

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 3, 2020 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on February 3, 2020 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Bryan P. Hurlburt, Commissioner, Dept of Agriculture (9:30-9:55AM)

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich and Mr. Berger seconded a motion to approve the minutes of the January 30, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

| | |
|----------------------------------|--|
| PRB # | 20-006 |
| Origin/Client: | DCS/DESPP |
| Transaction/Contract Type | AE / Amendment #1 |
| Project Number: | BI-FP-015-DB |
| Contract: | BI-FP-015-DB |
| Consultant: | Carlin Construction Company, LLC |
| Property | Willimantic, Fire School Rd (1), Eastern CT Reg Fire Training School |
| Project purpose: | Expansion of Eastern CT Reg Fire Training School |

Item Purpose: Amendment # 1

PROPOSED AMOUNT: \$962,300.51

At the State Properties Review Board meeting held on January 8, 2018, the Board approved #17-355 (BI-FP-015-DB), in the amount of \$15,354,000, for the expansion of the Eastern Connecticut Regional Fire Training School. Carlin Construction Company, LLC was the selected DB Contractor for the project.

The project is now complete.

DCS is seeking approval to compensate the DB Contractor an additional \$962,300.51 for proposed changes to the scope of the original DB Contract including the following:

- Changes to the specified Burn Building Lining Material resulting in a \$22,000 credit;
- Resubmission of the DEEP Natural Diversity Data Base (NDDDB) Permit as the original Permit expired prior to construction. Additionally, the scope was expanded to address a DEEP-required Turtle Protection Plan, Contractor Training, Vegetation Sweeps and documentation (\$9,350);
- Expanded debris removal (1,422 cubic yards) beyond geotechnical-surveyed areas (\$84,095.86);
- Modification of originally specified overhead door prop to a multi-force door training tool know as a Forcible Door Entry (\$11,028.60 net of credit);
- Add new Fire Pump and Generator due to aged state-supplied equipment did not meet emissions standards, or new construction could not accommodate age of equipment (\$235,275.34 & \$138,812.50, respectively);
- Disconnection of abandoned manhole not identified in original survey (\$8,602.83);
- Expanded Security Services for 39 days from 10-13-19 to 11-20-19 (\$16,841.97);
- Expanded trenching services to accommodate Eversource gas piping line (\$55,113.07);
- Relocation and stockpiling of perfluoroalkyl- and polyfluoroalkyl-tainted (PFAS) soils (\$322,299.24, net of salvageable materials);
- Extended General Conditions from 10-13-19 to 12-12-19 (\$72,942.54);
- Extended Builders Risk Insurance (\$2,950.20);
- Addition of generator platform per DEEP and OSBI (\$16,113.46); and
- Additional Bond Premium (\$10,874.90).

DCS confirmed funding is in place for requested fee increase (approved a 6-26-19 Bond Commission meeting).

Staff have requested clarification of the following issues:

1. Please provide backup documentation for each CCD identified (original cost proposed) and the final agreed upon change order proposal.

DCS Response: ST/DCS 01/27/2020: Each CCD reflects the original cost proposed. Each change order proposal reflects the final agreed value for each change. The draft CCD packages for No. 1 through No. 10 are attached here as the first attachment.

Staff Response: In CCD 6 – Fire Pump & Generator – in the Bid Summary Report for the Generator, the DB included 10% profit totaling \$10,378.93 with the ‘Selling Price’ stated at \$114,168.27.

Bid Summary Report

Vendor: USESL EW Labor Level: CONEST 13 Mar 2019 11:19:48
 Tax Rate status: Default Bid Name: 300 KW GEN SET Bid Template: BASIC (EXPANDED O&P)

| Drawing | Phase | Quote \$ | Material \$ | Equip \$ | SubCon \$ | Labor Hrs |
|--------------------------------|-------------------------------------|------------------|-----------------|-----------------|---------------|--------------|
| | MOVES-ADDS-CHANGES > 300 KW GEN SET | 83,015.00 | 9,495.09 | 3,084.00 | 500.00 | 50.53 |
| Sheet Totals: | | 83,015.00 | 9,495.09 | 3,084.00 | 500.00 | 50.53 |
| Taxes: | | 0.00 | 0.00 | 0.00 | 0.00 | |
| Sub Total (Quo/Mat/Equip/Sub): | | 96,094.09 | | | | |
| Sales Tax: | | 0.00 | | | | |
| Sub Total: | | 96,094.09 | | | | 96,094.09 |
| Direct Labor \$: | | | | | | 4,295.25 |
| Indirect Labor \$: | | | | | | 3,400.00 |
| Labor Escalation: | | | | | | 0.00 |
| Labor Tax: | | | | | | 0.00 |
| Direct Job Costs (0.00%): | | | | | | 0.00 |
| Prime Cost: | | | | | | 103,789.34 |
| Overhead (Avg. 0.00%): | | | | | | 0.00 |
| Net Cost: | | | | | | 103,789.34 |
| Profit (Avg. 10.00%): | | | | | | 10,378.93 |
| Job Tax: | | | | | | 0.00 |
| Bond (0.0000%): | | | | | | 0.00 |
| Selling Price: | | | | | | 114,168.27 |

Bid Notes:
 PROVIDE, DELETE AND INSTALL THE FOLLOWING:
 1) 300 KW GEN SET WITH AUTO TRANSFER SWITCH
 2) DEDUCT AND DELETE OWNER PROVIDED 75 KW GENERATOR HOOK-UP.
 3) DEDUCT AND DELETE ORIGINALLY PROPOSED TRANSFER SWITCHES, EMERG. PANELS AND ASSOCIATED FEEDERS.
 4) NEW DISTRIBUTION SYSTEM BASED ON ATTACHED RISER DRAFT.
 5) NEW SHORT CIRCUIT AND ARC FLASH STUDY
 6) NEW STAMPED DRAWINGS INCLUDING RISER, GROUNDING DETAILS, RECIRCULATED LOADS
 7) RIGGING AND LIFTING EQUIPMENT

| TAX RATES | |
|--------------|---------|
| Material: | 0.0000% |
| Quote: | 0.0000% |
| Labor: | 0.0000% |
| Equipment: | 0.0000% |
| Subcontract: | 0.0000% |
| Job: | 0.0000% |

| MISCELLANEOUS | |
|------------------------|------------|
| Avg. Lbr. Rate (Cost): | 85.00 |
| Avg. Lbr. Rate (Bid): | 93.50 |
| Total Square Feet: | 1.00 |
| Cost Per Sq. Ft.: | 114,168.27 |
| Labor \$ Per Sq. Ft.: | 4,295.25 |
| Labor Hrs Per Sq. Ft.: | 50.53 |
| Quantity of Units: | 1.00 |
| Cost Per Unit: | 114,168.27 |
| Calc. Adjustment: | 0.00% |

In Proposed Change Order No. 00005 (Generator) the DB included four items as follows: Generator, Concrete Pad, Prep Pad and GC OH&P

| Item | Description | Stock# | Quantity | Units | Unit Price | Tax Rate | Tax Amount | Net Amount |
|--------------------|--|--------|----------|-------|--------------|----------|---------------------|--------------|
| 00017 | 300 KW Gen Set (see attached CKS Electric) | | 1.000 | | \$114,168.00 | 0.00% | \$0.00 | \$114,168.00 |
| 00018 | Concrete Pad | | 1.000 | | \$8,220.00 | 0.00% | \$0.00 | \$8,220.00 |
| 00019 | Prep Pad | | 1.000 | | \$500.00 | 0.00% | \$0.00 | \$500.00 |
| 00020 | GC OH&P | | 1.000 | | \$12,288.00 | 0.00% | \$0.00 | \$12,288.00 |
| Unit Cost: | | | | | | | \$135,176.00 | |
| Unit Tax: | | | | | | | \$0.00 | |
| Unit Total: | | | | | | | \$135,176.00 | |

Please clarify if it the DB should be calculating additional GC OH&P on Item #17, if Profit was included in the Bid Summary.

DCS Response: The Bid Summary Report following the proposal coversheets for PCO No. 6 and 7 were that of the DBC's subcontractor (note the page footer on that Bid Summary Report). The DBC does also receive overhead and profit. Please also note that the Design Build Agreement does not specify percentages for overhead and profit cost changes.

In CCD 6 – Fire Pump & Generator – in the Bid Summary Report for the Fire Pump, the DB included 10% profit totaling \$10,378.93 with the 'Selling Price' stated at \$114,168.27.

Bid Summary Report

Vendor: USESL EW Labor Level: CONEST 13 Mar 2019 12:54:52
 Tax Rate status: Default Bid Name: PUMP HOUSE SERVICE WITH PUMP Bid Template: BASIC (EXPANDED O&P)

| Drawing | Phase | Quote \$ | Material \$ | Equip \$ | SubCon \$ | Labor Hrs |
|--------------------------------|--|-----------------|------------------|-------------|------------------|---------------|
| | MOVES-ADDS-CHANGES > PUMP HOUSE W/ FIRE PUMP | 5,750.00 | 13,762.99 | 0.00 | 12,505.65 | 207.34 |
| Sheet Totals: | | 5,750.00 | 13,762.99 | 0.00 | 12,505.65 | 207.34 |
| Taxes: | | 0.00 | 0.00 | 0.00 | 0.00 | |
| Sub Total (Quo/Mat/Equip/Sub): | | 32,012.99 | | | | |
| Sales Tax: | | 0.00 | | | | |
| Sub Total: | | 32,012.99 | | | | 32,012.99 |
| Direct Labor \$: | | | | | | 17,824.23 |
| Indirect Labor \$: | | | | | | 0.00 |
| Labor Escalation: | | | | | | 0.00 |
| Labor Tax: | | | | | | 0.00 |
| Direct Job Costs (0.00%): | | | | | | 0.00 |
| Prime Cost: | | | | | | 49,637.23 |
| Overhead (Avg. 0.00%): | | | | | | 0.00 |
| Net Cost: | | | | | | 49,637.23 |
| Profit (Avg. 10.00%): | | | | | | 4,963.72 |
| Job Tax: | | | | | | 0.00 |
| Bond (0.0000%): | | | | | | 0.00 |
| Selling Price: | | | | | | 54,600.94 |

Bid Notes:
 INSTALL AN EST. 1100 FEET OF PRIMARY FEED CONDUITS FROM UTILITY TRANSFORMER AT THE ADMIN BLDG. TO THE PROPOSED PUMP HOUSE UTILITY TRANSFORMER.
 400 AMP 480 VOLT SERVICE AT THE PUMP/HOUSE INCLUDING: MAIN DISCONNECT, METER, 480 VOLT PANEL BOARD, 150VA TRANSFORMER AND 208/120 VOLT PANELBOARD.
 INSTALL FEEDER FOR A 125 HP PUMP.
 DOES NOT INCLUDE TRANSFORMER VAULT, POWER COMPANY REQUIRED 3 PHASE COFFINS, 125 HP PUMP AND VFD.

| TAX RATES | |
|--------------|---------|
| Material: | 0.0000% |
| Quote: | 0.0000% |
| Labor: | 0.0000% |
| Equipment: | 0.0000% |
| Subcontract: | 0.0000% |
| Job: | 0.0000% |

| MISCELLANEOUS | |
|------------------------|-----------|
| Avg. Lbr. Rate (Cost): | 85.00 |
| Avg. Lbr. Rate (Bid): | 93.50 |
| Total Square Feet: | 1.00 |
| Cost Per Sq. Ft.: | 34,600.94 |
| Labor \$ Per Sq. Ft.: | 17,824.23 |
| Labor Hrs Per Sq. Ft.: | 207.34 |
| Quantity of Units: | 1.00 |
| Cost Per Unit: | 54,600.94 |
| Calc. Adjustment: | 0.00% |

In Proposed Change Order No. 00006 (Fire Pump) the DB included nine items as follows:

| Item | Description | Stock# | Quantity | Units | Unit Price | Tax Rate | Tax Amount | Net Amount |
|-------|--|--------|----------|-------|--------------|----------|--------------------|---------------------|
| 00001 | Draft Pump (see attached PFI) | | 1.000 | | \$113,200.00 | 0.00% | \$0.00 | \$113,200.00 |
| 00002 | Electrical Service & Switch Gear (see CKS Electric) | | 1.000 | | \$54,601.00 | 0.00% | \$0.00 | \$54,601.00 |
| 00003 | Transformer Pad in place | | 1.000 | | \$2,200.00 | 0.00% | \$0.00 | \$2,200.00 |
| 00004 | Polymer Concrete pull box | | 2.000 | EA | \$2,740.00 | 0.00% | \$0.00 | \$5,480.00 |
| 00005 | Set Pull boxes (Excavator, Operator, Laborer) X 4 hrs / 13823 | | 1.000 | | \$1,529.36 | 0.00% | \$0.00 | \$1,529.36 |
| 00006 | Credit set existing Fire Pump | | 1.000 | | (\$7,500.00) | 0.00% | \$0.00 | (\$7,500.00) |
| 00007 | Camera existing supply piping | | 1.000 | | \$625.00 | 0.00% | \$0.00 | \$625.00 |
| 00008 | Engineering | | 1.000 | | \$5,000.00 | 0.00% | \$0.00 | \$5,000.00 |
| 00009 | GC OH&P | | 1.000 | | \$17,514.00 | 0.00% | \$0.00 | \$17,514.00 |
| | | | | | | | Unit Cost: | \$192,649.36 |
| | | | | | | | Unit Tax: | \$0.00 |
| | | | | | | | Unit Total: | \$192,649.00 |

Please clarify if it the DB should be calculating additional GC OH&P on Item #2, if Profit was included in the Bid Summary.

DCS Response: Same as generator.

DCS should provide explanation for the increased costs reflected in Amendment #1 as compared to the CCD provided by the DB for the following four items

| Item | Amend #1 | CCD | Delta |
|-------------------------------------|--------------|--------------|---------------|
| Forcible Entry Door (net of credit) | \$11,028.60 | \$5,567.00 | (\$5,461.60) |
| New Fire Pump | \$235,275.34 | \$192,649.00 | (\$42,626.34) |
| New Generator | \$138,812.50 | \$135,176.00 | (\$3,636.50) |
| Undocumented Manhole | \$8,602.83 | \$7,592.04 | (\$1,010.79) |

- Was the 60-day extended duration solely for the installation of the natural gas piping and subsequent paving of the access road?

DCS Response: ST/DCS 01/27/2020: The 60-day extension had solely to do with the delay of the permanent utility services of both power and gas, both of which are provided by Eversource as the sole provider in this area for both of these utility types.

Staff Response: 60-day period extended from October 12 to December 12, 2019. OK

- CCD No. 03 – provide the location of the house that was demolished and which new building was constructed at this location.

DCS Response: ST/DCS 01/27/2020: Slight correction to this statement by SPRB, this area was at the roadway/entrance drive (no new building construction within this area). The location of the house (and barn) is included with the second attachment; boxed in red. The demolition of these structures was outside of the scope of work of the Design Builder.

Staff Response:

- Please identify on the survey map the area of the 320x40 feet where the land was excavated as the photos provided did not reveal the area. Was this area within the Contract Limits of the Project?
- Please clarify the impact of Section 6.3.1 of the DB contract on this request (CCD 3&4) requesting \$84,095.86.

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6.3 Design Responsibilities

6.3.1 Design-Builder shall furnish all the design, architectural and engineering services, surveying services, and permitting including, but not limited to, testing, subsurface borings, and geo-technical data, necessary to prepare and furnish Drawings and Specifications required to complete the Work. The Design-Builder has examined the Site and has determined that the Site meets all requirements for development of the Project including, but not limited to, those related to public utilities such as electric, telephone, storm, sewer, water, etc.; and has concluded that there will be no claims for Site conditions above and below grade level.

4. CCD No. 05 – Forcible Entry Door – Who prepared the description within the RFP for this door? Why was there a discrepancy in the RFP description vs. what is provided by the manufacturer?

DCS Response: ST/DCS 01/27/2020: The master program was prepared for six fire schools throughout the State. The original scope for these forcible entry door props within this projects RFP was prepared by the Criteria Architect, Tecton Architects, final revision, in June 2014. Due to the length of time from the programming phase, the design parameters for these props were no longer valid. During the design review meetings with the Fire School, the Design-Builder, and the vendor the specified door description within the RFP were updated to suit training needs of the fire school.

Staff Response: OK

5. CCD No. 08 - Please provide a breakdown of the security services (personnel/hourly rate/hours/etc.)

DCS Response: ST/DCS 01/27/2020: The breakdown of the services provided with the associated costs are included with the description of Proposed Change Order no. 8 revised dated 11/18/19:

- Uniformed Unarmed Security Officer with Vehicle – 13 weeks, 40 hours per week; 520 hours total at \$22.65 per hour.
- Uniformed Unarmed Security Officer with Vehicle at Overtime Rate – 13 weeks, 8 hours per week; 104 hours at \$33.97 per hour.

Staff Response:

- DCS stated the extra security ended on Nov 29th indicating the additional security started on, or about, September 1st.
- If the DB Contractor was ‘substantially complete’ by October 12th with all work *except* the installation of the permanent utilities (gas/electric) and paving, please clarify why DCS is seeking approval of 13 weeks of security services in light of the Volume 3 of 3 RFP Section 01 35 53 (B) “Provide a security program and facilities to protect work, existing facilities, and Owner’s operations from unauthorized entry, vandalism, and theft. Coordinate with Owner’s security program.” *Should DCS be responsible for the 7 weeks beyond Oct 12th and the DB contractor for the six weeks prior to the substantially complete date?*

6. CCD No. 09 – Who was responsible to provide for trenching to lay the gas piping? Was there an allowance in the DB Contract for Eversource to retain their own contractor? Was it covered under the DB contract? Was there any credit due from DBC?

DCS Response: ST/DCS 01/27/2020: The responsibility of the trenching to lay the gas piping was by Eversource. There was not an allowance in the DB Contract for Eversource to retain their own contractor. Trenching was not covered in the DB contract. There is no credit due from the DBC.

Staff Response:

- Within the executed DB Contract, on the Total Cost Proposal Spreadsheet – identifies \$3,722,000 for Earthwork (Division #31) and Utilities (Division #33) is *included* within the

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Earthwork line item. Please clarify how DCS is seeking \$55,113.07 to compensate the DB in light of the information on the spreadsheet.

- If the DB is making this claim, and DCS is supporting the claim, who was initially financially responsible for the cost of the trenching to lay the gas piping?

7. Provide backup documentation for Extended General Conditions; Builders Risk Insurance; Generator Platform; and additional Bond Premium

DCS Response: ST/DCS 01/27/2020: The backup for each of these items was included with the Proposed Change Orders by the DBC. Each of these are re-attached to this email communication for quick reference – see the third attachment.

- No. 11 was for the extended general conditions – the breakdown is included on the proposal.

Staff Response:

- Included in the DB Proposed Change Order No. 11 was a line item for Project Management 16 hrs/week / 8 weeks for a total of 128 hours billed at \$150.30/hour (\$19,238.40).
- Included in the DB Proposed Change Order No. 11 was a line item for Project Supervision 40 hrs/week / 8 weeks for a total of 320 hours billed at \$126.55/hour (\$40,496).
- Please clarify if DCS confirmed with CA that the DB provided those level of services and, did DCS attempt to negotiate reduced hours in light of the project nearly ‘substantially complete’ by October 12th with all work *except* the installation of the permanent utilities (gas/electric) and paving.

- No. 12 is the extension to the Builders Risk Insurance and the billing from the carrier is included with the proposal.

Staff Response: OK

- No. 13 for the generator platform has the quotations as backup.

An additional note as well that the contractor is not proceeding with the added work of the generator platform given that they are having to currently finance all of this change order work at their cost.

Staff Response:

- What is the status of the generator platform? Has it been removed from the project scope?
- Included in the DB Proposed Change Order No. 13 was a line item for Project Supervision 32 hours billed at \$126.55/hour (\$4,049.60). Please clarify if DCS deems this appropriate in light of the Project Supervision included in Proposed Change Order No. 11.

- No. 14 includes an invoice from the surety agent for the increased bond fee.

There is no additional documentation to provide for these items, and CCDs were not prepared for these.

Provide an executed copy of the D/B Contract.

DCS Response: ST/DCS 01/27/2020: The fully executed copy of the DB Contract is the fourth attachment.

Staff Response: The executed DB Contract states that there were two Addenda/Addendum in 2017. Please provide an electronic copy of the Addenda and a brief summary of the changes to the RFP.

DCS Response: DCS provided the Addenda/Addendum.

Staff Response: Staff reviewed the Addenda/Addendum. OK

RECOMMENDATION: Staff recommendation contingent upon DCS response to aforementioned issues.

FROM PRB #17-355

| |
|---|
| Date: 1-8-2018 |
| Re: PRB # 17-355, Design Build Contract - Best Value Delivery Proposal - Revised Submittal Eastern Connecticut Regional Fire Training School Renovation Project, Willimantic Project #BI-FP-15-DB, Carlin Construction Company, LLC - Total Fee \$15,354,000 |

PROJECT BRIEF– UPDATE JANUARY 2018 – In April 2016 the Board approved this contract under PRB File 16-082 in the amount of \$14,966,312. After approval of the contract by the Board, the execution of the contract was delayed for over 10-months due to the lack of funding by the State Bond Commission. Due to the amount of time that has expired DAS opted to have all of the short-listed firms provide updated/revised bid numbers for the project. Carlin Construction Company was once again the low bidder with the following revisions to its submittal:

- The total bid proposal for the project increased from \$14,966,312 to \$15,354,000.
- The submittal proposed the removal of Fletcher Thompson, Inc. and replacement with Sliver Petrucelli, LLC as the A/E firm.
- The submittal included an updated schedule but a consistent 600-day time frame.

All other contract terms remained the same as the Board’s previous approval.

RECOMMENDATION: Based on the submittal materials provided and the satisfactory narrative regarding the update to the bidding process; SPRB Staff recommends approval of this contract for Carlin Construction Company, LLC in partnership with Silver Petrucelli, LLC to act as the Design-Build Entity for the Eastern Connecticut Regional Fire Training School Renovation Project at total fee of \$15,354,000.

THE PREVIOUS STAFF MEMO TO THE BOARD WAS AS FOLLOWS:

PROJECT BRIEF– In general the project involves the complete renovation and reconstruction of the Eastern Connecticut Regional Fire Training Center at 1 Fire School Road in Willimantic. The existing site comprises a vintage 1970s administrative/education building, rescue training building, smoke house -confined space simulator numerous training pads and a storage shed. All of these improvements except are considered to be beyond their useful life expectancy and will be demolished as part of the project. The overall scope of the project will include the design and construction of site amenities including parking, site circulation, storm-water management, site lighting, fencing and utility improvements. The project is also intended to include the construction of a 13,984 SF administration and educational facility, 8,300 GSF Vehicle Maintenance Center, a 6,981 SF Class “A” Burn Building, a 1,600-SF rehab shelter, a new 5-story training tower, new drafting pit as well as a Haz-Mat tanker derailment and cell tower props. The overall project budget is also intended to include various other training and simulation props. Unique to this

project, the selected D-B Entity will be required to phase the project and coordinate the Fire School so that existing operations can be maintained throughout the construction period.

In August 2011 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Design Build Criteria Architect Consultant Teams* related to the New Regional Fire Training Schools Project. DCS elicited one (1) response to the advertisement and after completion of the internal review process interviewed the firm; Tecton Architects, P.C. The State Selection Panel consisted of 5 members and interviewed the firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS agreed that Tecton Architects, P.C. (“TAC”) was qualified for this work.

The contract was approved by the Board under PRB #13-039 for *Design Build Criteria Architect Consultant Services* for the development of the *D-B Criteria* through the completion of *Project Design Oversight*. The total compensation rate approved by the Board for this project was \$440,630 with basic services and special services accounting for 426,630 and 14,000 respectively. This contract was the basis for the project design and programming at each facility.

In June 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Design Build Criteria Architect Consultant Teams* related to the *Eastern Connecticut Regional Fire Training School Renovation Project*. The project was advertised with a total construction budget of \$10-Million dollars. A total of eight firms submitted responses to the RFQ and DCS’s initial review confirmed that all of the firms were qualified to complete the project. DCS then proceeded to select the following four firms for short list interviews; Carlin Construction Company, LLC., Consigli Construction Company, O&G Industries, Inc. and PDS Engineering & Construction, Inc. The total cost proposal’s submitted as part as the interview process ranged from \$14.9-19.7 Million Dollars. Carlin Construction Company, LLC and O&G Industries, Inc. submitted proposals which were in the amounts of \$14.99M and \$15.50M respectively. At the conclusion of the interview process DCS identified Carlin Construction Company, LLC in partnership with Fletcher-Thompson, Inc. as the most qualified firm. The contract was subsequently approved by Commissioner Currey in November 2015.

This contract is for *Design –Build Total Cost Project Value Teams* related to the Eastern Connecticut Regional Fire Training School Renovation Project from the initiation of the design phase through the completion of construction. DCS has submitted to SPRB a binder containing the D-B Agreement between DAS/DCS – PDS as well as standard DCS project submittals which include the following:

- Scope of Work Summary
- the Project Advertisement,
- the Internal Review Ranking,
- the Selection Approval Memo
- the Project Schedule
- Total Cost Proposal Form
- Agency Funding Verification Form – Bond Authorization Only – Bond Approval Pending
- DCS B-1105
- Detailed Cost Breakdown
- Required Licenses

DCS has also provided SPRB a copy of all the project volumes which shall be utilized as the basis of design.

RECOMMENDATION: Based on the submittal materials provided and the satisfactory narrative regarding the bid process; SPRB Staff recommends approval of this contract for Carlin

Construction Company, LLC in partnership with Fletcher-Thompson, Inc. to act as the Design-Build Entity for the Eastern Connecticut Regional Fire Training School Renovation Project at total fee of \$14,996,312.

It should be noted that while scope of each of the fire training school project is generally consistent; the \$3.5M cost proposal for this project versus Burrville can be attributed to the following factors:

| D-B CSI Line Item | Burrville Fire Training | Eastern Connecticut Fire Training |
|------------------------------|-------------------------|-----------------------------------|
| 05 Metals | \$675,000 | \$1,065,000 |
| 07 Thermal Moist. Protection | \$575,000 | \$1,181,000 |
| 09 Finishes | \$400,000 | \$960,000 |
| 23 HVAC Improvements | \$1,190,000 | \$1,926,000 |
| 31 Earthwork | \$1,600,000 | \$3,646,000 |

When reviewing the conceptual site plan for each location you can visualize the cost differential required for the preparation of the Eastern CT Fire Training School versus the Burrville Fire Training School. The Eastern CT School is also programmed for approximately 22,000 GSF of Admin and Maintenance Areas while Burrville is programmed for about 16,000 GSF. These differences can support the overall cost differential for Metals, Thermal Protection, Finishes and HVAC Improvements for the two projects as well as the fact that the Eastern CT project includes a phasing requirement.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #20-0062 – Mr. Halpert moved and Mr. Berger seconded a motion to suspend PRB FILE #20-006. The motion passed unanimously.

9. NEXT MEETING – Thursday, February 6, 2020.

The meeting adjourned.

APPROVED:  **Date:** 2/6/20
John Valengavich, Secretary

