

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 8, 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 May 8, 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

Members Absent:

William Cianci

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Sarah Tierney, DAS
Barbara Cosgrove, DAS

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 May 4, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai informed the Board of a conversation with DAS-CS regarding proposed legislation for changes to DAS statutes with respect to statutory thresholds for Agency-Administered Project Budgets.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

<i>PRB #</i>	23-068
<i>Origin/Client:</i>	DAS/DOE
<i>Transaction/Contract Type</i>	AE / Amendment
<i>Project Number:</i>	BI-RT-889
<i>Contract:</i>	BI-RT-889-CA
<i>Consultant:</i>	Arcadis U.S., Inc.
<i>Property:</i>	Bridgeport, Palisade Ave (500)

Project purpose: New Bullard-Havens Technical High School
Item Purpose: Amendment #1

At 9:31 Ms. Tierney of DAS joined the Meeting to participate in the Board’s discussion of this Proposal and left the Meeting at 9:38.

At the May 13, 2021 SPRB Meeting, the Board approved, under PRB #21-060, the Consultant’s Contract (BI-RT-889-CA) for the Bullard Havens Technical High School project. The overall compensation rate approved for this basic service was \$2,093,902 with an additional \$433,268 for special services, for a total fee of \$2,527,170.

And on April 3, 2023, the Board, under PRB #22-188, approved Amendment #1 to the ARC Consultant Contract to compensate the ARC \$387,257 for the following additional services: 1. Carbon Reduction Services; 2. WAO Structural Steel Bid; and 3. Extended CA Services (+164 days).

Under this proposal (PRB #23-068), DAS is now seeking Board approval of Amendment #1 to the CA Consultant Contract to compensate the CA an additional \$242,230 for additional CA Services, including:

Compensate the Consultant \$14,640 for the following:

1. Solicit drilling contractors to secure interest
2. Solicit on-call general contractors to procure the services
3. Make recommendations on lowest responsible bidder
4. Coordinate with the City Health Department for drilling work
5. Coordinate with the school for contractor access
6. Present on site to coordinate drilling location and drilling effort
7. Gather and submit all necessary reporting to the design team for the design of the system.
8. Increase in the contract document phase by Thirty (30) calendar days.
9. Review construction documents per contract, in one package inclusive of structural drawings and specifications.
10. Review structural drawings and specifications requiring early bid drawings and specification.
11. The structural steel subcontractor will be responsible for all documents provided by the CMR.
12. Conduct review meetings with OSBI, OSFM, DAS, CA and CMR as necessary.
13. Review and confirm bid packages.

Compensate the Consultant \$227,590 for extended CA Phase services including the following:

14. Attend and participate in the pre-bid conference for early bid packages.
15. Review and assist in the development of the WAO for the Construction Manager
16. Assist the Construction Manager in coordinating the phasing for installation of the wells.
17. Provide additional Construction Administration services required to supervise and review product shop drawings, installation of wells, and testing reports.
18. Provide Construction Administration services per the requirements of the Contract for the additional duration of 164 calendar days.

The overall construction and total project budget have been established at **\$95,580,000** and **\$135,000,194** respectively.

AUI Basic Service Fee (#21-060)	CA Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$68,622				

Design Development Phase	\$29,120				
Construction Document Phase	\$32,910				
Bidding Phase	\$18,350				
Construction Administration Phase	<u>\$1,944,900</u>				
TOTAL BASIC SERVICE FEE (#21-060) (A)	\$2,093,902			\$95,580,000	2.19%
Extended CA Services – 164 Days (#23-068) (A1)	\$227,590				
TOTAL BASIC SERVICE FEE (#23-068) (A) + (A1)	\$2,321,492			\$95,580,000	2.43%
AUI Special Services Fee (#21-060)					
Pre-Design		\$47,948			
Commissioning		\$204,600			
Web Camera Hosting		\$35,817			
Photo Documentation		\$144,903			
		<u>\$0</u>			
TOTAL SPECIAL SERVICE FEE (#21-060) (B)		\$433,268			
Carbon Reduction/WAO Early Steel (#23-068) (B1)		\$14,640			
TOTAL SPECIAL SERVICE FEE (#23-068) (B) + (B1)		\$447,908			
TOTAL FEE (PRB #23-068) (A) + (A1) + (B) + (B1)			\$2,769,400	\$95,580,000	2.90%

RECOMMENDATION: Staff recommend approval of Amendment #1 in the amount of \$242,230 to provide expanded CA Services for the Project.

- DAS & OSCGR have confirmed for that funding is available for this Amendment.

From PRB #21-060

PROPOSED AMOUNT: \$2,527,170

Project Background:

The Construction Administrator will provide construction administration services to the DAS/CS in support of the Bullard Havens Technical High School located at 500 Palisade Avenue, Bridgeport,

CT.

The design will create complete and accurate contract documents for a completely new technical high school at the existing Bullard-Havens CT-THS site.

The project consists of a new +/- 260,000 gross sf facility on the current site to accommodate 13 separate shop programs, plus associated classrooms, theory rooms, per the Educational Specifications (ED Spec). New construction will also include a field house, bus garage, new ball fields per ED Spec and construction of storage and out-buildings to provide ancillary space as described in the ED Spec and building program.

This project includes the demolition of the existing buildings on the site: "A" Building consisting of classrooms, the "B" building consisting of shop/lab/classroom spaces, and the "C" Building, consisting of shop/storage spaces in their entirety.

Project delivery will be a Construction Manager at Risk (CMR). The Site is within a residential area. Hazardous materials abatement will be required. The existing building will remain occupied during construction and school functions must not be interrupted. The project will meet CT High Performance Building requirements. The architect is required to design in accordance with the school construction standards established by statutes and regulations.

The project will meet FM Global standards as well as current Connecticut State Building/Fire Safety Code and other state agency (DAS, DEEP, DPH) & utility company requirements. The Authority Having Jurisdiction will be Connecticut Office of the State Building Inspector (OSBI) / State Fire Marshal's Office (SFMO). The project will be reviewed by the Office of School Construction, Grants and Review (OSCGR).

Commissioning of the building systems and building envelope is a requirement of this project and the Construction Administrator will oversee the commissioning agents.

Procurement of Furniture, Fixtures, and Equipment (FF&E) per OSCGR requirements is the responsibility of the Construction Administrator.

Coordination and move management to support the new construction as well as interim moves, swing space moves and moves to final locations of the building is the responsibility of the Construction Administrator.

Professional photographic and video documentation is the responsibility of the Construction Administrator.

In June 2020 DAS/DCS ("DCS) issued a Request for Qualifications for Construction Administrator (CA) and Commissioning Agent (CxA) Consultant Services related to the Construction Manager at Risk project – Bullard-Havens Technical High School in Bridgeport. DCS elicited 12 responses to the advertisement.

Through a competitive qualifications-based selection process Arcadis was first short listed for interview and subsequently ranked highest as a result of their interview amongst the five shortlisted firms. Following the ranking of the top three firms, Arcadis US, Inc., Colliers International, and Downes Construction Company, LLC submitted a cost proposal for review on October 22, 2020. Each of these firm were then subsequently interviewed for thoroughness of their proposals and given an opportunity to revise their cost proposal. These revised proposals were submitted on December 4, 2020. On December 9, 2020 the Negotiating Committee met to discuss these revised proposals. These proposals all were within \$200,000 of each other.

Although Arcadis had the highest cost, their proposal gave a lower cost per hour than the other two. It was decided that Arcadis was the best value based on this. Combined with their having the highest ranking in the interviews, and their lowest cost per hour, the committee unanimously voted Arcadis as the best value selection, subject to further negotiation of the proposed contract amount.

Toward that end, the Project Manager and the Chief Architect contacted Arcadis to discuss the scope again and ask them to look at their cost proposal one last time to see if there was any room to lower their fee. Arcadis revised their proposal to be just \$10,000 higher than the lowest proposal.

At the conclusion of the process DCS identified Arcadis U.S. Inc., PC (“AUI”) as the most qualified firm.

This contract is for Construction Administrator (CA) and Commissioning Agent (CxA) Consultant Services for the Construction Manager at Risk project – Bullard-Havens Technical High School in Bridgeport. The overall construction and total project budget have been established at **\$95,580,000** and **\$135,000,194** respectively. DCS confirmed bond funding is available. The current legislative authorization for this project has \$27,331,000 for Total Project Costs.

The overall compensation rate for this basic service is \$2,093,902 with an additional \$433,268 for special services, for a total fee of **\$2,527,170**.

AUI Basic Service Fee (#21-060)	CA Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$68,622				
Design Development Phase	\$29,120				
Construction Document Phase	\$32,910				
Bidding Phase	\$18,350				
Construction Administration Phase	<u>\$1,944,900</u>				
TOTAL BASIC SERVICE FEE (#21-060) (A)	\$2,093,902			\$95,580,000	2.19%
AUI Special Services Fee (#21-060)					
Pre-Design		\$47,948			
Commissioning		\$204,600			
Web Camera Hosting		\$35,817			
Photo Documentation		\$144,903			
		<u>\$0</u>			
TOTAL SPECIAL SERVICE FEE (#21-060) (B)		\$433,268			
TOTAL FEE (PRB #21-060) (A)+ (B)			\$2,527,170	\$95,580,000	2.64%

- The June 2020 RFQ elicited 12 responses. The Selection Panel interviewed five firms and ultimately recommended the appointment of Arcadis U.S., Inc. (AUI). The selection was approved by Deputy Commissioner Petra on 1/21/2021.
- AUI is locally located in Middletown, Connecticut. This firm was established in 1957 and has a local office staff of 52 members. The office has 13± engineers and 30± construction related professionals involved with project management, field services, scheduling and estimating. AUI is a Corporation in the State of Connecticut and does not have a Major Contractors License.
- AUI reported that over the past 5 years the company has been exposed to thirty-five (35) 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 12/28/2020.

Construction Phase Services:

- CA for construction – 1248 calendar days plus 10% = 1373 calendar days
- Project Closeout – additional 90 calendar days

Staff asked following questions for clarification:

1. Is there a staffing matrix prepared for the entire duration of the project?
DCS Response: Yes.
I see that you have provided lump sum staffing related costs for each phase.
DCS Response: Yes, that is how it was requested in the RFP.
Staff Response: pl provide staffing matrix for the duration of the project. The provided matrix does not provide sufficient information as to how the CA is planning to staff on a monthly basis and which staff will provide services and how many hours.
2. I do not see "pre-design phase" services identified in the attached matrix.
DCS Response: The matrix provided by OPLAPP did not have a predesign phase included and therefore, DAS requested that Arcadis break these fees out in their written proposal, which was provided to SPRB and attached here for easy reference. Please see page 7 of 9 in Arcadis' proposal.
Staff Response: The provided proposal vs. the matrix provided does not match. I am not able to reconcile various fees for various phases of the work. The matrix should include the pre-design fees as it is requested separately.
3. Has CA started providing any services for this project?
DCS Response: No.
Staff Response: OK
4. What is the anticipated start date for pre-design and other phases of the work?
DCS Response: Pre-design Phased: 4/14/2021 (If the answer to item 1 is no; it seems that the services has begun based on this date?), Yes services have begun per the Architect's approved contract. Pre-design phase service fees are broken down in Arcadis proposal that was submitted to SPRB and attached for reference Please see page 7 of 9 in Arcadis' proposal. Fees will be prorated as necessary once Arcadis contract is approved.
Staff Response: Who approved and authorized the work? Pl provide Architect's approved contract. Schematic Design: 8/27/2021, Design Development: 12/24/2021, Construction Document Phase: 5/6/2022, Bidding Phase: 8/2/2022, Construction Phase: 10/20/2022
5. Provide staffing matrix per preliminary project timeline/schedule

DCS Response: See Attached.

Staff Response: As mentioned above, the provided matrix is incomplete as it does not provide staffing for the entire project schedule with staffing.

6. Does DCS anticipate WAO's to be issued for this project?

DCS Response: To date, no early work has been identified.

If yes, DCS must get the Board approval at the time of WAO's are issued, if there are any financial (CA fees) or scheduling impacts to the work to be conducted by the CA.

DCS Response: OK will comply, if any early work is identified.

7. Page 3 of B1105 – 2.6/2.7/2.8 are not filled out. Provide the information on funding.

DCS Response: By copy of this email, Bob Celmer, OSCGR and Don Poulin please to fill out Section 2.6, 2.7, 2.8 of the 1105, which is also attached.

Staff Response: - will wait. DCS provided funding information by email during the Board's Meeting. OK

RECOMMENDATION: Recommendation will be based on the response to Question 7 above. This is the consultant contract in the amount of \$2,527,170, of which \$2,093,902 is for basic services and an additional \$433,268 is for special services. The CA basic fee of 2.19% of construction cost is within the DCS guideline of 5.0%.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #23-068 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-068. The motion passed unanimously.

9. NEXT MEETING – Thursday, May 11, 2023.

The meeting adjourned.

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