

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 25, 2021 – 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 March 25, 2021 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
William Cianci

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Stephen Burke, APM, DCS
Kevin Kane, Skanska USA Building

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 March 22, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Mr. Berger provided Board Members with an update on his ongoing conversations and review about certain proposed legislation that affects the State Properties Review Board.

Chairman Greenberg informed Board Members that he had received an inquiry from the media seeking comment about some proposed Legislation currently being debated during this legislative session.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	#21-026
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project #:	050-220-001
Grantor:	Jason M. Grant
Property:	Fairfield, Alma Dr (358)
Project Purpose:	Replacement of Bridge No. 04953 Duck Farm Rd over Mill River
Item Purpose:	Voucher

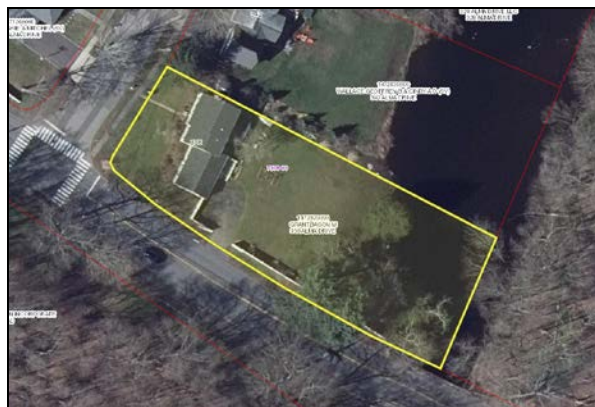
DAMAGES: \$9,700

Project Background:

The purpose of the project is to replace the existing bridge with a single span structure. The superstructure will be comprised of a reinforced concrete deck composite with steel girders which will be supported by semi-integral, cast-in-place reinforced concrete abutments and wingwall, founded on micropiles.

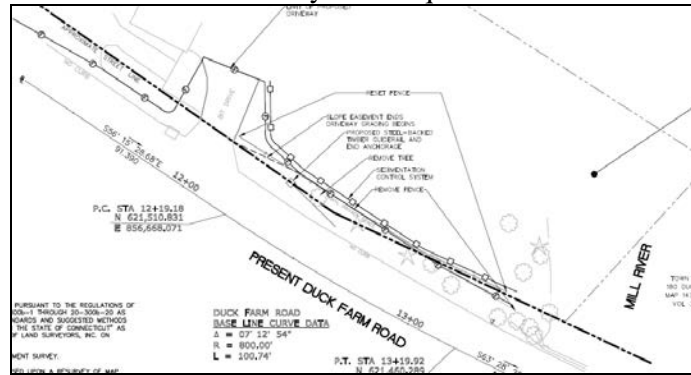


Subject Property Description, Before the Taking: The property consists of a 0.229 acre (9,986 sq.ft.) residentially zoned parcel of land improved with a c.1961 cape-style dwelling containing 1,459 square feet with 7 rooms, 3 bedrooms and 2.0 full baths. The subject property is bordered by, and a portion within, the Mill River (78'). The Assessor valued the land at \$372,900, or \$37.34/sq.ft. based on a 2020 revaluation (100%).



The Taking: DOT will acquire the following:

1. An easement to slope for the support of the highway acquired over an area of 223± sq.ft. of land;
2. An easement to install, construct and maintain steel backed timber guiderail and anchorage acquired over an area of 3± LF;
3. A right to construct driveway acquired over an area of 789± sq.ft. of land;
4. A right to remove and reset fence acquired over an area of 125± LF; and
5. A right to install sedimentation control system acquired over an area of 133± LF.



EOC Valuation: Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, DOT Staff valued the 0.229 acre (9,986 sf) residentially-zoned site at \$46.00/SF (\$459,356 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 1/22/2021:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Easement to Slope	223± SF @ \$46/SF x 90%	\$9,232.20
Easement to Install Guiderail	Lump sum	\$135.00
Contributory Value of One Tree	Lump sum	\$300.00
	Total	\$9,667.20
	Rounded	\$9,700

In addition, DOT provided the following summary of sales:

	Property	Town	Sale Date	Sale Price	Price Per Acre	Price Per SF	Acres	Map	Blk	Lot	Memo	Zone
View	508 Catamount Rd	FAIRFIELD	10/16/2020	\$250,000	\$138,889	\$3.19	1.8	217		31		AAA
View	214 Alden St	FAIRFIELD	09/21/2020	\$450,000	\$2,500,000	\$57.39	0.18	182		590	to raze existing dwelling	B
View	2015 Redding Rd	FAIRFIELD	08/13/2020	\$305,000	\$152,500	\$3.50	2	220		19B		AAA
View	983 Reef Rd	FAIRFIELD	06/16/2020	\$600,000	\$1,875,000	\$43.04	0.32				1 block from water - tear down	B
View	155 Berwick Ave	FAIRFIELD	03/16/2020	\$73,500	\$668,182	\$15.34	0.11	79		64A		C
View	46 Lighthouse Point	FAIRFIELD	01/29/2020	\$250,000	\$2,500,000	\$57.39	0.1	184		18	part of multi parcel sale - near long island sound	BD
View	26 Lighthouse Point	FAIRFIELD	01/15/2020	\$600,000	\$3,529,412	\$81.02	0.17	184		20A	water frontage Long Island Sound - 1458 Sq Ft home to raze?	BD
View	470 Cornell Rd	FAIRFIELD	01/13/2020	\$300,000	\$638,298	\$14.65	0.47	44		21		R3
View	323 Old Dam Rd	FAIRFIELD	11/01/2019	\$200,000	\$149,254	\$3.43	1.34	234		224		FPD
View	110 Shoreham Terr	FAIRFIELD	03/08/2019	\$380,000	\$2,000,000	\$45.91	0.19	130		181		A

Staff researched unimproved residentially-zoned lot sales in Fairfield. None were located in proximity to the subject property. Staff then researched sales of improved properties with water frontage on an inland water body during the past 12 calendar months.

Sale Date	Address	Acre	GLA	Sale Price	Assessment			Land Ratio	Allocation	Price/SF Land
					Land	Bldg	Total			
12/23/2020	14 Twin Brooks Ln	0.32	1,328	\$595,000	\$279,230	\$121,660	\$400,890	69.65%	\$414,432.51	\$30.08
12/19/2020	222 Samp Mortar Dr	0.27	1,690	\$680,000	\$232,890	\$124,530	\$357,420	65.16%	\$443,078.73	\$37.67
12/10/2020	21 Indian Point Rd	0.62	3,044	\$810,000	\$330,470	\$153,160	\$483,630	68.33%	\$553,482.41	\$20.49
11/30/2020	668 Bronson Rd	0.40	2,474	\$600,000	\$249,200	\$176,470	\$425,670	58.54%	\$351,258.02	\$20.16
11/19/2020	680 Bronson Rd	0.30	1,177	\$411,100	\$230,230	\$63,280	\$293,510	78.44%	\$322,467.90	\$24.68
10/27/2020	400 Bronson Rd*	0.38	0	\$295,000	\$275,870	\$0	\$275,870	100.00%	\$295,000.00	\$18.05
9/29/2020	285 Old Black Rock Tpke	0.71	3,000	\$675,000	\$298,690	\$145,810	\$444,500	67.20%	\$453,578.74	\$14.67
8/31/2020	401 Springer Rd	0.65	2,986	\$800,000	\$292,740	\$175,140	\$467,880	62.57%	\$500,538.60	\$17.68
8/26/2020	129 Valleyview Rd	0.33	3,715	\$700,000	\$200,830	\$219,030	\$419,860	47.83%	\$334,828.28	\$23.29
8/21/2020	502 Bronson Rd	0.43	3,382	\$889,000	\$317,450	\$238,350	\$555,800	57.12%	\$507,760.08	\$27.11
8/13/2020	634 Bronson Rd	0.62	3,439	\$980,000	\$274,470	\$372,540	\$647,010	42.42%	\$415,728.66	\$15.46
8/1/2020	205 Nonopoge Rd	0.50	1,405	\$330,000	\$210,420	\$87,360	\$297,780	70.66%	\$233,187.59	\$10.71
7/21/2020	472 Old Mill Rd	2.93	3,132	\$600,000	\$518,000	\$267,120	\$785,120	65.98%	\$395,863.05	\$3.10
4/9/2020	60 Arrowhead Ln	1.20	1,344	\$444,000	\$322,630	\$66,010	\$388,640	83.02%	\$368,587.18	\$7.05
2/28/2020	22 Creonoof Rd	0.69	3,368	\$530,000	\$227,710	\$269,920	\$497,630	45.76%	\$242,522.16	\$8.07
2/7/2020	442 Bronson Rd	0.52	3,451	\$822,500	\$330,820	\$292,740	\$623,560	53.05%	\$436,364.50	\$19.26
2/7/2020	277 Tahmore Dr	0.55	1,910	\$484,000	\$280,000	\$126,000	\$406,000	68.97%	\$333,793.10	\$13.93
2/27/2019	358 Alma Drive	0.23	1,459	\$450,000	\$258,300	\$101,290	\$359,590	71.83%	\$323,243.14	\$32.40

Staff inquired with DOT regarding the following:

- Please reconcile the EOC conclusion of \$46/sf for the Subject's land area, indicating an underlying land value of \$459,356, in light of the Grantor's 2-27-2019 acquisition of the property for \$450,000 (land and buildings).

DOT Response: Recent data compiled from ConnComp, one of our sources used for valuation, reflects several recent sales that supports the above price per sf.

214 Alden Street, is a residential site in Fairfield sold on 09-21-2020 for \$450,000.00 @ \$57.00/sf. The land is similar in size and is located in close proximity south of route 1, approximately ½ mile from the shoreline.

983 Reef Road, residential home sold for \$1,875,000.00 on 6-16-2020 at \$43.00/sf. The specifications are similar and was purchased as a tear down.

26 Light House Point. Sold on 01-15-2020 for \$600,000.00 @\$81.00 /sf. This location is approximately 2 miles from the subject property.

110 Shoreham Terrace, also in Fairfield, sold on 03-08-2019 for \$380,000.00 at \$45.00 s/f. This property was chosen and reflects the closest in value based on acreage, location and zoning and was chosen as the No 1. Comparable. Since the pandemic began, there has been a surge/ influx of home buying activity in Connecticut primarily from home buyers from southern New York. Scarcity has been a major cause / factor in the increase in value over the last two years.

It's to be noted that the range in values ranged from \$43.00 sf to \$81.00 sf. As a result, a value of \$46.00 was chosen.

Staff Response: OK

RECOMMENDATION: Board **APPROVAL** of damages in the amount of \$9,700 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the DOT EOC report.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	21-028
Origin/Client:	DCS/DCS
Transaction/Contract Type	AE / Amendment #3
Project Number	BI-2B-381
Contract	BI-2B-381-CA
Consultant:	Skanska USA Building, Inc.
Property	Hartford, Capitol Ave (165) – State Office Building & Garage
Project purpose:	Renovations and New Parking Garage Project
Item Purpose	Amendment #3

At 9:33 Mr. Burke and Mr. Kane joined the meeting to participate in the Board's review of this Proposal. Both left the meeting at 11:05.

On August 31, 2020, under PRB File #20-161, the Board approved Amendment #2 to the contract to provide expanded design services totaling \$134,385, for CA Services in conjunction with the following scope.

- The fit out of existing empty ground floor space for relocated Trinity Street occupants;
- Comptroller workstation changes;
- Installation of screening to block work areas from the bathrooms and break rooms;
- Glass screening at the main lobby desk.

The period of weeks covered by the scope and fee under Amendment #2 were:

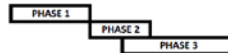
Phase 1* – Design Review, is covered under the original CA contract’s additional 72 days. Skanska is not seeking compensation for time pertaining to this work;
Phase 2 – Procurement (6 weeks); and
Phase 3 – Construction Administration (16 weeks), of which the Consultant reduced their services from 173 hours/month to 86 hours/month during the final two months of the project.

CT SOB Future Space Fit-out - Proposed Fee for Skanska CA Services

PROJECTED LABOR		2020												Projected Billing for Project		
		Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total Hrs	Rate	Amount
Project Management																
Project Management																
K. Martin	hrs/month													0	\$ 225	\$ -
H. Cence														0	\$ 220	\$ -
K. Kane Phase 2	hrs/month							16	32	32	32			112	\$ 220	\$ 24,640
K. Kane Phase 3								16						16	\$ 220	\$ 3,520
P. Benitez-Scheduler														0	\$ 195	\$ -
R. Benzing														0	\$ 140	\$ -
R. L'Heureux-Phase 2								80	77					166	\$ 175	\$ 29,050
R. L'Heureux-Phase 3								90	173	86	86			441	\$ 175	\$ 77,175
														0	\$ -	\$ -
														0	\$ -	\$ -
Supervision/Office Support														0	\$ -	\$ -
Administration														0	\$ -	\$ -
Accounting														0	\$ -	\$ -
IT Labor														0	\$ -	\$ -
TOTAL LABOR PROJECTED (MONTHLY)		-	0	0	0	0	0	80	205	205	118	118	0	735		\$ 134,385.00

July 20, 2020 revision 3 notes:

- 1.) Eliminated staffing overlap with original agreement
- 2.) Added breakout of Phase costs for staff (K. Kane & R. L'Heureux)



Under this proposed AMENDMENT #3 with Skanska USA Building, Inc., the fee is intended to compensate the Consultant an additional \$130,650 for additional CA Services in conjunction with the following:

- The fit out of existing empty ground floor space for relocated Trinity Street occupants;
- Comptroller workstation changes;
- Installation of screening to block work areas from the bathrooms and break rooms;
- Glass screening at the main lobby desk.

		PROPOSED TO FINISH														
		2020						2021						Projected Billing for Project		
Skanska CA		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Total Hrs	Rate	Amount		
Project Management		start	end													
#20-161	Sr. PM K. Kane (Procurement)			0	16	0	0	0				16	\$ 220	\$ 3,520		
#20-161	Sr. PM K. Kane (CA Services)			0	16	32	32	32				112	\$ 220	\$ 24,640		
#20-161	Rich L'Heureux (Procurement)			89	77	0	0	0				166	\$ 175	\$ 29,050		
#20-161	Rich L'Heureux (CA Services)			0	96	173	86	86				441	\$ 175	\$ 77,175		
				89	205	205	118	118				735		\$ 134,385		
#21-028	Sr. PM K. Kane (Procurement)			0	0	0	0	0	0	0	0	0	\$ 220	\$ -		
#21-028	Sr. PM K. Kane (CA Services)			0	0	0	0	0	20	20	20	0	\$ 220	\$ 17,600		
#21-028	Rich L'Heureux (Procurement)			0	0	0	0	0	0	0	0	0	\$ 175	\$ -		
#21-028	Rich L'Heureux (CA Services)			0	0	0	38	87	173	86	89	0	\$ 175	\$ 113,050		
				0	0	0	38	87	193	193	106	109	726		\$ 130,650	
Skanska Billing (Amend #2)				\$0	\$0	\$53,754	\$34,940	\$0	\$45,691	\$0						\$134,385
Gilbane Billing				\$589,266.61	\$1,357,337.25	\$841,232.66	\$491,492.76	\$519,076.87	\$1,002,895.09	\$701,236.00	\$426,423.77					\$5,928,961.01
				#46	#47	#48	#49	#50	#51	#52	#53					

The construction duration as estimated in Amendment 2, and Skanska’s construction administration services were anticipated to end at the end of November 2020; which was not long enough. Upon receipt of the CMR’s proposal for this work, it was apparent that more time was needed to complete the work. When Skanska and Amenta/Emma estimated the original construction duration for this work, it was assumed the subcontractors who performed work on the base project would be at the ready to begin work. Unfortunately, the subcontractors had moved on to other projects after completion of the base project on 6/15/2020. It was difficult scheduling the subcontractors to come back for this agency requested change order work.

Just for clarification, Skanska is due compensation for the month of October, part time for the first 13 working days of October and full time for the last 9. This is because construction of the phase two work began October 20th. This equates to a 38 hour add to the proposal for Amendment 3, on top of what was granted in Amendment 2.

The following is a summary of the Consultants Hours for Procurement (Phase 2) and CA Services (Phase

3) under the Approved Amendment #2 (#20-161) and proposed Amendment #3 (#21-028).

DCS has confirmed for SPRB that funding is available for this contract.

The overall construction budget was increased to \$164,296,713 (from original \$139,736,664 & \$158,019,761 A#1) and the total project cost was increased to \$206,500,000 (from original \$246,426,220 & \$205,490,186 A#1).

SUB Fee for Basic Services (PRB 16-257)	<u>COST (\$)(BASIC)</u>	<u>COST (\$)(SPECIAL)</u>	<u>C. Budget (\$)</u>	<u>(%) Budget</u>
Pre-Construction Phase Services	\$479,300			
Bidding and Review Phase	\$167,755			
Construction Administration Phase	\$2,810,860			
Close-Out Phase	<u>\$161,085</u>			
TOTAL BASIC SERVICE FEE (#16-257) (A)	\$3,619,000		\$139,736,664	2.59%
Additional CA Services for Early Start (#20-017)(A1)	\$655,000			
TOTAL BASIC SERVICE FEE (#20-017) (A)+(A1)	\$4,274,000		\$158,019,761	2.70%

Additional CA Services for Various Renovations (#20-161)(A2)	\$134,385			
Additional CA Services for Various Renovations (#21-018)(A3)	\$130,650			
TOTAL BASIC SERVICE FEE (#21-018) (A)+(A1)+(A2)+(A3)	\$4,539,035		\$164,296,713	3.00%
<u>SPECIAL SERVICES:</u>				
Building Envelope Commissioning		\$137,003		
MEP Commissioning		\$97,975		
Scheduling & Estimating Services		<u>\$82,000</u>		
TOTAL SPECIAL SERVICES(B)		\$316,978		
TOTAL FEE (PRB #21-018) (A)+(A1)+(A2)+(A3) + (B)		\$4,856,013	\$164,296,713	3.00%

Staff sought clarifications to the following:

1. When did DCS receive CMR's proposal?

DCS Response: Gilbane Provided original proposal for ground floor fitout on 10/5/2020. (Please also refer to the attached spread sheet that shows timeframes for all "Phase II" work.

Staff Response: OK

2. Pl confirm that the scheduled value for this Phase II work is \$1,969,548.

DCS Response: "Phase II" work includes 4 parts; the ground floor fit out (\$1,969,548), Comptroller workstation changes (\$0), Screening at all breakrooms (\$172,857.13), Retrofit of the lobby desk (\$9,941.00). Total cost of Phase II, (\$2,152,346.13)

Staff Response:

Ground floor fit out, via change order 274 - (\$1,969,548)

Screening at all breakrooms – Per DCS – change order 267 was for screening – the amount is \$12,325 (not able to find all the COs totaling \$172,857.13)
For the lobby desk retrofit, via change order 259 (\$9,941)

3. Under Amendment #2, the Consultant was to provide Design Review Services (Phase 1), with compensation for the 72-day period included under the original Contract. Provide beginning and end date of this Phase 1.

DCS Response: April 15, 2020 to August 14, 2020. Please see attached break down.

Staff Response: Need accounting for the design phase hours spent during the 72-day period. After the discussion with DCS staff, it is our understanding that the hours spent during July and August included design phase in addition to other minor work. The July and August hours were slated for procurement under Amendment #2. It is unclear as to how many hours were spent for design phase based on the review of the monthly payment requisition from Skanska. It is clear that the DCS is seeking to allocate July and August hours to the design phase. Initially, this was not clear from DCS submission.

4. The AG approved Amendment #2 on 9-10-20. When did DCS issue Notice to Proceed (NTP) for the Procurement Phase under Amendment #2 and when was that Phase completed.

DCS Response: Procurement phase NTP was issuance of PR 218B on 9/2/2020. Please see attached break down.

Staff Response: Under Amendment #2, the Procurement Phase was budgeted at 6 weeks. Actual time needed was from 9-2-20 to 10-29-20, or 57 days/8.1 weeks. DCS stated “Conn Acoustics was the drywall contractor on the base project. At the time Conn was not pleased with some change orders Skanska/DCS cut during base construction and getting them to price this work was very difficult. In light of Conn being difficult, Gilbane reached out to Partitions to do this scope of work for the ground floor fit out rather than go with Conn. This caused a delay in procurement but resulted in the best price and better quality work for the State.”

- For the period ending 9/30/2020, the Consultant submitted Payment Application #40 in the amount of \$53,754 which was approved by DCS. It is not clear as to what portion of this Payment was attributable to the Phase 2 (Procurement) Services and Phase 3 (CA) Services.

5. When did CMR enter into contract with the contractor for this Phase II work? When did the contractor begin this work?

DCS Response:

For the fitout piece, via change order 274 on 10/29/2020. – Work started 10/19/2020 – almost 84% complete per Payment Req. 53 (\$1,969,548)

For the screening, via change order 267 on 9/29/2020. – Work started 9/9/2020 – 100% complete – end of October per Payment Req. 49 (\$12,325)

For the lobby desk retrofit, via change order 259 on 7/28/2020. – Work has not yet started. – 43% complete – end of February per Payment Req. 53 (\$9,941)

Staff Response: inconsistencies found in responses.

6. Under Amendment #2, the Consultant was approved for 16 weeks of CA Services (Phase 3). When did DCS issue NTP for the CA Services (Phase 3)?

DCS Response: NTP for all parties was considered the signing of Change Order 274, 10/29/2020. (Fitout only)

Staff Response: If NTP for CA Services (16 weeks, totaling \$101,815) was 10/29/2020, it is not clear as to what level of CA Services were provided by the Consultant with respect to the Screening at Breakrooms portion of the project that commenced on 9/9/2020 and ended on 10/29/2020.

7. Under Amendment #2, the Consultant was approved for 16 weeks of CA Services (Phase 3). If the CA Services were initiated ‘part time’ in October 2020, please clarify why DCS seeks Board approval for CA Services through March 2021, approximately 20 weeks in addition to the ‘part time’ work in October 2020.

DCS Response: During initial planning of the phase II work, Skanska and Amenta Emma estimated the original durations as found in the attached breakdown. Design, Procurement/Negotiations and Construction all pushed out as listed in the attached breakdown.

Staff Response: The total construction cost has not increased. Under Amendment #2, the CA fee was about 6% of this construction cost. Under this Amendment #3, the CA fee is about 13%. The CA fee has doubled. We understand that the schedule slipped because of contractor issue, etc. The question remains why either the CMR, or Amenta or Skanska or DCS confirmed whether the contractor is available? The approved staffing should have been adjusted based on the actual work being performed.

Ground Floor Fitout		Estimated Timeframe		Actual Timeframe		Reasons for delay	
Ground Floor fitout design	April 15, 2020 to June 30, 2020		4/15/2020	April 15, 2020 to August 14, 2020		4/15/2020	Occupying agencies required more options than the (2) revisions as figured. Also Furniture services were added. (See Amenta Emma Amendment 4) these delayed the design. Drawings were sent to OSBI/OSFM for review on 8/17/2020
			6/30/2020			8/14/2020	
		Days	76		Days	121	
				August 17, 2020 to August 31, 2020		8/17/2020	OSBI/OSFM review of drawings prior to issuing PR.
						8/31/2020	
						Days	14
Ground Floor fitout procurement and negotiations	July 1, 2020 to August 14, 2020		7/1/2020	Sept. 2, 2020 to Oct. 29, 2020		9/2/2020	Conn Acoustics was the drywall contractor on the base project. At the time Conn was not pleased with some change orders Skanska/DCS cut during base construction and getting them to price this work was very difficult. In light of Conn being difficult, Gilbane reached out to Partitions to do this scope of work for the ground floor fitout rather than go with Conn. This caused a delay in procurement but resulted in the best price and better quality work for the State.
			8/14/2020			10/29/2020	
		Days	44		Days	57	
Ground Floor fitout construction	August 17, 2020 to Nov. 30, 2020		8/17/2020	Oct. 19, 2020 to March 31, 2021		10/19/2020	Procurement of materials with long lead times drove the schedule. Long lead items were: light fixtures (14 week lead time), wood doors (14 week lead time) as well as millwork ***these lead times are reflected in Gilbane's schedule for the work (included in CO 274) These lead times were as long as the original assumed schedule.
			11/30/2020			3/31/2021	
		Days	105		Days	163	
Screening at Break Rooms				Sept. 9, 2020 to October 13, 2020		9/9/2020	
						10/29/2020	
						Days	50

Reviewing Gilbane's payment reqs, majority of payment is for work is related to other bigger project - from Application 45 (through 6/30/2020) to Application 53 (through 2/28/2021).

- Please clarify why under Amendment #2, the Consultant allocated only 16 hours (1 month) during CA Services (Phase 3) for Senior PM Kane and under this proposed Amendment #3 the Consultant is now allocating 20 hours/month during CA Services (Phase 3) for Senior PM Kane for four consecutive months – December 2020 through March 2021.

DCS Response: Our apologies, this was a mis-label on the staffing chart in Amendment 2, the "32" hours should have been under phase 3. In Amendment 2, Skanska was granted 32 hours per month for Kevin Kane. They are actually asking for less (20 hours per month) in Amendment 3.

Staff Response: In amendment #2, Sr PM's time was identified for Phase II - Procurement Support and Review. Upon discussion with DCS staff, they acknowledged that there was a mistake right from Skanska's proposal that carried through the DCS contract.

Upon review of the CMR's payments – the construction started in November 2020 and probably continue till end of this month. Upon review of Skanska's payments – the Phase II work was listed in Payment Application #40. There was no Phase II work in Payment Application #38 and 39. It is not clear from these payment applications when the 72 day period starts and what type of services were provided, how many hours, etc. that can be credited towards the design phase.

Amendment #2 was specifically approved for: 1) Phase II (Procurement) and 2) Phase II (Construction Administration). It was specifically noted by DCS and the Skanska that the design was covered under the 72 days period and there was no cost associated with the Design phase in Amendment #2. This Amendment #3 submitted by DCS does not include design phase costs. This submission is not clear as to what DCS is asking for. In the write up it says extension of the CA time but in discussion it also includes Design Phase time. Skanska's Payment Req does not identify 72 days and separate item for Phase II work related to design phase.

In the spreadsheet provided for staffing – there are X for months of May, June, July for Kane; and X for months of May, June for Rich. Why Rich's time is paid for if it is part of 72 days? Why are there payments to Skanska if these are no cost to State?

RECOMMENDATION: It is recommended that SPRB **REJECT** Amendment #3 to compensate Skanska USA Building, Inc. for additional construction administration services as it is not justified why the fees are doubled while the construction cost remains the same. DCS should resubmit this Amendment #3 with proper scope, backup and justification for additional CA time.

FROM PRB #20-161
AUGUST 28, 2020
Revised Consultant Fee: \$134,385 (Reduction of \$30,450)

~~CONSULTANT FEE: \$164,835~~

On February 24, 2020, under PRB File #20-017, the Board approved Amendment #1 to the contract to provide expanded design services totaling \$655,500, for the following scope.

The Consultant stated the following additional services were required:

- Additional CA Services for an Early Start from March 27, 2017
- The original Project GMP was split into two GMPs, one each for the SOB and Parking Garage
- Early work due to WAOs.

Under this proposed AMENDMENT #2 with Skanska USA Building, Inc., the fee is intended to compensate the Consultant an additional \$134,385 for additional CA Services in conjunction with the following:

- The fit out of existing empty ground floor space for relocated Trinity Street occupants;
- Comptroller workstation changes;
- Installation of screening to block work areas from the bathrooms and break rooms;
- Glass screening at the main lobby desk.

The period of weeks covered by this scope and fee, are

Phase 1* – Design Review, is covered under the original CA contract's additional 72 days. Skanska is not seeking compensation for time pertaining to this work;

Phase 2 – Procurement (6 weeks); and

Phase 3 – Construction Administration (16 weeks), of which the Consultant reduced their services from 173 hours/month to 86 hours/month during the final two months of the project.

**Please note: Phase 1 – Programming/Design Development Support and Review, is covered under the original CA contract's additional 72 days. Skanska is not seeking compensation in this amendment for time pertaining to this work. Only compensation for Phase 2 and 3 are being sought in this amendment.*

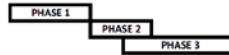
REVISED STAFFING MATRIX

CT SOB Future Space Fit-out - Proposed Fee for Skanska CA Services

PROJECTED LABOR		2020												Projected Billing for Project		
		Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total Hrs	Rate	Amount
Project Management																
Project Management																
K. Martin	hrs/month													0	\$ 225	\$ -
H. Cence														0	\$ 220	\$ -
K. Kane Phase 2	hrs/month							16	32	32	32			112	\$ 220	\$ 24,640
K. Kane Phase 3								16						16	\$ 220	\$ 3,520
P. Benitez-Scheduler														0	\$ 195	\$ -
R. Benzinger														0	\$ 140	\$ -
R. L'Hereux-Phase 2								89	77					166	\$ 175	\$ 29,050
R. L'Hereux-Phase 3								96	173	86	86			441	\$ 175	\$ 77,175
														0	\$ -	\$ -
														0	\$ -	\$ -
Supervision/Office Support														0	\$ -	\$ -
Administration														0	\$ -	\$ -
Accounting														0	\$ -	\$ -
IT Labor														0	\$ -	\$ -
TOTAL LABOR PROJECTED (MONTHLY)		-	0	0	0	0	0	89	205	205	118	118	0	735		134,385.00

July 20, 2020 revision 3 notes:

- 1.) Eliminated staffing overlap with original agreement
- 2.) Added breakout of Phase costs for staff (K. Kane & R. L'Hereux)



ORIGINAL STAFFING MATRIX

The staffing for this work will be structured as follows:

CT SOB Future Space Fit-out - Proposed Fee for Skanska CA Services

PROJECTED LABOR		2020												Projected Billing for Project		
		Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total Hrs	Rate	Amount
Project Management																
Project Management																
K. Martin	hrs/month													0	\$ 225	\$ -
H. Cence														0	\$ 220	\$ -
K. Kane Phase 2	hrs/month							16	32	32	32			112	\$ 220	\$ 24,640
K. Kane Phase 3								16						16	\$ 220	\$ 3,520
P. Benitez-Scheduler														0	\$ 195	\$ -
R. Benzinger														0	\$ 140	\$ -
R. L'Hereux-Phase 2								89	77					166	\$ 175	\$ 29,050
R. L'Hereux-Phase 3								96	173	173	173			615	\$ 175	\$ 107,625
														0	\$ -	\$ -
														0	\$ -	\$ -
Supervision/Office Support														0	\$ -	\$ -
Administration														0	\$ -	\$ -
Accounting														0	\$ -	\$ -
IT Labor														0	\$ -	\$ -
TOTAL LABOR PROJECTED (MONTHLY)		-	0	0	0	0	0	89	205	205	205	205	0	909		164,835.00



DCS has confirmed for SPRB that funding is available for this contract.

The overall construction budget was increased to \$164,296,713 (from original \$139,736,664 & \$158,019,761 A#1) and the total project cost was increased to \$206,500,000 (from original \$246,426,220 & \$205,490,186 A#1).

SUB Fee for Basic Services (PRB 16-257)	<u>COST (\$)</u> (BASIC)	<u>COST (\$)</u> (SPECIAL)	<u>C. Budget (\$)</u>	<u>(%) Budget</u>
Pre-Construction Phase Services	\$479,300			
Bidding and Review Phase	\$167,755			
Construction Administration Phase	\$2,810,860			
Close-Out Phase	<u>\$161,085</u>			
TOTAL BASIC SERVICE FEE (#16-257) (A)	\$3,619,000		\$139,736,664	2.59%
Additional CA Services for Early Start (#20-017)(A1)	\$655,000			
TOTAL BASIC SERVICE FEE (#20-017) (A)+(A1)	\$4,274,000		\$158,019,761	2.70%
Additional CA Services for Various Renovations (#20-161)(A2)	\$134,385			
TOTAL BASIC SERVICE FEE (#20-161) (A)+(A1)+(A2)	\$4,408,385		\$164,296,713	2.68%
<u>SPECIAL SERVICES:</u>				
Building Envelope Commissioning		\$137,003		
MEP Commissioning		\$97,975		
Scheduling & Estimating Services		<u>\$82,000</u>		
TOTAL SPECIAL SERVICES(B)		\$316,978		
TOTAL FEE (PRB #20-161) (A)+(A1)+(A2) + (B)		\$4,725,363	\$164,296,713	2.88%

Staff sought clarifications to the following:

1. Explain what services were provided by the CA for Phase I (Design services)?

DCS Response: See attached excerpt from Skanska contract outlining Design Phase Services

Staff Response: SPRB - I understand overall services, what specific services were provided by Skanska for this phase of the project? This is a straight forward agency relocation and tenant fit out project (for most part).

DCS Response: Skanska's work was minimal for design of the tenant fit out. Please note, Skanska is not seeking compensation for "phase 1" of the tenant fit out which was design, this is reflected in their proposal's manpower chart. Any work associated with the design of the tenant fit out was absorbed in their original contract time.

Staff Response: It was discussed with DCS that majority of the phase I design discussed here was undertaken by DAS Facilities Management and the Architect. Just want to make sure that we are not talking about lot of hours under this phase.

2. Provide a breakdown of the construction estimates for the work to be conducted under this amendment

DCS Response: Please see attached "BI-2B-381 – Phase Two Cost Breakdown"

Staff Response: SPRB - Pl provide further breakdown of construction and furniture line item.

DCS Response: Please see attached. The breakdown provided shows construction and furniture costs.

Staff Response: Staff discussed various costs associated with construction and furniture costs with DCS staff. Their revised proposal took into consideration these costs in determining CA fees.

3. How were the hourly rates verified? What hourly rates were used for the original project?

DCS Response: New rates came from Skanska are as of 2020 Original hourly rates per contract from 2016.

Staff Response: OK

4. Expand on what procurement services will be provided by the CA

DCS Response: This work will be initiated via a change order to Gilbane. Skanska will take the lead on reviewing the change order proposal that is submitted. They will vet all sub-contractor and Gilbane staffing costs against the design for accuracy and lead negotiations to reach the fairest price due the State.

Staff Response: SPRB - This project is primarily tenant fit out and related components. The services estimated are excessive based on the project scope.

DCS Response: The fit out is more than just furniture. The ground floor shell space is currently a blank unfinished space. All related walls, MEP, ceiling and finishes will need to be installed. This is far more than furniture in a room, this is full on construction.

Staff Response: OK

5. Pl justify why a full time staff is required for this scope.

DCS Response: Just like any other project, this "phase two" work is essentially a smaller project on its own. It will have a submittal/RFI process that needs to be overseen by Skanska. Skanska will also need to be monitoring work in the field as laid out in their original contract

Staff Response: SPRB - Again, this is primarily a tenant fit out project. Skanska's services will be limited and seems excessive. The compensation exceeds allowable up to 5% for CA for these type of tasks.

DCS Response: If you take just construction cost (including Gilbane fees as this is part of construction), total construction is \$2,548,955. Skanska's fee is 6% of this number. Please keep in mind actual cost of construction could very well come in higher since this is being done via a change order to Gilbane and not competitively bid. Skanska's original proposal for this work was \$187,440, DCS negotiated their cost down to \$164,835. (Original proposal attached for reference).

Staff Response: After discussion between staff and DCS, a revised proposal was submitted taking into consideration the concerns.

6. Why did the overall construction budget increased by almost \$6.3 million and total project cost by \$1.0 million?

DCS Response: Construction Budget: Original GMP was \$145,644,300. Change Orders have increased Gilbane's contract to \$161,252,758. We are carrying \$164,296,713 to cover anymore pending or unforeseen changes.

Project Budget: Please see attached PDF labeled "Total Funding". \$206,500,000 was always authorized for this project. We only ever received \$204,258,751. Bond request for \$2,241,249 was submitted on 4-13-2020 (attached) for remaining funds. Last \$550K was transferred back to the project after being allocated elsewhere.

Staff Response: OK

7. Will the hours be adjusted depending on how the project is being implemented?

DCS Response: No, the hours will be fixed. Just like a new project, we set the parameters for schedule, the CMR provides a plan and price to meet that schedule. This way we can meet the needs of DAS FM and the agencies who will take residence in these new spaces.

Staff Response: SPRB - the hours estimated for this project does not commensurate with the type of project and activities/tasks being undertaken by this TL.

DCS Response: In this proposal we are getting a pretty standard service. Skanska is providing a full time field representative (Rich L'Hereux) and part time project manager (Kevin Kane). This is much less than what was provided for the initial project. For the initial project Skanska had 4 full time people. Again this fit out is actual construction, not just furniture.

Staff Response: DCS presented a new revised Proposal reducing the hours of supervision in the final two months of the project from 173 hours/month to 86 hours/month. The reduced hours are more

commensurate with the scope of the project. The reduction in hours represents savings to the state in the amount of \$30,450.

RECOMMENDATION: It is recommended that SPRB **APPROVE** Amendment #2 to compensate Skanska USA Building, Inc. for additional construction administration services. The reduced hours are more commensurate with the scope of the project. The reduction in hours represents savings to the state in the amount of \$30,450.

FROM PRB #20-017

PROPOSED AMOUNT: \$655,500

At the State Properties Review Board meeting held on November 10, 2016, the Board approved #16-257 (BI-2B-381-CA), in the amount of \$3,935,978, for the Renovations and New Parking Garage Project. The AG approved the Consultant Contract on December 20, 2016. Exhibit A, Section II (G) of the Contract states the following:

Site Preparation and/or Demolition: DCS has the ability pursuant to Section 4b-103 of the Connecticut General Statutes, as revised, to authorize and proceed with the project elements of site preparation, demolition, public utility installation and connections, and building envelope components including the roof, doors, windows, and exterior walls, or portions thereof, that have been previously put out to bid and awarded, prior to submission and approval of the GMP. The specific services and scope of work to be performed will be described in one or more Work Authorization Orders, as that term is defined in the General Conditions of the Contract for Construction. DCS may, on occasion, utilize this option. If DCS chooses to utilize the Work Authorization Order(s), the impact on the C.A.'s scope of services and fees will be reviewed, and if appropriate, renegotiated at that time.

This section of the Contract comports with the enabling legislation (4b-103).

DCS is now seeking approval of an additional \$655,500 in fees for additional CA Services as the initial scope of work was expanded under the Consultant Contract as the Construction Manager at Risk (CMR) issued four Work Authorization Orders (WAO).

WAO	Activity	WAO Cost	WAO % of GMP	WAO Start	End
#1	Parking Garage Demo & Abatement	\$2,677,314	4.04%	3/27/2017	1/31/2018
#2	Parking Garage Structural Precast Design, Fabrication & Sitework.	\$16,694,442	25.19%	6/16/2017	1/31/2018
#3	State Office Building Demo & Abatement	\$12,217,515	14.12%	8/30/2017	1/31/2018
#4	State Office Building Glass & Glazing Procurement	\$4,188,167	4.84%	9/19/2017	1/31/2018

Note: End date coincides with CMR commencement of Construction Phase. CGS 4b-103 requires WAO cannot exceed 25% of GMP.

The Consultant provided the following matrix to support their request for compensation:

2017															
Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan					
CHANGE ORDER #1 LABOR											Total	Rate	Amount		
	32	32	32	32	32	32	32	32	32	32	320	\$215	\$68,800		
	64	64	64	64	64	64	64	64	64	64	640	\$205	\$131,200		
			173	173	173	173	173	173	173	173	1,384	\$145	\$200,680		
	87	173	173	173	173	173	173	173	173	173	1,644	\$155	\$254,820		
											3,988		\$655,500		

The Consultant stated the following additional services were required:

- Additional CA Services for an Early Start from March 27, 2017
- The original Project GMP was split into two GMPs, one each for the SOB and Parking Garage
- Early work due to WAOs.

The overall construction budget was increased to \$158,019,761 (from \$139,736,664) and the total project cost was decreased to \$205,490,186 (from \$246,426,220).

SUB Fee for Basic Services (PRB 16-257)	<u>COST (\$)</u> (BASIC)	<u>COST (\$)</u> (SPECIAL)	C. Budget (\$)	(%) Budget
Pre-Construction Phase Services	\$479,300			
Bidding and Review Phase	\$167,755			
Construction Administration Phase	\$2,810,860			
Close-Out Phase	<u>\$161,085</u>			
TOTAL BASIC SERVICE FEE (#16-257) (A)	\$3,619,000		\$139,736,664	2.59%
Additional CA Services for Early Start (#20-017)(A1)	\$655,000			
TOTAL BASIC SERVICE FEE (#20-017) (A)+(A1)	\$4,274,000		\$158,019,761	2.70%
<u>SPECIAL SERVICES:</u>				
Building Envelope Commissioning		\$137,003		
MEP Commissioning		\$97,975		
Scheduling & Estimating Services		<u>\$82,000</u>		
TOTAL SPECIAL SERVICES(B)		\$316,978		
TOTAL FEE (PRB #20-017) (A)+(A1) + (B)		\$4,590,978	\$158,019,761	2.91%

Staff have the following questions based on the review of the proposal.

1. <i>The CMR Contract was approved by the AG on 5-31-16 and the AG approved the Consultant Contract on 12-20-16. Please clarify why this amendment is being presented to the Board for approval nearly three years after the early work commenced and almost a year after the Consultant submitted their request in May 2019?</i>
It was not decided until early 2017, after the issuance of the CMR and CA contracts that the team decided to use WAOs to get a head start on key items to help kick start the project. Once work commenced, Skanska was very busy in performing their contracted work and final GMP signing was also not nailed down date wise. In order to keep the project moving, WAOs were the option to keep moving with key items. Skanska did take some time in producing their request since they were working full throttle in the early work and DAS Legal went to great lengths to make sure a fair price was being negotiated for the State.
2. <i>When was the GMP determined, provide the date</i>
First GMP amendment (Garage and WAOs) was November 8, 2017 and Second GMP Amendment (Entire Project) was executed January 31, 2018.
3. <i>What was the construction duration based on CMR contract for both garage and the building? How many days?</i>
720 days
4. <i>What was the substantial completion date per CMR contract for both garage and the building?</i>
The Garage was February 19, 2019. The Building was January 23, 2020.
5. <i>Has this substantial completion date been extended for both garage and/or building? Why?</i>
The garage date was extended due to enormous volumes of contaminated soils being uncovered to August 12, 2019. For the building, the substantial completion date has been extended to March 16, 2020 due to the following; excessive unforeseen conditions (both contaminated soil property and building conditions), the need to field verify new structure in order to release lobby finishes and Gilbane was directed to shift the majority of their focus from non-essential public spaces of the building to the employee occupied spaces to allow the timely move in of state employees from 55 Elm to collapse the expensive lease. The early move in dates were not part of the GMP agreement.
6. <i>Didn't project include all the activities identified as WAO in the original CA contract?</i>
Yes, the project did include all activities in the WAOs, however, these activities were pulled out of the 720 days in order to start early and complete the project on time, Skanska had to provide staffing for 10 additional months.
7. <i>What is the status of the Consultant Contract with respect to the 792 construction phase services (+90 day closeout) and extension of the project to January 2020.</i>
Skanska is now working on closeout for portions of the building and garage and construction phase services for others (i.e. the ground floor and site)
8. <i>Pursuant to CGS 4b-103, please provide copies of the following:</i>
a. <i>four WAO's submitted by the CMR and approved by DCS (You already provided this today, I will review them and see if I have any questions on those)</i>
OK

<p><i>b. copies of bids (just summaries not the entire bid package) that were awarded prior to authorization of each WAO. Pl provide dates when these packages were put out to bid and the award dates.</i></p>
<p>Will need more time to provide official award dates since these contract awards are between Gilbane and their subs. Copies of the bid packages are included in email. WAO 1 - Garage Demo and Abatement - Manafort - out to bid January 3, 2016, WAO 2 - Garage Structural Precast - Blakeslee - out to bid March 1, 2017, WAO 3 - Building Demo and Abatement - SMI - out to bid April 26, 2017, WAO 4 - Building Glass and Glazing (Material Only) - Massey - out to bid May 17, 2017</p>
<p><i>c. Pl clarify how did these WAO's meet the requirements of CGS 4b-103(c)(3)</i></p>
<p>Total WAO's = \$35,777,438.00 and Total Construction Estimate at time of GMP = \$156,172,827.00 (WAOs were 23% of construction)</p>
<p><i>9. Clarify if the Consultant allocated specific hours to each WAO and if yes, please provide a breakdown of hours.</i></p>
<p>They did not. As with any construction activities, once the WAOs were overlapping, it was impossible to track staff's time on each item.</p>
<p><i>10. Please reconcile the staffing matrix requesting approval of \$655,500 for 3,988 hours of services (April '17 to Jan '18) with that in the matrix labeled as "Actual Hours Expended on Project For Reference Only" that identifies 5,253 hours and \$922,365 in consultant fees for the same period.</i></p>
<p>DAS Legal asked Skanska to pull time card data internally to verify the additional staffing request. Once Skanska dove into time card data, the actual hours expended were much greater than their proposal. Since Skanska had already submitted their request for \$655,500.00 it was negotiated that Skanska would receive this amount for compensation on WAO work and no more.</p>

DCS has confirmed funding is in place.

RECOMMENDATION: It is recommended that SPRB **APPROVE** Amendment #1 to compensate Skanska USA Building, Inc. for additional construction administration services. The overall basic service fee of \$4,274,000 is equivalent to approximately 2.70% of the \$158,019,761 construction budget and is well within the 5% maximum guideline rate for completion of the schematic design phase on this Group B Renovation Project.

FROM PRB #16-257

CONSULTANT FEE: \$3,935,978

PROJECT BRIEF– In general this project involves the design and construction for the complete renovation of the existing State Office Building (“SOB”) located at 165 Capitol Avenue in Hartford. The overall project is envisioned to include the complete restoration of the 350,000 GSF state office building, the demolition of the Buckingham Street Parking Garage, construction of a new parking garage, various internal site improvements and public space enhancements. The SOB was originally built in 1931 and is a limestone clad structure with two partial basements, a ground floor access level and five upper floors. The overall project is also envisioned to include additional improvements such as a new surface parking lot, creation of a public plaza, streetscape enhancements and various ADA upgrades. The project site work is also envisioned to include a civic landscaped plaza, restoration of the limestone walls around the exterior boundary, redevelopment of a perimeter streetscape, construction of a new 1,000 car parking structure and other landscaping amenities. The interior building program will include the complete restoration of the historic structure, new mechanical and plumbing systems, window replacement, construction of an interior courtyard and interior space improvements for all of the agencies planned for relocation.

In November 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administration Consultant Design Teams related to the State Office Building Renovation and New Parking Garage Project. DCS elicited eleven (11) responses to the advertisement of which all but two (2) of respondents were considered “responsive”. After completion of the internal review process for the nine approved submittals, five firms were selected for short-list interviews. These firms were as follows, Jacob Project Management Company, Skanska USA Building, Inc., Turner Construction Company, O&G Industries, Inc. and The Morganti Group, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Skanska USA Building, Inc. (“SUB”) as the most qualified firm.

This contract is for Construction Administration Consultant Design Team Services for the completion of the State Office Building Renovation and New Parking Garage Project from the initiation of a pre-construction services until the completion of construction. The overall compensation rate for this basic service is \$3,701,000 with an additional \$234,978 for special services. As such the total project fee is \$3,935,978. The special services detailed in the project scope include building envelope commissioning services, mechanical commissioning, estimating services and project scheduling. DCS has confirmed that funding is available for this contract. Project funding was approved at the September 2015 Meeting of the State Bond Commission. FEE – The costs of basic and special services are as follows:

SUB Fee for Basic Services (PRB 16-257)	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%)</u> <u>Budget</u>
Pre-Construction Phase Services	\$479,300			
Bidding and Review Phase	\$167,755			
Construction Administration Phase	\$2,810,860			
Close-Out Phase	+\$161,085			
TOTAL BASIC SERVICE FEE (#16-257) (A)	\$3,619,000		\$139,736,66 4	2.59%
<u>SPECIAL SERVICES:</u>				
Building Envelope Commissioning		\$137,003		
MEP Commissioning		\$97,975		
Scheduling & Estimating Services		+\$82,000		
TOTAL SPECIAL SERVICES(B)		\$316,978		
TOTAL FEE (PRB #16-257) (A) + (B)		\$3,935,978	\$139,736,66 4	2.82%

- The RFQ posted November 2015 elicited 11 candidates. The Selection Panel interviewed five firms and recommended the appointment of SUB ranked #1 by the selection interview panel. The selection was approved by Commissioner Currey on 2/23/2016.
- SUB is locally located in New Haven, Connecticut. This firm was established in 1971 and headquartered in New York. The local office has 200± employees with 30± engineers, 20± and over 100± construction related professionals.
- Aon Risk Insurance Inc. reported that over the past 5 years SUB has been exposed to four professional and/or general liability claims of which are all closed.
- The submittal is accompanied by a Consulting Agreement Affidavit notarized on 1/11/2016.

RECOMMENDATION: It is recommended that SPRB approve the Contract for Skanska USA Building, Inc. to provide construction administration services required for the State Office Building Renovation and New Parking Garage Project. The overall basic service fee of \$3,619,000 is equivalent to approximately 2.59% of the \$139,000,000+ construction budget and is well within the 5% maximum guideline rate for completion of the schematic design phase on this Group B Renovation Project.

Sec. 4b-103. Construction manager at-risk project delivery contracts. (a) In order to carry out any provision of this title for the construction, renovation or alteration of buildings or facilities, the Commissioner of Administrative Services may enter into a construction manager at-risk project delivery contract.

(b) Except as provided in subsections (c) and (d) of this section, the Commissioner of Administrative Services shall not enter into a construction manager at-risk project delivery contract that does not provide for a maximum guaranteed price for the cost of construction that shall be determined not later than the time of the receipt and approval by the commissioner of the trade contractor bids. Each construction manager at-risk shall invite bids and give notice of opportunities to bid on project elements on the State Contracting Portal. Each bid shall be kept sealed until opened publicly at the time and place as set forth in the notice soliciting such bid. The construction manager at-risk shall, after consultation with and approval by the commissioner, award any related contracts for project elements to the responsible qualified contractor submitting the lowest bid in compliance with the bid requirements, provided (1) the construction manager at-risk shall not be eligible to submit a bid for any such project element, and (2) construction shall not begin prior to the determination of the maximum guaranteed price, except for the project elements of site preparation and demolition that have been previously put out to bid and awarded.

(c) Construction may begin prior to the determination of the maximum guaranteed price for the project elements of site preparation, demolition, public utility installation and connections, and building envelope components, including the roof, doors, windows and exterior walls, provided (1) the project is the renovation of an existing building or facility; (2) the project element or elements involved in such early work have been previously put out to bid and awarded; and (3) the total cost of construction of the early work does not exceed twenty-five per cent of the estimated cost of construction for the entire project.

(d) If such project involves the renovation of an existing building or facility that will be performed in multiple phases while such building or facility remains occupied, the Commissioner of Administrative Services may enter into a construction manager at-risk project delivery contract that provides for the maximum guaranteed price to be determined for each phase of the project, prior to beginning each such phase, provided all requirements of subsection (b) of this section other than the timing of the determination of the maximum guaranteed price are complied with.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-026 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #21-026. The motion passed unanimously.

PRB FILE #21-028 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #21-043. The motion failed with all Members voting against.

The Board noted the following:

- Approved Amendment #2 identified the Design phase of this Phase II work to be completed within the 72 days that Skanska is required to provide to the project/State per the original contract. Amendment #2 did not authorize additional funds for the Design phase of Phase II. DCS informed the Board that part of the funding that was approved for Procurement and CA phases was utilized for the Design phase. This is not consistent with the Amendment #2 approval.
- The Amendment #3 submitted did not identify any costs associated with the Design phase. DCS request was for additional CA services. Hours related to the Design phase for Phase II was introduced when the Board questioned the proposed hours on the staffing matrix.
- DCS to provide appropriate staffing matrix identifying all the phases of the work that must match with the Payment Requisitions from Gilbane as well as Skanska and the actual work that was performed.

- The Board noticed that Skanska is not billing the State on a monthly basis as required by Section C of the Amendment #2 Contract. August and November monthly fees were lumped with other months.
- The Board also noticed error/conflicting information that originated right from Skanska's proposal and carried through the contract. This error relates to Skanska's Sr. PM's time.
- The construction cost and the scope of the project remains same, however, the CA fee has increased from 6% to almost 13%. Is this consistent with DCS policy and normal for DCS projects?
- Upon review of the Gilbane and Skanska's payment requisitions, the Board has noticed that work related to the larger project is still continuing and services provided by Skanska. The Board was informed that the State is not being charged for this additional hours spent by Skanska. In the next submission, DCS should identify all the hours that Skanska is devoting to the larger project including Phase II work, separately. The Board reserves right to request time sheets for the staff identified.
- In the next re-submission, DCS must provide proper scope, backup and justification for additional time and fees.

9. NEXT MEETING – Monday, March 29, 2021.

The meeting adjourned.

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