



School Building Projects Advisory Council

Meeting Minutes

December 13, 2018, 10:00 am

Legislative Office Building, Room 1B

210 Capitol Ave., Hartford, CT

Members Present

Commissioner Melody A. Currey, Chair
Susan Weisselberg
Steven Kitowicz
Lou Casolo
Glenn Gollenberg
Antonio Iadarola
John Woodmansee

Attendance - Staff

Konstantinos Diamantis, Director
Robert Celmer
Barbara Fabiani
Kermit Thompson
Timothy O'Brien

Meeting business

The meeting was called to order by Commissioner Currey at 10:04 am.

1: Minutes of previous meeting

A **motion** was made to approve the minutes of the September 25, 2018 meeting.

Motion approved.

2: Introductions

SBPAC members and staff introduced themselves.



3: Update on school construction

Director Diamantis gave an update on the work of the Office of School Construction Grants and Review (OSCG&R), noting the implementation of school construction Standards and Guidelines, work with school construction authorities in other states and that Connecticut is presently at the forefront of school construction policy, nationally.

4: Planning related to standard contracts on School Construction Grant projects.

Discussion (Diamantis, Casolo, Weisselberg, Iadarola, Gollenberg,) occurred on standard contracts for school construction projects. Discussion included:

- The state construction contract for construction managers at-risk
- AIA contracts
- That AIA contracts are often viewed as favoring A/Es and contractors rather than owners
- General contractor contract models
- Contract models that do not use a construction manager
- That the funder of a project may dictate the contract type to be used
- That there may be a baseline in contracts that the owner may want
- That state contracts provide owners with escape clauses and other owner-specific needs
- The need for holding the line on start and completion dates
- Process for change orders
- Concerns about protections for owners represented in CMR contract projects
- Concerns about efficacy of guaranteed maximum prices
- Having educational sessions for school districts about benefits and risks of different contract models
- That different models come down to who manages risk and who pays if deviation
- That owners should not change contract conditions and specifications after bidding
- That having standard contracts does not mean that the contracts cannot be amended
- Hybrid contract models
- That, historically, architects gave up contract administration to owners' representatives
- That the contract model might depend on the size of municipality
- That small towns may not have resources to manage GMP contracts
- Mixed feelings on CM pre-construction phase and the incentives to look for cost savings
- That cost saving offered sometimes have no merit, such as lower quality with potential future costs and that proposed savings should be judged on merit
- That OSCG&R has found that value engineering should not occur after plan approval, with potential loss of important components
- That feedback should be requested from constructors
- That more models of contracts to be considered
- The CM as advisor is another option

5: Public comment

John Butts of the Associated General Contractors spoke, and offered that his organization would be happy to review any proposed contracts.



6: Plan for conference on contracting for school districts.

Commissioner Currey stated that there will be an informational conference for school districts on construction contracting.

7: Model schools.

Discussion (Diamantis, other members) occurred on model schools, that some members have been researching and that their work may be submitted as the report of the Council.

Adjournment.

A **motion** was made to adjourn.

Motion approved.

Commissioner Currey ruled the meeting adjourned at 10:45 am.