

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 3, 2020 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on August 3, 2020 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

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

Members Absent:

William Cianci

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Peter Simmons, ADPM DAS/DCS
Gerald Cotter, Board of Regents

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

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:05. The motion passed unanimously.

EXECUTIVE SESSION

PRB #:	19-255-A
Transaction/Contract Type:	AG/ PDR
Origin/Client:	DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into

Open Session at 10:14. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	20-135
Origin/Client:	DCS/ECSU
Transaction/Contract Type	AE / Task Letter #4B
Project Number:	BI-RW-338A & 338B
Contract:	OC-DCS-ROOF-0030
Consultant:	Hoffman Architects, Inc. (HAI)
Property	Windham, Windham St (83) – ECSU
Project purpose:	Burnap & Crandall Hall Roof Replacement & Masonry Restoration
Item Purpose:	Task Letter #4B

Mr. Peter Simmons from DCS and Mr. Gerald Cotter from the BOR joined the meeting to participate in the Board's review of this proposal.

PROPOSED AMOUNT: \$36,360

In November 2017, the Consultant was retained under Task Letter #4 to perform the following roof consulting services: a review of existing construction documents, on-site investigations, exploratory testing and preparation of an existing conditions and investigation report. The report provided various options and budgets for the masonry repair work as well as roofing systems. This initial services provided under Task Letter #4 provided for the scope of services for the roof design and masonry repairs. The fee for consultant services was \$117,255 and approved under PRB #17-250. CA Fees approved under this task letter were \$56,225, based on a 120-day construction period (+10%/contract=132 days). At the time DCS established the construction budget and overall project budget at \$1,323,000 and \$1,584,500, respectively.

At the September 9, 2019 SPRB Meeting, under PRB #19-179, the Board approved Task Letter #4A in the amount of \$2,395 to compensate the Consultant, for additional rebidding services for work to revise the drawings and the specifications to allow separate bidding, as the original bids came in above the two-million-dollar threshold needed for the Agency to administer the project.

Notice to Proceed to the construction phase was issued on May 3, 2019, with substantial completion estimated to be on September 12, 2019.

From the Consultant's communication to DAS, revised April 22, 2020:

During construction, unforeseen field conditions related to masonry work were discovered. The Contractor has submitted cost proposals related to the unforeseen work and general conditions related to extension of Contract time due to these conditions. Additional delays in completion of Contract work have been realized due to Contractor's scheduling and performance of Contract work. Issuance of project substantial completion is pending.

Construction has now far exceeded the original 156-day duration. Work continued into November 2019 at which time the project was halted. Work is currently scheduled to begin again in May 2020. No definitive end date has been provided but work will likely conclude in late May or June.

Due to the above circumstances, Hoffmann Architects has provided Construction Administration services far in excess of our contractual requirements. We therefore request additional compensation commensurate with the additional services provided.

Under this proposal #20-135, DCS and ECSU are seeking SPRB approval to compensate the Consultant for additional CA services beyond the projected date of substantial completion – September 12, 2019.

The Consultant will provide the following scope of work:

- Review Contractor provided documents summarizing completed scope of masonry repairs and evaluate work performed against Contractual Work Scope.
- Prepare summary quantifying performed masonry work scope and apply Contract quantities and unit prices to determine credit owed to Owner.
- At the request of ECSU, attend site meeting (1/8/2020) to review masonry repair summary and reconcile Contract credits owed to Owner.
- At the request of ECSU, attend site meeting (2/27/2020) to re-review masonry repair summary with Owner, Contractor, and masonry subcontractor.
- Visit the site twice to observe roof probe and installation of Factory Mutual prescribed additional roof assembly securement related to failed wind up-lift tests at Burnap and Crandall Hall.
- Visit the site following completion of roofing repairs and site restoration to perform a Final Inspection to confirm completion of open Punch List items and any contractual work scope incomplete at the time of the requested Punch List inspection.

The Consultant shall also perform the following:

- Conduct inspections and monitor the work in progress to assist the DAS in determining if the work is in general proceeding in accordance with the contract documents.
- Report to the DAS whenever any work is unsatisfactory, faulty or defective or does not conform to the contract documents, or has been damaged, or does not meet the requirements of any inspection, test, or approval required to be made; and advise the DAS and the GC of work that it believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.
- Verify that tests, equipment and systems start-ups, and operating and maintenance training are conducted in the presence of appropriate personnel, and that the GC maintains adequate records thereof; and observe, record, and report to the DAS appropriate details relative to the test procedures and start-ups.
- Report to the Architect/Engineer when clarifications and interpretations of the contract documents are needed. Clarifications and interpretations issued by the Engineer shall be transmitted to the GC by the Consultant after review thereof by the Consultant.
- Review the safety program for the project provided by the GC. Notify the GC and the DAS in writing of any deviations from the safety program. Upon seeing an unsafe or threatening situation, immediately inform the GC of the situation for the GC to take action, and also orally report this situation to the DAS Project Manager.

The Consultant's total fee of \$36,360, is based on the following:

- Time expended since 9/13/2019 - \$41,250
- Credit for Site Visits Made Since 9/13/2019 - (\$16,890)
- Additional Site Visits (9/13/2019 – 4/21/2020) - \$4,800
- Additional Site Visits - \$7,200

Staffing Matrix

Hoffmann Architects, Inc. Hourly Rates			
Title	Hourly Rates	Estimated Hours	Total \$
Senior Architect	\$300.00	99	\$29,700.00
Senior Project Representative	\$165.00	70	\$11,550.00
Sub-Total		169	\$41,250.00
Additional Site Visits	\$300.00	16	\$4,800.00
Pending Site Visits	\$300.00	24	\$7,200.00
Site Visit Credit			(\$16,890.00)
Total		209	\$36,360.00

In December 2016, SPRB approved Hoffman Architects, Inc. (“HAI”) (PRB #16-282) as one of six firms under the latest On-Call Roof Support Services Series of consultant contracts. These contracts have a common expiration date of February 15, 2019 and have a maximum cumulative fee of \$500,000. On November 27, 2017, the SPRB approved Amendment #1 to the On-Call Series to increase the maximum contract amount from \$500,000 to \$1,000,000 while maintaining the common contract expiration date of February 15, 2019 (#17-321 to #17-325).

HAI has been previously approved for the following tasks under this series:

• Task Letter #1	Wood Hall & JE Smith Library	\$99,750	(Informal)
• Task Letter #2	West Campus Hall SCSU	\$42,150	(Informal)
• Task Letter #3	QVCC Façade Renovations	\$41,350	(Informal)
• Task Letter #4	Crandall/Burnap Hall Roof	\$117,255	(PRB #17-250)
• Task Letter #4A	Crandall/Burnap Hall Roof	\$2,395	(PRB #19-179)
• Task Letter #5	Hamden DMV Roof/HVAC	\$76,520	(Informal)
• Task Letter #5A	Hamden DMV Roof/HVAC	\$23,330	(Informal)
• Task Letter #6	Norwalk CC – D Wing Water Infiltration Study	\$26,065	(Informal)
• Task Letter #6A	Norwalk CC – D Wing Structural Repairs	\$39,800	(Informal)
Total Fee to Date:		\$468,615	

The overall construction and total project budget for the two residence halls has been increased to \$2,400,000 and \$2,802,256.

Staff asked DCS to clarify the following:

1. What is the status of the project?

DCS Response: Hoffman Architects is confirming completion of punch list items and the University has beneficial use of premises.

Staff Response: OK

2. The Consultant is stating a delay in the project was caused by ‘unforeseen field conditions related to masonry work were discovered.’ Scope of work submitted to DCS/ECSU under Task Letter #4, provided for “on-site investigations, exploratory testing.”

- a. Describe the nature of the unforeseen field conditions found by the contractor. Provide sketch and pictures (if any) to show these problematic areas.
- b. Why were these conditions not identified during the on-site investigation and exploratory testing?
- c. Please provide a copy of the Report generated by the consultant under Task Letter #4

DCS Response: Hoffman Architects provided the following response:

A. Unforeseen field conditions related to masonry:

- Crandall Hall was the first building to be rehabilitated. At the lower level, voids in CMU backup wall were discovered at inside corners and where duct risers projected into wall cavity. Similar, although less frequent conditions were discovered at Burnap Hall.
- Areas of missing relieving angles were identified at isolated areas of Crandall Hall.
- At Crandall Hall, the edge of the floor level spandrel beam projected beyond the face of the CMU backup in numerous locations. This projection resulted in the dimension from face of beam to face of brick veneer being less than 4-inches. At these locations, the horizontal leg of relieving angle secured to the spandrel beam was cut back and brick width was cut to fit to the wall depth and the width of existing brick was cut to fit.
- The resolve to project the band of replaced brick at the 2nd and 3rd floor levels at Crandall and Burnap Hall minimized the cutting of replacement brick.

Staff Response: OK

B. Exploratory openings were performed at a representative location of the main building and the lower one-story facade as these were identified in the existing documents to vary in construction. The exact location of the openings were selected based on accessibility of the manlift and in a location away from student dormitory rooms as directed by the ECSU Campus representative. The conditions observed at the probe locations did not include the spandrel beam which was found in some locations to reduce the cavity width. The relieving angle size and flashing was consistent with what was observed throughout the two buildings.

Staff Response: OK

C. Hoffmann Architects letter report documenting findings of their investigation, dated 13 October 2017 attached as requested.

Staff Response: 21-page report dated 10-31-2017 provided.

3. Was it not known in August 2019 (when DCS submitted TL#4A) that the substantial completion date will not be met? Why the Board wasn't made aware of the delays at that time?

Time line for construction

- a. Notice to Proceed for Construction – May 3, 2019
- b. Substantial Completion for masonry work – August 16, 2019
- c. DCS submitted TL#4A for re-bid – August 16, 2019

DCS Response: This project is Agency Administered by ECSU, with no manage role for DAS CS. DAS was not aware of the change in the substantial completion.

Staff Response: OK

4. Also, it has been noted that additional delays has occurred due to contractor's scheduling and performance of contract work. Pl detail what these delays are and whether the contractor is held responsible for these delays and associated payments of the consultant fees.

DCS Response: Eastern Connecticut State University representative provided the following response:

The main reason for a delay was the existing brick was an "odd size" and not in conformance with the design documents - therefore the instructions from the design team was required – the work on the exterior masonry was interrupted until a design solution and review of cost was agreed upon. The contractor requested additional time and compensation for this issue and the request was granted. The delays for the unforeseen and unknowable building condition are not the fault of the designer nor the general contractor.

Staff Response: Does DCS agree with the response from ECSU? IS ECSU saying that the brick was unforeseen as well? How did the designer team miss the odd size of existing brick?

DCS Response: DAS agrees with ECSU's finding. The delay is not a fault of the contractor, but due to unforeseen building conditions. The "odd" size brick was only discovered on removal during the demolition process. There was no way of knowing.

Staff Response: I am assuming that the bricks we are talking about is on the face of the building. If it is, it is unfortunate that the designer did not verify the existing conditions. And if it is on the face of the building, explain why it falls under "unforeseen conditions".

DCS Response: As stated, it was not possible to predict this condition and verify.

Staff Response: This is not a matter of prediction here. This is an existing condition that could have been easily verified during a site visit by the designer's team. The question here is – did the consultant visit the site before designing the project and writing specifications?

RECOMMENDATION: Recommendation is contingent upon discussion with DCS about Item 4 and its impacts on the project cost.

- DCS confirmed \$36,360 is available for the Task Letter.
 - The Board approved the current On-Call Contract for a maximum fee of \$1,000,000 and a term that expired on 2/15/2019. Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$531,385.
 - The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 7/08/2020.
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From PRB #19-179

PROPOSED AMOUNT: \$2,395

This project was bid as one construction project in February 2019 with a closing date of March 14, 2019. All bids came in above the two-million-dollar threshold needed for the Agency to administer the project. After review of options to keep the project moving forward and meeting a stringent summer construction schedule, it was determined that the best way to keep the project moving forward would be to bid the project as two separate packages. The project was rebid with a Bid Opening date scheduled for April 18, 2019.

TASK LETTER #4A – The Department of Construction Services (“DCS”) has submitted to the Board Task Letter #4A which is intended to compensate the Consultant, for additional rebidding services for work to revise the drawings and the specifications to allow separate bidding.

Task Letter– Hoffman Architects, Inc. (Base Fee Task Letter #4)	Architect Base Fees (\$)	Special Services (\$)	Total Fee	Construction Budget (\$)	% of Budget
Investigation and Schematic Design Phase	9,900				
Design Development Phase	20,200				
Contract Documents	17,500				
Bidding	5,200				
Construction Administration	<u>56,225</u>				
HAI’s BASE FEE TL #4	\$109,025			\$1,323,000	8.23%
TL #4A – Additional re-bid services (A1) (PRB File #19-179)	<u>\$2,395</u>				
HAI’S TOTAL BASE FEE (A)+(A1)	\$111,420			\$2,400,000	4.64%
<u>Special Service Fees</u> – Roof Cuts, Investigations & Field Inspec. Services (B)		\$8,230			
TOTAL SPECIAL SERVICES FEE (B)		\$8,230			
<i>TOTAL PROJECT FEE (A) + (A1) + (B)</i>			\$119,650	\$2,400,000	4.99%

Staff have requested clarification of the following issues:

1. Why DCS authorized the Consultant to proceed with the work when Section D of the underlying Consultant Contract OC-DCS-ROOF-0030 states “No work shall be performed until the Consultant receives the approved task letter.”
This is an AA project and the original work has been approved under OC-DCS-ROOF-0030 Task 4. The submitted Task 4A is the additional bid service required when the project was separated into two separate projects to keep it under the University contracting threshold of \$2,000,000.00

2. Why should the Board approve this TL when the work is already completed (late March/early April)? The University's decision to proceed additional bidding service was to take advantage of the summer months, when the student were not around and better weather condition, for the start the roofing replacement. DAS was not made aware of the decision until afterwards by the University.
3. Clarify why the A/E Fee is at \$157,256 under the revised budget amount (SPRB Contract memo) while the total fees per both the TLs is \$119,650
This is a typographical error on my behalf, the correct A/E fee amount is \$117,255.00 per Task 4.

RECOMMENDATION: It is recommended that the Board _____ this proposal.

At its July 11, 2019 meeting the Board reminded DCS not to approve/authorize consultant services, or permit a consultant to complete work before the Board has reviewed additional scope/compensation and provided approval as required by the Statute.

FROM PRB #17-250

PROJECT BRIEF– The Crandall and Burnap Hall Facilities were constructed in the 1970s and are identical buildings; each is multi-story structure covered with a low-slope gravel based bituminous membrane roof. The exterior walls of both buildings are clad in brick with precast concrete spandrels above aluminum framed windows. Both of these buildings serve as residence halls for first year students.

In general the scope of services for this project will include a first phase encompassing a review of existing construction documents, on-site investigations, exploratory testing and preparation of an existing conditions and investigation report. Once completed the report will provide various options and budgets for the masonry repair work as well as roofing systems. This phase will direct the consultant and ECSU on the scope of services for the roof design and masonry repairs. DCS has established the overall project budget and construction budget at \$1,584,500 and \$1,323,000 respectively.

In December 2016, SPRB approved Hoffman Architects, Inc. (“HAI”) (PRB #16-282) as one of six firms under the latest On-Call Roof Support Services Series of consultant contracts. These contracts have a common expiration date of February 15, 2019 and have a maximum cumulative fee of \$500,000. HAI has been previously approved for the following tasks under this series:

• Task Letter #1	WCSU JE Smith Library Repairs	\$ 99,750 (Informal)
• Task Letter #2	SCSU Res. Hall Masonry Invest.	\$ 42,150 (Informal)
• Task Letter #3	<u>QVCC Façade Renovation Project</u>	<u>\$ 15,000 (Informal)</u>
	TOTAL FEES	\$ 156,900

TASK LETTER #4 is subject to SPRB approval because the value of the task letter for the project will exceed \$100,000.

As detailed in the scope letter from HAI to DCS dated August 10, 2017 the scope is intended to compensate the Consultant for the following project scope:

- Completion of schematic through construction phase documents inclusive of an investigation program and preparation of an existing conditions study.
- Project bid phase services, probable cost estimate and scheduling reviews.
- The scope of work shall also limited contract administration including attendance at bi-weekly job meetings, RFI reviews and contractor payment reviews.
- The consultant shall also develop a PM Web portal for project information

As summarized in the following table, the consultant’s base fee as a percentage of Construction Budget is as follows:

Task Letter– Hoffman Architects, Inc. (Base Fee Task Letter #4)	Architect Base Fees (\$)	Special Services (\$)	Total Fee	Construction Budget (\$)	% of Budget
Investigation and Schematic Design Phase	9,900				
Design Development Phase	20,200				
Contract Documents	17,500				
Bidding	5,200				
Construction Administration	+56,225				
HAI’s BASE FEE TL #4	\$109,025			\$1,323,000	8.23%
Special Service Fees – Roof Cuts, Investigations & Field Inspec. Services (B)		\$8,230			
Total Project Fee			\$117,255	\$1,323,000	8.84%

RECOMMENDATION: It is recommended that SPRB approve Task Letter #4 whereas the basic service fee of \$109,025 is approximately 8.23% of the project construction budget and is generally consistent with the guideline rate of 11% for Group A Renovation Project.

Mr. Cotter left the meeting at 10:02.

PRB # 20-136
Origin/Client: DCS/SCSU
Transaction/Contract Type AE / Task Letter #1A
Project Number: BI-RC-393
Contract: OC-DCS-ANLY-0024
Consultant: Urban Engineers, Inc.
Property New Britain, Stanley St (1615) – Kaiser Hall
Project purpose: New Kaiser Hall Annex & Kaiser Hall Renovation
Item Purpose: Task Letter #1A

Mr. Peter Simmons remained in the meeting to participate in the Board’s review of this proposal.

PROPOSED AMOUNT: \$49,560

In general this project involves the design and construction of a new 70,000 GSF Recreation Center and renovations to the existing Kaiser Hall Facility at Central Connecticut State University (“CCSU”). The new recreation center will be designed and constructed with a 50-year+ life expectancy and is anticipated to provide multi-sport courts, a wellness track, fitness areas, studio space, pilates area, offices, meeting rooms and complete shower facilities. The project will also include the complete renovation of the existing Kaiser Hall Gymnasium to include a 1st and 2nd Floor entrance as well as VIP seating, a press box, elevator access and other associated basketball court amenities. The overall project will also include the demolition of the existing 34,000 GSF fabric structure currently adjacent to the athletic facility as well as a new access drive, pedestrian access and landscaping.

In November 2018, DCS retained Urban Engineers, Inc. (UEI) to provide Claims Analyst consultant services in conjunction with potential claims of LBI against the state in connection with the Kaiser Hall project. The initial fee for services was \$98,825 (Informal TL) and included the following two phases of work:

- Phase One services provided Claims Analysis Services & Document Review of Existing Claims/Issues: 1). Review potential claims and issues; 2). Review potential claim documentation including, but not limited to Concrete & foundation construction, waterproofing, site utilities installation, Cold Formed Metal Framing, Storefront and Curtain wall submittal process; 3). Review of Critical Path Method (CPM); 4). Identify other key project claims or issues discovered during review;

5). Identify key project issues and develop chronologies; and 6). Make recommendations to DAS and the CA Consultant on improvements that can be made to record keeping and schedule analysis - \$41,410 fee; and

- **Phase Two** services provided Review & Assessment of Future Project Claims and Issues: 1). Conduct a detailed schedule analysis; 2). Review and analyze change orders; 3). Review and analyze requests for information; 4). Evaluate the schedule delay/impact methodology used by the claimant; 5). Evaluate the pricing methodology used by the claimant in its claim; 6). Analyze the design documents prepared by the architect of record to determine the architect of record’s potential exposure for design deficiencies; and 7). Review submitted information and analyze claims related to performance efficiency. - \$57,415

Under this new DCS proposal (PRB #20-136), DCS is now seeking approval of an additional \$49,560 in fees for the following services:

Review of Time Extension Request #3 and the forthcoming Time Extension Request #4 from the claimant.

- Review and analyze the time extension request to determine entitlement based on project documentation and facts, including, but not limited to, contract documents, CPM schedules and reviews, meeting minutes, reports. RFIs, change order requests, etc.
- Prepare an independent time impact analysis,
- Review the claims set forth in the time extension requests and identify any potential exposure to the State
- Prepare a report and a draft response letter.
- Provide a written recommendation to the State based on the review of the time extension requests.

SUMMARY OF FEE’S

	<u>FEES (\$)</u>	<u>PRB FILE NUMBER</u>	<u>CUMULATIVE FEE</u>
TL #1 – UEI Claims Analysis – Kaiser Hall @ CCSU – (DCS-ANLY-0024)	\$98,825	Informal	\$98,825
TL #1A – UEI Claims Analysis – Kaiser Hall @ CCSU – (DCS-ANLY-0024)	\$49,560	#20-136	\$148,385

RECOMMENDATION: It is recommended that SPRB approve Task Letter #1A

- DCS confirmed \$49,560 is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 12/13/11.
- Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$851,615.
- The Board approved the current On-Call Contract for a maximum fee of \$1,000,000 and a term that expired on 7/30/2019. (PRB #17-051).
- The UEI fee is based on the hourly rates stipulated in its On-Call Contract at the time TL#1 was issued (2017-2019 rates). Current rates are identified in OC-DCS-ANLY-0027.

Rate Schedule

	<u>Title</u>	<u>Hourly Rate</u>
Project Manager		\$ Two Hundred Seventy Dollars (\$270.00)
Claims Analyst		\$ One Hundred Eighty Dollars (\$180.00)
Sr. Claims Analyst		\$ Two Hundred Fifteen Dollars (\$215.00)

EXHIBIT A
HOURLY RATE SCHEDULE
On-call Claims Analyst Contract
No. OC-DCS-ANLY-0027

Name	Role	Hourly Rate
Thomas Mitchell, PE	Project Manager	\$300.62
Jason Cardinal, PE	Senior Claims Analyst	\$259.68
Robert Snowden, PE, Esq.	Claims Analyst	\$227.90
Steve Maleryn, PE	Claims Analyst	\$222.04
Joshua Gray, PE, CCM	Claims Analyst	\$200.23
Nicholas Orso, PE	Schedule/Damages Analyst	\$192.88
Moses Gaster, CEP	Estimator/Claims Analyst	\$154.50

- In September 2015 the Board approved the contract (PRB #15-210) for Sasaki Associates, Inc. (SAI) for a Total Fee of \$1,615,840 to provide Architect Consultant Design Team Services from preliminary design until the completion of construction. The compensation rate for basic services was \$1,525,000 plus an additional \$90,840 for special service sub-consultants. The fee for SAI construction phase services was \$457,500. The overall construction budget and project budget were \$17,872,369 and \$25,385,809 respectively.
- In June 2016 the Board approved this CA Contract for Downes Construction Company (“DCC”) under PRB #16-145 (a resubmission of #16-114 that was withdrawn by DCS). The compensation rate for this basic service is \$864,660 plus an additional \$127,620 for special service and/or sub-consultants. As such the total proposed contract was approved for \$992,280.
- In July 2018 the Board rejected Contract Amendment #1 (PRB #18-073) which sought to compensate DCC \$99,750 for an early start and expanded CA fees for additional time.
- In July 2018 the Board approved a resubmitted Contract Amendment #1 (PRB #18-145) which compensated DCC \$63,980, for expanded CA services to support the contractor (excluding \$35,744 for early start).
- In September 2019 the Board rejected a resubmitted Contract Amendment #1 (PRB #19-192) which sought to compensate SAI \$349,584, for an early start and expanded CA services to support the contractor. The overall construction budget was increased to \$18,420,801, from \$17,872,369. The total project budget remains unchanged at \$25,385,809.
- In November 2019 the Board approved a resubmitted Contract Amendment #1 (PRB #19-234) which compensated SAI \$335,702, a decrease of \$13,882, for expanded CA services to support the contractor. The Board’s approval was based on the representations from DCS’s ADPM and PM that accumulated assessed Liquidated Damages against the General Contractor will be utilized to compensate the Consultant \$335,702 for their Services. Ultimately, this cost is not paid by the State constituting savings.
- Construction Administration Fees totaled \$1,849,462, of which Architect CA Fees were \$457,500 and the Construction Administrator Fee was a total of \$1,391,962.
- In December 2017, Lawrence Brunoli, Inc. (LBI) was awarded the Contract for construction of the Kaiser Hall project with a total fee of \$18,201,000.

https://biznet.ct.gov/SCP_Documents/Results/19191/20180214090549775.pdf

Mr. Peter Simmons left the meeting at 10:15.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #19-255-A – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #19-255-A. The motion passed unanimously.

PRB FILE #20-135 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-135. The motion passed unanimously.

PRB FILE #20-136 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-136. The motion passed unanimously.

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

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary