

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 3, 2022 – 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 February 3, 2022 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

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 January 31, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Board Members had asked about the status of the forthcoming meeting with Deputy Commissioner Petra, as well as the status of a DoAg response to a previous Board inquiry and the status of a new lease for DCF in Waterbury.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

<i>PRB #</i>	22-004
<i>Origin/Client:</i>	DCS/SDE
<i>Transaction/Contract Type</i>	AE / Amendment
<i>Project Number</i>	BI-RT-878
<i>Contract</i>	BI-RT-878-CA
<i>Consultant:</i>	KBE Building Corporation
<i>Property</i>	Milford, Orange Ave (600) – Platt Technical High School
<i>Project purpose:</i>	Expanded CA Services for FF&E
<i>Item Purpose</i>	Amendment #1 for Expanded CA Services

CONSULTANT FEE: \$61,337

At the January 2, 2018 SPRB Meeting, the Board approved, under PRB #17-349, the Consultant’s Contract (BI-RT-878-CA) for the design and construction of a new Platt Technical High School comprising approximately 230,000 GSF, capacity for approximately 1,062 students and 250 parking spots. The overall compensation rate for this basic service was \$2,729,841 with an additional \$661,686 for special services. As such the total project fee was \$3,391,527. The special services detailed in the project scope included building commissioning services, estimating services, Multi-Vista photo documentation and move management services.

Under this proposal (PRB #22-004), DCS is now seeking Board approval of Amendment #1 to the Consultant Contract to expend an additional \$61,337 for expanded furniture design and construction administration services.

DCS provided the following support for the expanded services:

- 1) Provide all furniture, fixture, and equipment specifications based on approval and needs of each of the technical high school system departments;
- 2) Work with Platt Technical High School and Connecticut Technical Education and Careers System (CTECS) staff to review and select all the new furniture and equipment for classrooms, administrative, ancillary, and trade shop areas;
- 3) Develop specifications and detailed plans for furniture, fixture, and equipment layout beyond the project architectural plans, which provide general layout plans for informational purposes and coordinate with mechanical, electrical, and plumbing trades for rough-in connections only;
- 4) Provide plan review of all documents to verify they meet ADA and accessibility requirements;
- 5) Procure all specified furniture and equipment through the State DAS procurement system utilizing State contracts and, if needed, bidding out non contracted equipment through a competitive process.

The CA is retaining the services of a Sub-Consultant – STV, Inc, a PA-based AE firm with a local office in Hartford (<https://www.stvinc.com/>).

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

As part of this contract amendment DCS states that the construction budget is \$98,752,693 and the total project budget is \$123,459,532.

KBE Fee for Basic Services (PRB 17-349)	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget (\$)</u>	<u>(%)</u> <u>Budget</u>
Design Phase Services	\$127,631			
Bidding and Review Phase	\$54,699			
Construction Administration Phase	\$2,292,761			
Project Close-Out Phase	+\$254,750			
TOTAL BASIC SERVICE FEE (#17-349) (A)	\$2,729,841		\$93,000,000	2.93%
SPECIAL SERVICES:				
Building Commissioning		\$212,041		
Multi-Vista Photo Documentation Services		\$151,508		
Project Contingency		\$25,000		
Move Management Services		+\$273,137		
TOTAL SPECIAL SERVICES(B)		\$661,686		
FF&E Layout, Bidding & Acquisition Services (B1) - PRB #22-004		+\$61,337		
TOTAL SPECIAL SERVICES (B) + (B1)		\$723,023		
TOTAL FEE (PRB #22-004) (A) + (B) + (B1)		\$3,452,864	\$98,752,693	3.50%

Staff have requested clarification of the following issue:

1. Please clarify why the ARC of record is not providing these services as the CA must retain the services of a sub-consultant to achieve the same results.

DCS Response: Back in 2015 when the original contract was being drafted , I neglected to negotiate the procurement of the FF&E, as the ARC typically does lay out the furniture, but the actual selection & procurement is an added service... The IT/TeleComm and a majority of the shop equipment in a State Tech School is by SDE – CTEC consultants anyway, so I never got it into the original design contract... With that and with the CA hiring the Move Manager, it made more sense at this juncture, to have the CA select & procure the FF&E package & assist CTECS and the School moving forward.

Staff Response: OK

2. Was it by design that the A/E was providing FF&E services for layout and information purposes only?

DCS Response: Based on the original proposal and draft contract, it was by design... Furniture layout is really a place holder on the plans so wall elevations/layouts, ADA requirements, and foot traffic flows as well as room capacities could be determined.

Staff Response: OK

3. Is this customary that CA provides FF&E services and not A/E?

DCS Response: I believe it is not customary that CA provides FF&E procurement only Move Management services (depends on the size & needs of the Agency); In this case, as stated above, it made more sense, given where we were in the construction, to have the CA select & procure the FF&E package & assist CTECS and the School since it corresponds with the move management of the project (less hands in the pot).

Staff Response: OK

RECOMMENDATION: Staff recommend approval of Amendment #1 in the amount of \$61,337 to provide extended CA Services for the Project.

Re: PRB # 17-349, Standard Fixed-Fee— Construction Administration Services Contract
Platt Technical High School – New School Project – Milford
Project #BI-CTC-878-CA – KBE Building Corporation, Inc. - Total Fee \$3,391,527

PROJECT BRIEF– In general this project involves the design and construction of a new Platt Technical High School comprising approximately 230,000 GSF, capacity for approximately 1,062 students and 250 parking spots. The first phase of the project will require the completion of a pre design study to evaluate various building program options which are as follows: 1.) “Renovate as New” the entire facility with minimal building additions, 2.) Construction of a large scale building additions to minimize renovation areas or 3.) Construction of a new school. The existing school is currently situated on a 50+-acre campus and was originally constructed in the 1970s with limited upgrades thereafter. The current CTTHS Master Plan calls for a 25,000 GSF building program to support new programs and initiatives. CTTHS has requested that DCS evaluate the current master plan versus the construction of a brand new building on the campus inclusive of supporting amenities such as parking, athletic fields and improved landscaping. In addition, the new building or renovated school will include general technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The initial legislative authorization for this project as established a construction budget of \$93,000,000 and total project budget of \$124,566,000.

In March 2017 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Construction Administration Consultant Teams* related to the New Platt THS Project. DCS received fifteen (15) responses to the RFQ and reviewed all submittals based upon an established rating criteria. DCS selected Arcadis U.S., Inc., KBE Building Corporation, Skanska Building USA, Inc., O&G Industries, Inc. and the

Turner Construction Company for short list interviews. At the conclusion of the process DCS identified KBE Building Corporation (“KBE”) as the most qualified firm.

This contract is for *Construction Administration Consultant Team Services* for the completion of the Platt THS New School Project from the initiation of design phase services, bidding and construction administration. The overall compensation rate for this basic service is \$2,729,841 with an additional \$661,686 for special services. As such the total project fee is \$3,391,527. The special services detailed in the project scope include building commissioning services, estimating services, Multi-Vista photo documentation and move management services.

FEE – The costs of basic and special services are as follows:

KBE Fee for Basic Services (PRB 17-349)	<u>COST</u> (\$) <u>(BASIC)</u>	<u>COST</u> (\$) <u>(SPECIAL)</u>	<u>C. Budget</u> (\$)	<u>(%)</u> <u>Budget</u>
Design Phase Services	\$127,631			
Bidding and Review Phase	\$54,699			
Construction Administration Phase	\$2,292,761			
Project Close-Out Phase	<u>+\$254,750</u>			
TOTAL BASIC SERVICE FEE (#17-349) (A)	\$2,729,841		\$93,000,000	2.93%
<u>SPECIAL SERVICES:</u>				
Building Commissioning		\$212,041		
Multi-Vista Photo Documentation Services		\$151,508		
Project Contingency		\$25,000		
Move Management Services		<u>+\$273,137</u>		
TOTAL SPECIAL SERVICES(B)		\$661,686		
TOTAL FEE (PRB #17-349) (A) + (B)		\$3,391,527	\$93,000,000	3.65%

- The RFQ posted in March 2017 elicited 15 candidates. The Selection Panel interviewed five firms and recommended the appointment of KBE ranked #1 by the selection interview panel. The selection was approved by Commissioner Currey on 4/27/2017.
- KBE is locally located in Farmington, Connecticut. This firm was established in 1959 as Konover Construction Company with KBE now acting as division of SiKon Corporation. The office has a local office staff of 60 members. The office has 5± engineers and 30± construction related professionals involved with project management, field services, scheduling and estimating. KBE is a Corporation in the State of Connecticut and does not have a Major Contractors License.
- Peoples United Insurance Agency reported that over the past 5 years the company has been exposed to eight (8) professional and/or general liability claims none of which are related to projects in this state.
- The submittal is accompanied by a Consulting Agreement Affidavit notarized on 6/6/2017.

RECOMMENDATION: SPRB Staff recommends Approval of this contract for KBE Building Corporation to provide services at the New Platt THS Project. The overall basic services fee percentage of 2.93% is well within the guideline rate of 5% for CA services.

7. VOTES ON PRB FILE:

PRB FILE #22-004 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 22-004.

8. NEXT MEETING – Thursday, February 7, 2022.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John Valengavich, Secretary