA Commission suggests automatically adding submitters to your CUPCCAA list.)	Y	Y	Y
Do any rules change if the fund source is unusual or donated? ( <i>*The fund source &amp; location of the project have always had to be considered project by project – if in doubt seek legal counsel.</i> )	*N	*N	*N
Do we need a board action to contract for emergencies? <i>PCC 22035 &amp; 22050 &amp; 1102</i>	Y	Y	Y

Helpful Resources: The CA Uniform Public Construction Cost Accounting Act (CUPCCA) law – PCC22000 - 22050:

[https://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?sectionNum=22000.&lawCode=PCC](https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=22000.&lawCode=PCC)

CA Uniform Construction Cost Accounting Commission (CUCCAC) website: [https://www.sco.ca.gov/ard\\_cuccac.html](https://www.sco.ca.gov/ard_cuccac.html)

CUPCCAA Manual: [https://www.sco.ca.gov/Files-ARD-Local/cuccac\\_manual\\_2025\\_edition.pdf](https://www.sco.ca.gov/Files-ARD-Local/cuccac_manual_2025_edition.pdf)

CUPCCAA FAQs (These FAQs are very important to read.): [https://www.sco.ca.gov/Files-ARD-Local/frequently\\_asked\\_questions\\_faq\\_uniform\\_public\\_construction\\_cost\\_accounting\\_act.pdf](https://www.sco.ca.gov/Files-ARD-Local/frequently_asked_questions_faq_uniform_public_construction_cost_accounting_act.pdf)

CUPCCAA definition of Public Works and Maintenance (PCC22002):

[https://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?sectionNum=22002.&lawCode=PCC](https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=22002.&lawCode=PCC)

This is unrelated to whether or not prevailing wage applies (Labor Code 1771)