

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On March 16, 2023**

**– 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 16, 2023 remotely via telephone conference at (860)-840-2075 and use passcode 284890492#.

**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 March 13, 2023 Meeting. The motion passed unanimously.

**2. COMMUNICATIONS**

**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

**PRB #** 23-018  
**Transaction/Contract Type:** RE – Lease  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 094-000-003C  
**Lessee:** Connecticut Port Authority  
**Property:** New London, State Pier Rd – SSR 437 (14,435 sf land)  
**Project Purpose:** Parking  
**Item Purpose:** New 10-Year Lease

**Lease Price:** Year #1 = \$3,600 (\$4,044 avg/yr for 10 years)

Under this Proposal (PRB #23-018) DOT is seeking SPRB approval of a new Lease (Lease Out) for the Connecticut Port Authority to utilize a 14,435 square foot gravel-covered lot approximate to the New London State Pier for parking purposes. DOT states their statutory authority to Lease this land is pursuant to CGS §13a-80.



Courtesy: Google Maps

The terms of the lease are as follows:

Lessee	Connecticut Port Authority
Premises	New London, State Pier Rd – SSR 437 (14,435 sf land)
Use	Restricted to use as a parking lot
Term	Ten years commencing upon AG approval, two (2), five-year options to extend
Termination	Either party can terminate with 30 days' notice, with or without cause
Rent	\$300/month, increasing annually – average \$337/month over 10-yr term.
Utilities, costs	All by tenant, if available (no electric, gas, sewer or water currently at site)
Other	Lease includes specifications as contained in “Standard Highway Lease Specifications & Covenants: Governmental” dated 7/1/2022, which are attached to the lease. The specifications include insurance and indemnification requirements.

The Lessee executed the Lease on June 16, 2022. The Lessor executed the Lease on July 12, 2022. OPM approved the Lease agreement on January 27, 2023.

**RECOMMENDATION:** Board approval of the Lease (lease-out) agreement to Connecticut Port Authority is recommended for the following reasons:

- The Commissioner of Transportation has the authority under CGS §13a-80 to enter into lease agreements, subject to the approval of OPM (received 1/27/2023), the SPRB & the AG.
- The 14,435 square feet are restricted to parking use only.
- The Lessee provided a Certificate of Insurance identifying appropriate coverages are required by the Lease.

The rental payment was based on a DOT appraisal dated 5-18-2022. The term of the lease is for 10 years, commencing upon approval of the AG. The lease includes two (2) additional five-year options, subject to a review and update of the rental fee. The State reserves the right to terminate the lease with 30 days' notice.

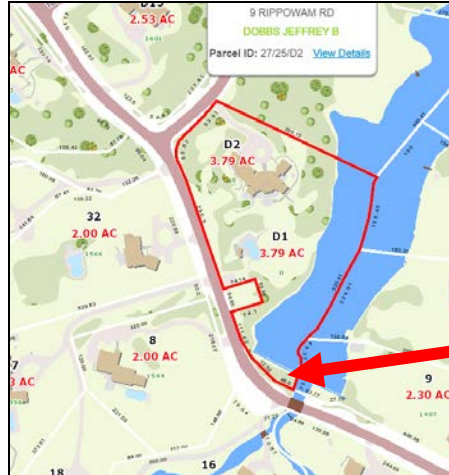
**PRB #** 23-020  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 089-129-001  
**Grantor:** Jeffrey V. Dobbs, et al  
**Property:** New Canaan, Rippowam Rd (9)  
**Project Purpose:** Rehabilitation of Bridge No. 05002 Ponus Ridge Road over Collins Pond  
**Item Purpose:** Voucher

**DAMAGES: \$6,500**



**SITE DESCRIPTION:** The subject property consists of an irregular-shaped, 3.792 acre (165,180 sf) site with approximately 138' of frontage on the southeasterly side of Rippowam Road and approximately 627' of frontage on the northeasterly side of Ponus Ridge Road. A portion of the property consists of Collins Pond, along with responsibility for the maintenance of the 240' dam along Ponus Ridge Rd. The property is located in a 2AC residential zone and appears to conform to zoning.

The site is improved with a two-story dwelling containing 7,695 square feet of gross living area (16/6/5.2) built in 1947.

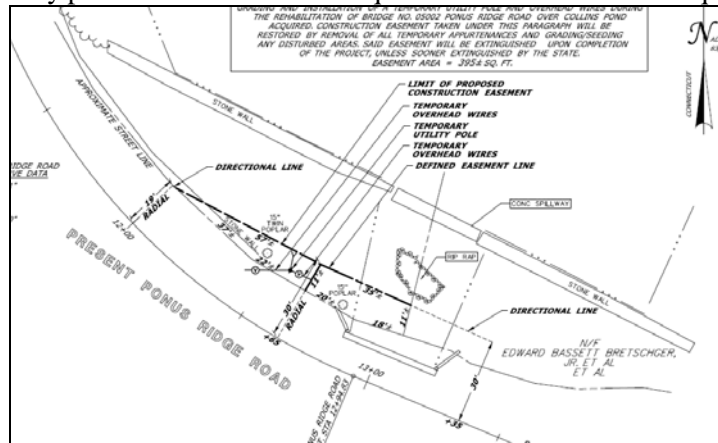


Highest and Best Use – As Vacant: Single family residential development.

Highest and Best Use – As Improved: Continued single family use.

**The Taking:** DOT will acquire the following:

- A Defined Easement for Highway Purposes acquired over an area of 427± square feet; and
- A construction easement for the purpose of construction access, clearing, grading and installation of temporary utility pole and overhead wires acquired over an area of 395± square feet.



The total land area for the subject will not change under DOT's plan to establish two easements on site. The defined easement for highway purposes is situated in the setback areas, which in this portion of the site are adversely impacted by wetland soils. This easement will not have an adverse impact on the existing structural improvements on site or the overall utility of the site for development. Still, the defined easement will afford DOT near full control over all activities in this area, diminishing the property owner's overall bundle of rights and warranting damages commensurate with the value of the encumbrance be paid for the loss of rights. The construction easement is temporary and will be extinguished upon completion of DOT's project, unless sooner extinguished by the State of Connecticut. Again, the property owner is entitled to damages associated with the temporary loss of rights.

**Restricted Use/Short Form Value Finding** - The DOT appraisal was completed November 22, 2022 by DOT Appraiser Matthew J. Dufour.

Land Valuation: Based on the sales comparison approach, the Appraiser considered three sales in New Canaan (2021-2022) and after adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land was \$14.25/sf.

The Appraiser then calculated the Permanent Damages, as follows:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Defined Easement	427 SF @ \$14.25/SF x 90%	\$5,476
Contributory Value of Affected Site Imp.	Lump sum	\$500
	<b>Total:</b>	\$5,976
	<b>Rounded</b>	<b>\$6,000</b>

The Appraiser then considered Temporary Damages as follows:

<i>Item</i>	<i>Calculation</i>	<i>Value</i>
Construction Easement #1	395 sf x \$14.25/sf x 10% x 6 months	\$338
	<b>Rounded</b>	<b>\$500</b>

**Calculation of Total Damages**

Total damages are then Permanent Damages plus Temporary Damages, or \$6,000 + \$500 = \$6,500.

**RECOMMENDATION:** Board approval of damages in the amount of \$6,500 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 appraisal report.

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB #** 23-033  
**Origin/Client:** DCS/SDE  
**Transaction/Contract Type** AE / Amendment  
**Project Number:** BI-RT-878  
**Contract:** BI-RT-878-CA  
**Consultant:** KBE Building Corporation  
**Property** Milford, Orange Ave (600) – Platt Technical High School  
**Project purpose:** Expanded CA Services for FF&E & Time Extension  
**Item Purpose** Amendment #2 for Expanded CA Services

**CONSULTANT FEE:** \$445,450 (NET INCREASE)

At the February 3, 2022 SPRB Meeting, the Board approved, under PRB #22-004, Amendment #1 to the Consultant Contract to expend an additional \$61,337 for the Consultant to retain a Sub-Consultant for expanded furniture design and construction administration services.



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.

The construction was phased to include the construction of the new school facility, the demolition of the existing facility and the remaining site work/new athletic fields. Construction phase duration was set at 1,004 days, plus a 90-day close out period (BI-RT-878-CA - Exhibit A, Section II (C)).

The Morganti Group, Inc. is the CMR. The GMP Amendment to the CMR Contract was approved by the AG on February 28, 2020. The GMP was \$98,758,978.

Milestone Dates set forth in the GMP are as follows:

- March 4, 2022 – Substantial Completion - Phase 1 (construction of new school based on 730 days);
- July 5, 2022 – Start of Phase 2 (demolition of existing school & construction of new athletic fields)
- June 15, 2023 – Substantial Completion – Phase 2 (based on 345 calendar days);
- June 2, 2022 – Date of Acceptance – Phase 1; and
- September 13, 2023 – Date of Acceptance – Phase 2.

Liquidated Damages are \$7,996/day for each calendar day beyond the established Substantial Completion Date of June 15, 2023.

Liquidated Damages are \$4,996/day for each calendar day beyond the ninety (90) calendar days after the established Substantial Completion Date for Phase 2.

According to local news reports the newly-constructed school opened in early October 2022.



Courtesy: Google Maps – October 2022 imagery.

Under this proposal (PRB #23-033), DCS is now seeking Board approval of Amendment #2 to the Consultant Contract to expend an additional \$445,450 for extended construction administration services and extended Move Management Services, both due to delays (per Consultant). An \$11,025 credit for unused Photographic and Web-Cam services is also provided. The net increase to the Contract is \$445,450. In this most recent Proposal, DCS reports the project is currently 65% into construction.

Within the Consultant's October 28, 2022 communication to DCS, revised to February 16, 2023, with the following narrative contained within Change Order Proposal (COP) No. 3, dated October 27, 2022:

**Description of Proposed Change(s):**

Additional work for accepting FF&E and rescheduling deliveries and coordinating storage for furnishings and equipment not ready to be placed, due to the rooms not being ready to accept the FF&E. Then additional work for final placement and commissioning into service. Also added equipment to the FF&E list as of 10/25/22 additional time is recorded on the attached fee matrix. This describes addition work during the spring of 2022, work required after the original contract date completion of July 18, 2022, work to date and additional requested work through the end of the 2022 calendar year.

**Reason for Change:**

Due to delays in procurement of FF&E by State of CT staff, and the GC being behind schedule, STV is and has been required to provide additional work to receive, validate and coordinate the installation of FF&E multiple times. This fact and because the GC was behind on schedule, the FF&E that has been delivered requires multiple relocations and storage coordination due to the fact that the rooms were not ready to receive. Therefore a significant increase in man hours for coordination of FF&E was and is required. STV has had to handle the furnishings and equipment multiple times in temporary storage areas. Then as the contractors then need access to a room being used for storage, things need to be relocated again. Multiple relocations (in excess of 24 times) of FF&E products require significant coordination to accommodate the contractors need and assure safety of the products, flooring and walls. If the Procurement of many items was completed on time and if the contractor were on schedule there would be no request for change. STV has had to move many rooms and many items several times wasting valuable man hours and forcing substantial effort relocating, securing and tracking equipment that was supposed to be delivered and installed once. We started to track this time in March as it became apparent this was going to impact our total man hours for the project. As of 10/25/22 the request to extend our staff until the end of 2022 to receive materials still outstanding was made and that projected time is included in this change order request. This includes the additional request made this week to coordinate the Exhaust equipment for the Auto Shop and Dust Collection units.

Additional Manhours required between April 15th and July 18th.									
		Hours					Rate - 157/hr		
	4/15/2022	2	Perugino				\$314.00		
	4/29/2022	7	Perugino				\$1,099.00		
	5/6/2022	6	Perugino				\$942.00		
	5/13/2022	6	Perugino				\$942.00		
	5/27/2022	4	Perugino				\$628.00		
	6/10/2022	5	Perugino				\$785.00		
	6/17/2022	4	Perugino				\$628.00		
	6/24/2022	6	Perugino				\$942.00		
	7/1/2022	4	Perugino				\$628.00		
	7/8/2022	4	Perugino				\$628.00		
<b>Total</b>		<b>48</b>					<b>\$7,536.00</b>		

Additional time required from original contract completion date:									
BI-RT-878 Platt Technical High School									
Phase/Scope/ Timeline	No. Wks.	Project Executive		Rosanne Senior Project Planner		Harshitha Assistant Project Manager		Totals	
		Hrs. Week	Total Hrs.	Hrs. Week	Total Hrs.	Hrs. Week	Total Hrs.		
Additional Moves and Coordination going forward from original contracted completion date:									
7/18/2022 - 12/26/2022	23	1	23	10	230	12	276	\$69,161	
<b>Total Hrs.</b>			23		230		276	\$29	
<b>Cost / Hr. 2021</b>			\$225		\$157		\$101		
<b>Cost PP.</b>			\$5,175		\$36,110		\$27,876	\$69,161	
<b>Additional work provided from April 15th 2022 through July 18th</b>								<b>\$7,536</b>	
Change Order #3 request								<b>\$76,697</b>	

The Consultant – KBE – provided the following Matrix to support their request for additional CA Phase fees:

Platt Tech HS, BI-RT-878 / OSCGR#900-0013												
Time Extension March 2023 thru October 2023												
To continue providing oversight of Abatement and Demolition of the "Old" Platt Tech High School" and completion of Phase 1, and limited Phase 2 scope of work												
Phase	Job Title	Blended Contract Rate 2023	Projected Hours March 2023	Projected Hours April 2023	Projected Hours May 2023	Projected Hours June 2023	Projected Hours July 2023	Projected Hours August 2023	Projected Hours September 2023	Projected Hours October 2023	Total Hours	Total Cost
01-001	Onsite Field Rep	\$163.00	173.00	173.00	173.00	173.00	173.00	173.00	173.00	173.00	1,384.00	\$ 225,592.00
01-002	Project Manager	\$169.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320.00	\$ 54,080.00
01-004	Project Executive	\$221.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	128.00	\$ 28,288.00
01-007	Safety / QC Manager	\$139.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	32.00	\$ 4,448.00
01-008	Project Accountant	\$85.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	64.00	\$ 5,440.00
01-025	Scheduler	\$95.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	16.00	\$ 1,520.00
221											SubTotal	\$ 319,368.00
											To Be Invoiced Monthly	\$ 39,921.00

**KBE Building Corporation – Time Extension** – To provide continued Construction Administrative services due to the delayed start to Phase 2’s Abatement and Demolition of the “Old” Platt Tech HS, which is result of the State having to rebid this scope of work a second time. Upon completion of demolition, the CMR for the Phase 1 New Construction, will commence with completing Phase 1 Bus Loop, followed by limited Phase 2 scope to close out the project: **\$319,368.00 (Three Hundred Nineteen Thousand Three Hundred Sixty-Eight Dollars).**

Multi-Vista	(\$11,025.00)
STV, Inc.	\$76,697.00
KBE	<u>\$319,368.00</u>
<b>SUBTOTAL</b>	<b>\$385,040.00</b>
5% OH & P	<u>\$ 59,410.00</u>
<b>TOTAL</b>	<b>\$445,450.00</b>

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 \$123,904,982.

	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%)</u> <u>Budget</u>
KBE Fee for Basic Services (PRB 17-349)				
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%
AMENDMENT #2 - PRB #23-033 (A2)				
Extended CA Phase Services to 10-31-2023	\$375,943			
TOTAL BASIC SERVICE FEE (#23-033) (A) + (A2)	\$3,105,784		\$98,752,693	3.15%
<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		
FF&E Layout, Bidding & Acquisition Services (B1) - PRB #22-004		<u>+\$61,337</u>		
AMENDMENT #2 - PRB #23-033 (B2)				
Extended Move Management Services	\$80,532			
Photographic Documentation Services – Credit	<u>-\$11,025</u>	<u>+\$69,507</u>		



TOTAL SPECIAL SERVICES (B) + (B1) + (B2)		\$792,530		
TOTAL FEE ( PRB #23-033) (A) + (A2) + (B) + (B1) + (B2)		\$3,898,314	\$98,752,693	3.15%

Staff have requested clarification of the following issue:

1. Provide a copy of the NTP to the CMR (Morganti) to commence Phase 1 construction phase services.
2. The GMP referenced a NTP for commencement of the Project on/about March 4, 2020. Did Phase 1 of this Project (new THS) require the use of any Work Authorization Orders (WAO) pursuant to CGS 4b-103(c)?
3. What is the status of Phase 1 of the Project? Is it 100% complete? Please provide copies of the Certificate of Substantial Completion (DAS Form 7810) and Certificate of Acceptance (DAS Form 7820).
4. Provide a copy of the NTP to the CMR to commence Phase 2 construction phase services.
5. What is the status of Phase 2 of the Project (Demolition/Athletic Fields/Bus Loop)?
6. Describe what the “revised limited Phase 2 scope of work” referred to within Section 1(D) of Amendment 2 to BI-RT-878-CA.
7. Based on this proposed Amendment 2, it appears that the CMR had delays in Phase 1 as well as with the commencement of Phase 2.
  - a) Please clarify if DCS has issued any communication to the CMR with respect to Liquidated Damages and if yes, please provided copies of any communications.
  - b) And, if no, please clarify why DCS elected not to pursue Liquidated Damages.
8. Provide a copy of the Sub-Consultant’s (STV) Proposal to the Consultant detailing their \$76,697 fee as referred to in Change Order Proposal (COP) No. 3, dated October 27, 2022.
9. Clarify why DCS is now submitting a request for the Sub-Consultant’s (STV) fees when this issue was first identified in April 2022 and presented in Change Order Format in October 2022.
10. Section III (B) of BI-RT-878-CA authorized the Consultant to be reimbursed for the retention of any Special Consultants (+5% overhead/profit) retained during the Project. Please clarify the following:
  - a) How did DCS approve of the Consultant’s proposed Fee (\$445,450), of which \$59,410 is included for Overhead & Profit, when the Special Consultant’s fee is \$76,697, indicating \$3,835 is due ( $\$76,697 \times 5\% = \$3,834.85$ ), a difference of \$55,575.
  - b) How did DCS approve of the Consultant’s proposed Fee that included \$59,410 for Overhead & Profit which is: A) 15.4% of the total fees of \$385,040; and B) Paid Overhead & Profit on the Consultant’s extended CA Phase Services fee of \$319,368?
11. Clarify if the \$11,025 credit for unused photographic and web-cam services includes reimbursement of the Consultant’s Overhead & Profit.
12. Exhibit B, Section G, of BI-RT-878-CA provided for a \$25,000 Design and Construction Phase Contingency. Has this funding been utilized? And if yes, please provide copies of the COP’s for the CA’s expanded services funded by the Contingency.
13. Clarify if Section 1(D) of Amendment 2 to BI-RT-878-CA should specifically state what compensation is being paid to the Sub-Consultant (STV) as well as what compensation is being paid to the Consultant for extended CA Phase services.

**RECOMMENDATION:** Staff recommend suspension of Amendment #2 in the amount of \$445,450 to provide extended Move Management and CA Services for the Project, pending response from DCS regarding Board inquiries.

**FROM PRB #22-004**

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

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.

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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

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

- 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. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #23-018** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-018. The motion passed unanimously.

**PRB FILE #23-020** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB

FILE #23-020. The motion passed unanimously.

**PRB FILE #23-033** – Mr. Halpert moved and Mr. Berger seconded a motion to suspend PRB FILE #23-033. The motion passed unanimously.

**9. NEXT MEETING** – Monday, March 20, 2023.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary