

## **STATE PROPERTIES REVIEW BOARD**

### **Minutes of Meeting Held On April 18, 2024**

**– solely by means of electronic equipment - via telephone conference –**

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on April 18, 2024. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used Conference ID 917724280#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use Conference ID 917724280#. If you have any questions or need assistance to attend these Meetings, or for some reason the Call-In Numbers do not work, please contact SPRB Director Thomas Jerram, immediately, at [thomas.jerram@ct.gov](mailto:thomas.jerram@ct.gov) to make appropriate arrangements.

#### **Members Present – solely by means of electronic equipment:**

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

#### **Members Absent:**

#### **Staff Present – solely by means of electronic equipment:**

Thomas Jerram

#### **Guests Present – solely by means of electronic equipment:**

Jenna Padula, DAS-RECS  
Shane Mallory, DAS Leasing

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 April 15, 2024 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Members were reminded of the May 1, 2024 deadline to file their Statement of Financial Interest with the Office of State Ethics.

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

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

<b>PRB #</b>	23-165
<b>Origin/Client:</b>	DAS/WCSU
<b>Transaction/Contract Type:</b>	AE / CA Services Contract
<b>Project Number:</b>	CF-RD-317
<b>Contract:</b>	CF-RD-317-CA
<b>Consultant:</b>	Turner Construction Company
<b>Property:</b>	Danbury, White St (181) – WCSU
<b>Project purpose:</b>	Pinney Residence Hall Envelope Repairs & Building Upgrades
<b>Item Purpose:</b>	New Consultant Contract

At the State Properties Review Board meeting held on October 5, 2023, the Board voted to suspend this file pending receipt of the documents as discussed at the Board meeting with DCS staff:

- 1) Please provide DAS' *Letter of Recommendation* referenced in Item #5 on Form 1267, dated 3-7-23, to Deputy Commissioner Hobbs where it was determined that the Turner Proposal represented the Best Value to the State given that the consultant with higher fees is selected. Sample was provided to DCS staff.  
**DAS Response:** The documents have been uploaded to the SPRB SharePoint site.  
**Staff Response:** DAS-RECS reconciled the Cost Proposals from the three most highly qualified Consultants with respect to the scored interviews by the five Panel Members. The Cost Proposal from Turner was deemed the best value to the state. OK
- 2) Provide a Staffing Matrix identifying the Consultant's efforts for this Project including the 'Early Work' package. Sample was provided to DCS staff.  
**DAS Response:** Uploaded to Sharepoint.  
**Staff Response:** The Staffing Matrix was reviewed and represents pre-construction and construction phase efforts. No Early Work hours were included. OK

RECOMMENDATION: Staff recommend approval of this CA Contract in the amount of \$819,000 to provide CA and Cx Services for the Project.

- DAS has confirmed for that funding is available for this Amendment.

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PROPOSED AMOUNT: \$819,000

At the State Properties Review Board meeting held on June 6, 2022, the Board voted, under PRB #22-056 to approve the Consultant's Contract - CF-RD-317-ARC – for design and construction administration services in conjunction with the Project - Pinney Residence Hall Envelope Repairs & Building Upgrades. The Consultants Fee was \$474,585.25. The construction phase duration was estimated at 511 days plus 90 days for project closeout. The overall construction and total project budget were established at \$6,648,316 and \$9,688,667 respectively.

On March 10, 2023, the state retained Newfield Construction Group, LLC as the CMR for this Project.

- The CMR Contract anticipates a construction phase of 510 days plus 90 days for close out.
- No date for the GMP Amendment has been set.

- Liquidated Damages are \$4,369/day for each calendar day beyond the established Substantial Completion Date (TBD).
- Liquidated Damages are \$2,044/day for each calendar day beyond the ninety (90) calendar days after the established Substantial Completion.

Under this proposal (PRB #23-165), DAS is now seeking Board approval of a new Consultant Contract – CF-RD-317-CA to expend \$819,000 for construction administration and commissioning services (building envelope and systems) to support the Project - Pinney Residence Hall Envelope Repairs & Building Upgrades. This is an 18-month, two-phase project. One half of the building will be occupied by students and staff while the other half is in construction. The roof replacements, HVAC unit replacement and lobby upgrades must be done during the summer months while school is not in session.

From the CA Contract:

The scope of professional services to be provided by the Construction Administrator (CA) under this contract consists of providing the services called for in the contract in connection with the following construction work provided by a Construction Manager at Risk (CMR):

The project is for exterior envelope repairs and building upgrades to the Pinney Residence Hall, a six (6) story, 193,772 gross square foot (GSF) building. The work includes, but is not limited to, removal of all balconies, infill of balcony door openings, window replacement, replacement of entrance doors at main lobby, repairs to the lower roofs, chiller replacement, fan coil unit replacement at laundry/electrical rooms, and security upgrades to the main lobby.

The Architect, the CA and the CMR will work in conjunction to establish a construction phasing plan.

Hazardous materials: The main hazmat concern on this project is mold resulting from moisture intrusion through the exterior walls. WCSU previously had a major mold remediation and drywall replacement project done on the building. However, if mold becomes a concern again during either Preconstruction or Construction, DAS will hire an environmental testing firm to inspect, test, and provide reports. Abatement would be performed by the CMR during Construction. The CA shall assist DAS as needed with soliciting bids for testing and inspection, coordinate inspections and tests, review hazmat reports, etc.

The CA's construction phase services shall be for a time period of five hundred eleven (511) calendar days, plus ten percent (10%) for a total of five hundred sixty three (563) calendar days (the Construction Phase Time), plus an additional ninety (90) calendar days for project closeout, commencing with the date set forth in the written notice to proceed sent to the CA by the DAS Project Manager.

In May 2022 DAS issued a Request for Qualifications for Construction Administrator (CA) and Commissioning Agent (CxA) Consultant Services related to the Construction Manager at Risk project – Pinney Residence Hall Envelope Repairs & Building Upgrades. DAS elicited seven responses to the advertisement.

Through a competitive qualifications-based selection process the following five shortlisted firms were interviewed: Colliers Project Leaders USA NE, LLC, The Morganti Group, Inc., Turner Construction Company, Inc., AI Engineers, Inc. and Atane, LLC. After interviews, the three most highly qualified Consultants – Colliers, Turner and AI Engineers – were selected to submit a cost proposal for review. Each of the three firms were then subsequently interviewed for thoroughness of their proposals and given an opportunity to revise their cost proposal.

At the conclusion of the process DAS identified Turner Construction Company, Inc. (“TCC”) as the most qualified firm representing the best value to the State.

This contract is for Construction Administrator (CA) and Commissioning Agent (CxA) Consultant Services for the Construction Manager at Risk project – Pinney Residence Hall Envelope Repairs & Building Upgrades. The overall construction and total project budget have been established at \$7,314,000 and \$9,684,106 respectively.

DAS and CSCU confirmed bond funding is available.

The overall compensation rate for this basic service is \$714,000 with an additional \$105,000 for special services (commissioning), for a total fee of \$819,000.

TCC Basic Service Fee (#23-165)	CA Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$19,000				
Design Development Phase	\$25,000				
Construction Document Phase	\$44,000				
Bidding Phase	\$27,000				
Construction Administration Phase	<u>\$599,000</u>				
<b>TOTAL BASIC SERVICE FEE (#23-165) (A)</b>	\$714,000			\$7,314,000	9.76%
<b>SPECIAL SERVICES:</b>					
Commissioning		\$105,000			
<b>TOTAL SPECIAL SERVICES (B)</b>		\$105,000			
<b>TOTAL FEE (PRB #23-165) (A) + (B)</b>			\$819,000.00	\$7,314,000	11.20%

- The May 2022 RFQ elicited seven responses. The Selection Panel interviewed five firms and had the three most qualified consultants submit proposals, and ultimately recommended the retention of Turner Construction Company, Inc. The selection was approved by Deputy Commissioner Hobbs on 3/7/2023.
- TCC is a nationwide firm, locally located in Shelton and has a local staff of 165 employees including 40 project managers, 37 project superintendents and 12 estimators.
- Zurich reported that TCC has experienced a significant number of general or professional policy loss or claims during the past 5 years. Only five claims in Connecticut and none were related to projects funded by the State of Connecticut.
- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 3/23/23.

Staff inquired with DAS regarding the following:

1. Please provide initial cost proposal, cost proposal template spreadsheet, a list of all proposed sub-consultants and their respective scopes of work, and clarifications and/or exclusions to the Consultant’s fee proposal from the other two firms – Colliers Project Leaders and AI Engineers, Inc.

DAS Response: Attached.

Staff Response: All attachments were reviewed. Following is a comparison of the Respondents Proposals.

CONSTRUCTION ADMINISTRATOR'S (CA) TOTAL FIXED-FEE PROPOSAL							
[INSTRUCTIONS: Enter information in blue-highlighted sections as applicable; total fees will automatically calculate]							
Date:							2/27/2023
Construction Administrator Name:	Turner Construction Company						
DAS Construction Services - Project Number:	CF-RD-317-CA						
DAS Construction Services - Contract Number:	CF-RD-317-CA						
DAS Construction Services - Project Title:	Pinney Residence Hall Envelope Repairs and Building Upgrades - WCSU						
DAS Construction Services - Project Address:	181 White Street, Danbury, CT 06810						
<b>1. TOTAL FIXED-FEE PROPOSAL SUMMARY</b>							
Total Basic Services							\$662,000
Total Support Personnel Services							\$52,000
Total Supplemental Services*							\$105,000
Total Fixed-Fee Proposal Amount							\$819,000
<b>2. BASIC SERVICES CALCULATION</b>							
	Hourly Rates	Schematic Design Phase	Design Development Phase	Construction Documents Phase	Bidding Phase	Construction Phase	Fees for Basic Services
<input type="checkbox"/> Principal-in-Charge	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/> Project Executive	\$225	\$2,000	\$4,000	\$4,000	\$4,000	\$28,000	\$42,000
<input type="checkbox"/> Senior Project Manager	\$0	<w/ below>>	<w/ below>>	<w/ below>>	<w/ below>>	<w/ below>>	\$0
<input checked="" type="checkbox"/> Pre-Construction Manager	\$200	\$3,000	\$4,000	\$4,000	\$3,000	\$0	\$14,000
<input type="checkbox"/> Assistant General Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Project Superintendent	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Project Engineer	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/> Senior Project Manager / Cost Estimator	\$195	\$12,000	\$14,000	\$32,000	\$17,000	\$531,000	\$606,000
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Basic Services</b>	<b>\$620</b>	<b>\$17,000</b>	<b>\$22,000</b>	<b>\$40,000</b>	<b>\$24,000</b>	<b>\$559,000</b>	<b>\$662,000</b>
<b>3. SUPPORT PERSONNEL SERVICES</b>							
	Hourly Rates	Schematic Design Phase	Design Development Phase	Construction Documents Phase	Bidding Phase	Construction Phase	Fees for Support Personnel Services
<input type="checkbox"/> Code Expert	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/> Construction Scheduler	\$125	\$2,000	\$3,000	\$4,000	\$3,000	\$20,000	\$32,000
<input type="checkbox"/> Cost Estimator/Budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/> Constructability Review and Report	\$0	<w/ above>>	<w/ above>>	<w/ above>>	<w/ above>>	<w/ above>>	\$0
<input checked="" type="checkbox"/> Accounting	\$125	\$0	\$0	\$0	\$0	\$20,000	\$20,000
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Support Personnel Services</b>	<b>\$250</b>	<b>\$2,000</b>	<b>\$3,000</b>	<b>\$4,000</b>	<b>\$3,000</b>	<b>\$40,000</b>	<b>\$52,000</b>
<b>4. SUPPLEMENTAL SERVICES*</b>							
	Consultant's Fee		SubConsultant's Proposal(s) (attached)		Consultant's Overhead and Profit	Fees for Supplemental Services	
<input type="checkbox"/> CTHPB & Net Zero Energy Consultant Services	\$0		\$0		\$0	\$0	
<input type="checkbox"/> Environmental Consultant Services	\$0		\$0		\$0	\$0	
<input checked="" type="checkbox"/> Telecommunications / Data Design Consultant	\$0		\$0		\$0	\$0	
<input checked="" type="checkbox"/> Building System Commissioning and Building Envelope Commissioning Consultant Services	\$0		\$100,000		\$5,000	\$105,000	
<input type="checkbox"/> Move Management Consultant Services	\$0		\$0		\$0	\$0	
<input type="checkbox"/> Kitchen / Food Service Consultant Services	\$0		\$0		\$0	\$0	
<input type="checkbox"/> Photographic Documentation Consultant Services	\$0		\$0		\$0	\$0	
<input type="checkbox"/> Claim Consultant Services	\$0		\$0		\$0	\$0	
<input type="checkbox"/> Destructive Testing and Intrusive Inspection	\$0		\$0		\$0	\$0	
<input type="checkbox"/>	\$0		\$0		\$0	\$0	
<input type="checkbox"/>	\$0		\$0		\$0	\$0	
<input type="checkbox"/>	\$0		\$0		\$0	\$0	
<input type="checkbox"/>	\$0		\$0		\$0	\$0	
<input type="checkbox"/>	\$0		\$0		\$0	\$0	
<input type="checkbox"/>	\$0		\$0		\$0	\$0	
<input type="checkbox"/>	\$0		\$0		\$0	\$0	
<b>Total Supplemental Services</b>	<b>\$0</b>		<b>\$100,000</b>		<b>\$5,000</b>	<b>\$105,000</b>	

CONSTRUCTION ADMINISTRATOR'S (CA) TOTAL FIXED-FEE PROPOSAL							
INSTRUCTIONS: Enter information in blue highlighted sections as applicable. Total fees will automatically calculate.							
Date:							6-Oct-22
Construction Administrator Name:	Colliers Project Leaders NE USA, LLC						
DAS Construction Services - Project Number:	CF-RO-317-CA						
DAS Construction Services - Contract Number:	CF-RO-317-CA						
DAS Construction Services - Project Title:	Pinney Residence Hall Envelope Repairs and Building Upgrades						
DAS Construction Services - Project Address:	WCSU - 181 White Street, Danbury, CT 06810						
<b>I. TOTAL FIXED-FEE PROPOSAL SUMMARY</b>							
Total Basic Services							\$885,241
Total Support Personnel Services							\$65,000
Total Supplemental Services*							\$0
Total Fixed-Fee Proposal Amount							\$950,241
<b>J. BASIC SERVICES CALCULATION</b>							
	Hourly Rates	Schematic Design Phase	Design Development Phase	Construction Documents Phase	Bidding Phase	Construction Phase	Fees for Basic Services
<input type="checkbox"/> Principals-in-Charge	\$240	\$936	\$816	\$2,040	\$816	\$3,264	\$7,752
<input type="checkbox"/> Project Executive	\$360	\$14,760	\$5,712	\$8,160	\$1,632	\$7,296	\$37,560
<input type="checkbox"/> Senior Project Manager	\$180	\$7,380	\$3,864	\$29,070	\$10,770	\$11,677	\$88,177
<input type="checkbox"/> Pre-Construction Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Assistant General Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Assistant Project Manager	\$154	\$3,825	\$6,375	\$15,300	\$21,675	\$74,562	\$121,737
<input type="checkbox"/> Project Superintendent	\$186	\$4,718	\$4,718	\$11,008	\$6,290	\$600,066	\$626,800
<input type="checkbox"/> Project Engineer	\$145	\$583	\$247	\$740	\$493	\$1,233	\$3,206
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Basic Services	\$1,142	\$47,492	\$36,728	\$56,318	\$41,616	\$598,987	\$885,241
<b>K. SUPPORT PERSONNEL SERVICES</b>							
	Hourly Rates	Schematic Design Phase	Design Development Phase	Construction Documents Phase	Bidding Phase	Construction Phase	Fees for Support Personnel Services
<input type="checkbox"/> Code Expert	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Construction Scheduler	\$346	\$15,000	\$10,000	\$10,000	\$0	incl. above	\$35,000
<input type="checkbox"/> Cost Estimator/Budget	\$190	\$10,000	\$10,000	\$10,000	\$0	incl. above	\$30,000
<input type="checkbox"/> Constructability Review and Report	\$0	w/ above	w/ above	w/ above	w/ above	w/ above	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Support Personnel Services	\$346	\$25,000	\$20,000	\$20,000	\$0	\$0	\$65,000
<b>L. SUPPLEMENTAL SERVICES*</b>							
	Consultant's Fee		SubConsultant's Proposal(s) (attach)		Consultant's Overhead and Profit		Fees for Supplemental Services
<input type="checkbox"/> ICF/FR & Net Zero Energy Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Environmental Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Telecommunications / Data Design Consultant	\$0		\$0		\$0		\$0
<input type="checkbox"/> Building System Commissioning and Building Envelope Commissioning Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Turbidity Monitor Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Move Management Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Kitchen / Food Service Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Photographic Documentation Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Claim Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Destructive Testing and Intrusive Inspection	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
Total Supplemental Services	\$0		\$0		\$0		\$0

Note: Unlike Turner and AI Engineers, this Consultant did not provide any effort toward Commissioning (Cx) Services.

CONSTRUCTION ADMINISTRATOR'S (CA) TOTAL FIXED-FEE PROPOSAL							
INSTRUCTIONS: Enter information in blue highlighted sections as applicable. Total fees will automatically calculate.							
Date:							06/27/2022
Construction Administrator Name:	AI Engineers, Inc.						
DAS Construction Services - Project Number:	CF-RO-317-CA						
DAS Construction Services - Contract Number:	CF-RO-317-CA						
DAS Construction Services - Project Title:	Pinney Residence Hall Envelope Repairs and Building Upgrades						
DAS Construction Services - Project Address:	Western Connecticut State University-Westville Campus, Danbury, CT						
<b>I. TOTAL FIXED-FEE PROPOSAL SUMMARY</b>							
Total Basic Services							\$447,985
Total Support Personnel Services							\$26,116
Total Supplemental Services*							\$76,752
Total Fixed-Fee Proposal Amount							\$750,853
<b>J. BASIC SERVICES CALCULATION</b>							
	Hourly Rates	Schematic Design Phase	Design Development Phase	Construction Documents Phase	Bidding Phase	Construction Phase	Fees for Basic Services
<input type="checkbox"/> Principals-in-Charge	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Project Executive	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Senior Project Manager	\$180	\$4,320	\$4,660	\$17,640	\$4,320	\$38,720	\$69,660
<input type="checkbox"/> Pre-Construction Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Assistant General Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Assistant Project Manager	\$125	\$6,000	\$9,375	\$24,000	\$6,000	\$50,250	\$101,125
<input type="checkbox"/> Project Superintendent	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> Project Engineer	\$100	\$0	\$0	\$0	\$0	\$273,000	\$273,000
<input type="checkbox"/> Admin Assistant	\$65	\$0	\$0	\$0	\$0	\$5,200	\$5,200
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Basic Services	\$470	\$10,320	\$14,035	\$42,140	\$10,320	\$388,170	\$447,985
<b>K. SUPPORT PERSONNEL SERVICES</b>							
	Hourly Rates	Schematic Design Phase	Design Development Phase	Construction Documents Phase	Bidding Phase	Construction Phase	Fees for Support Personnel Services
<input type="checkbox"/> Code Expert	\$145	\$1,295	\$1,295	\$4,635	\$0	\$0	\$7,400
<input type="checkbox"/> Construction Scheduler	\$180	\$0	\$0	\$0	\$0	\$76,700	\$76,700
<input type="checkbox"/> Cost Estimator/Budget	\$180	\$14,200	\$14,200	\$28,400	\$0	\$9,000	\$65,800
<input type="checkbox"/> Constructability Review and Report	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Support Personnel Services	\$738	\$27,495	\$29,895	\$59,235	\$0	\$85,700	\$26,116
<b>L. SUPPLEMENTAL SERVICES*</b>							
	Consultant's Fee		SubConsultant's Proposal(s) (attach)		Consultant's Overhead and Profit		Fees for Supplemental Services
<input type="checkbox"/> ICF/FR & Net Zero Energy Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Environmental Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Telecommunications / Data Design Consultant	\$0		\$0		\$0		\$0
<input type="checkbox"/> Building System Commissioning and Building Envelope Commissioning Consultant Services	\$0		\$75,000		\$4,750		\$79,750
<input type="checkbox"/> Turbidity Monitor Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Move Management Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Kitchen / Food Service Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Photographic Documentation Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Claim Consultant Services	\$0		\$0		\$0		\$0
<input type="checkbox"/> Destructive Testing and Intrusive Inspection	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
<input type="checkbox"/>	\$0		\$0		\$0		\$0
Total Supplemental Services	\$0		\$75,000		\$4,750		\$79,750

OK

2. Please provide the negotiation team's review, summary and recommendations before meeting with the best value firm.  
DAS Response: Scope review meeting minutes for AI and Colliers are attached.  
Staff Response: DAS also provided Form 1767 'Selection Approval Memorandum'. Board staff has asked for a memo on how DAS Staff concluded the Consultant – Turner – was determined to represent the Best Value to the State. Board Staff have requested this communication.  
DAS Response:
3. Provide letter of recommendation submitted to Dep. Commissioner Hobbs.  
DAS Response: Attached.  
Staff Response: DAS provided Form 1767 'Selection Approval Memorandum'. Board staff has asked for a memo on how DAS Staff concluded the Consultant – Turner – was determined to represent the Best Value to the State. Board Staff have requested this communication. Staff again requested this from DAS Staff.  
DAS Response:
4. Please clarify why Consultant's Fee Proposal, equating to 9.76% of the construction budget, exceeds the DAS generally accepted rate of 5%, as evidenced by the Consultant's services as CA for other CSCU projects (new engineering and new health building).  
DAS Response: This project includes an early work package for replacement of the building's chiller, which requires its own preconstruction and construction phase services.  
Staff Response: There was no specific reference in the DAS Memo to SPRB or Contract of an 'early work' package and only referenced in Form 1140 – Project Initiation Scope Meeting Agenda – form. DAS should quantify how much effort is required for this 'early work' and the cost impact on the overall Contract.  
DAS Response:
5. Provided a Staffing Matrix identifying the Consultant's efforts for this Project.  
DAS Response: Attached.  
Staff Response: DAS provided DAS Form 1264-1 which was included in their original DAS Memo to SPRB. The Board had requested the Consultant's Staffing Matrix identifying their hourly effort from Pre-Design through Project Closeout, now to reflect the 'Early Work' package. Board Staff have requested this matrix.  
DAS Response:
6. It seems that a major mold remediation project was undertaken including dry wall replacement. Pl provide a narrative on what was done and if there are any portions of the building that were not tested or remediated that may affect the cost and schedule of the project.  
DAS Response: Please see below. The mold remediation project involved removal of drywall on the exterior walls at the balcony locations, where moisture entered the façade. The mold was cleaned, rusted/damaged metal framing was replaced, new drywall was installed and finished, and painting/finishes were restored. Based on my conversations with the Agency, there are no other areas of the building that were not addressed during the remediation project.  
Staff Response: OK
7. What responsibilities the CA has during the pre-construction phase to evaluate this important aspect of the project – mold remediation - that may affect the project cost and schedule, if not addressed previously?  
DAS Response: Please see below. Mold remediation is not part of the project. This work was completed by the Agency before the CF-RD-317 project was initiated. If mold were encountered at any point during Preconstruction or Construction, the testing and remediation would be handled in accordance with DAS' Hazmat Procedures. In this situation, the CMR and CA would need to

evaluate any potential impacts on the schedule. The CMR would adjust the schedule per DAS' scheduling requirements, and the CA would review for conformance.

Staff Response: It is important that the mold issue is addressed, if there is, during pre-construction phase rather than finding out its presence during construction which can have potential scheduling and project cost impacts.

8. What responsibilities the CA has in reviewing the change orders (CO); identifying what part of CO is eligible for payment; what part of CO is not eligible for payment and ultimately closure of each CO in a timely manner as the project progresses?

DAS Response: The CA is responsible for reviewing all requests for change orders, along with DAS and the Design Team. The procedure for changes is as follows:

1. If the CMR or a Trade Contractor identifies a potential change, they need to submit an RFI.
2. The Design Team reviews and responds to the RFI and issues a Proposal Request (PR) if needed.
3. The CA sends the PR to the CMR for pricing.
4. The CMR submits a Change Order Proposal (COP), which is reviewed by DAS, CA, and Design Team.
5. If the COP is approved, the CA issues a Change Order to the CMR.
6. If the COP requires revision, it is returned to the CMR with comments, and once the comments are addressed it becomes a Change Order.

Staff Response: OK

9. What is the DCS process in handling the contested COs; for example, closing the COs within certain timeframe, etc. rather than keeping contested COs open until close of the project?

DAS Response: The goal is to resolve all Change Order Proposals within the Contractual Timeframes. Any open or unresolved COP's are discussed during the project meetings. On most projects we also have a separate COP review meeting on a weekly or bi-weekly basis. Should there be a situation where a change event is contested by the CMR, it can be resolved via a unilateral Change Order in accordance with the requirements of the CMR Agreement.

Staff Response: It is recommended that the COs be closed out within certain time frame.

10. What is the DCS process and CA's responsibilities in handling the slippage of schedules and notifying CMR about the cost and schedule implications including assessing claims that may ultimately impact the final project closeout?

DAS Response: Slippage of schedules is handled in accordance with the DAS scheduling specifications and the CMR Agreement. The CMR is required to submit a baseline schedule and monthly schedule updates. The baseline and all updates are reviewed and approved by the CA. Any slippage and/or inconsistencies in the schedules are identified in the CA's schedule review report. The CMR is required to submit a detailed recovery plan for any delays. Requests for additional time must be submitted with a Time Impact Analysis and Contemporaneous Period Analysis, both of, which must be reviewed and approved by the CA.

Staff Response: It is recommended that the CMR contractual language be very strong in requiring CMR to provide monthly schedule updates including recovery schedules.

11. Water infiltration seems to be the biggest issue. What safeguards are in place to make sure that water testing is done in a timely manner during construction to avoid water leakage issues post construction? What are the responsibilities of the CxA related to this issue?

DAS Response: The CMR is responsible for keeping water out of the building during construction. This shall be addressed in their quality control and safety plans for the project. The CA will provide supervision to make sure the water control measures are implemented.

Staff Response: This question relates to water leakage issues after the work is done as the construction progresses and while conducting water testing.



**RECOMMENDATION:** Staff recommend suspension of this Proposal pending response from DAS.

## 6. ARCHITECT-ENGINEER - NEW BUSINESS

<b>PRB #</b>	24-049
<b>Origin/Client:</b>	DAS/CCSU
<b>Transaction/Contract Type</b>	AE / Amendment
<b>Project Number</b>	CF-RC-402
<b>Contract</b>	CF-RC-402-ARC
<b>Consultant:</b>	Desman, Inc.
<b>Property</b>	New Britain, Stanley St (1615) – CCSU
<b>Project purpose:</b>	New Willard & DiLoreto Garage
<b>Item Purpose</b>	Amendment #2

PROPOSED AMOUNT: \$9,900

### PROJECT BACKGROUND

At the State Properties Review Board meeting held on June 28, 2018, the Board approved #18-077 (CF-RC-402-ARC), in the amount of \$1,036,625, for design and construction administration services for the design and construction of a new 204,383 square foot, four-level, 603-car parking garage on Manafort Drive on the Central Connecticut State University campus. A pedestrian bridge was also constructed connecting the garage to Willard-DiLoreto Hall.

And, at the State Properties Review Board meeting held on January 25, 2021, the Board approved Amendment #1 (#20-243) to the Contract, in the amount of \$33,000 for the Consultant to engage the services of Freeman Companies, LLC, 36 John Street, Hartford, Connecticut, for the following services:

- Provide full time (8 hours per day) on-site observation of installation of aggregate piers for the proposed garage. Prepare brief daily field reports that summarize the results of each day's installations.
- Provide full time (8 hours per day) on-site observation of foundation bearing surface preparations, to confirm the soils and conditions are consistent with the geotechnical report and project specifications. Prepare a brief daily field report that summarizes the results of each visit.

Wohlsen Construction Company was awarded the construction contract for \$15,827,000 on September 20, 2020.



Under this Proposal (#24-049), DAS-RECS is now seeking approval of an additional \$9,900 in ARC fees to compensate the Consultant for additional Special Services not included in the original Contract to be provided by the Sub-Consultants as follows:

**C. RE: Section 2 of Exhibit A of said contract – Add the following Subsection E:**

**E. Pedestrian Walkway Redesign**

The Architect shall provide the following additional services. The Architect is authorized to engage the services of Langan CT, Inc., 555 Long Warf Drive, New Haven, CT 06511, and SLR International Corporation, 99 Realty Drive, Cheshire, CT 06410, for the services set forth in this subsection.

- Provide design of traffic signal improvements at the intersection of Paul Manafort Senior Drive and the Willard DiLoreto parking lot and the proposed parking garage as required by the City of New Britain.
- Attend coordination meetings and field discussions with the City of New Britain and full project team.
- Provide two (2) full design iterations and revisions of new ramps and signaling.

For the above services, the Architect/Engineer will be paid a fee of Nine Thousand Nine Hundred Dollars (\$9,900.00). This fee includes all sub-consultant fees, as well as the Architect’s/Engineer’s overhead and profit for all sub-consultant work.

The overall construction budget and total project costs are \$19,560,000 and \$25,327,104, increased after Amendment #1 from \$15,827,000 and \$25,327,104.

DAS-RECS confirmed funding is available for this Amendment #2.

Desman Fee for Basic Services (PRB #18-077)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$344,324				
Design Development Phase	\$200,445				
Construction Document Phase	\$227,496				
Bidding and Review Phase	\$52,785				
Construction Administration Phase	186,215				
<b>TOTAL BASIC SERVICE FEE (#18-077) (A)</b>	<b>\$1,011,265</b>	<b>(\$91,035)</b>	<b>\$920,230</b>	<b>\$13,225,000</b>	<b>7.65%</b>
<b>SPECIAL SERVICES: #18-077 (B)</b>					
Traffic Engineering		\$32,535			
Geotech Engineering		\$30,500			
Borings		\$28,000			
DAS A/E Contingency		\$25,000			
<b>TOTAL SPECIAL SERVICES(B)</b>		<b>\$116,035</b>			
<b>TOTAL FEE #18-077 (A) + (B)</b>			<b>\$1,036,265</b>	<b>\$13,225,108</b>	<b>7.84%</b>
#20-243 - Additional Geotech Engineering CA Services (B1)		\$33,000			
#24-049 - Additional Civil Services per City of New Britain (B2)		\$9,900			
<b>24-049 TOTAL SPECIAL SERVICES(B)+(B1)+(B2)</b>		<b>\$42,900</b>			
<b>TOTAL FEE #24-049 (A) + (B) + (B1) + (B2)</b>			<b>\$1,079,165</b>	<b>\$19,560,000</b>	<b>5.52%</b>

DAS-RECS provided the following narrative in support of this request:

The Amendment is required to compensate Desman, Inc., and its subcontractors for additional design tasks during construction to redesign pedestrian signals and ramps at the request of the City of New Britain (“City”). Coordination with local agencies and as-builts of these improvements are also included in this request.

The City requested the intersection improvements be upgraded to include both sides of the road as the original scope only included the garage side of the road. After installation of the initial cross walks and signals the City requested changes be made to the intersections and

multiple iterations where required by the City to minimize the impact to the previously installed work and still be in compliance with all applicable requirements.





**RECOMMENDATION:** Staff recommendation is to approve this Amendment #2 in the amount of \$9,900 to compensate the Consultant for additional Special Services provided by the Sub-Consultant.

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FROM PRB #20-243

**PROPOSED AMOUNT: \$33,000**

At the State Properties Review Board meeting held on June 28, 2018, the Board approved #18-077 (CF-RC-402-ARC), in the amount of \$1,036,625, for design and construction administration services for the new Willard & DiLoreto Garage Project located on the CCSU Campus.

Under #18-077, the Consultant was to engage a Sub-Consultant (Freeman) to provide Geotechnical Services as follows:

- A standard geotechnical investigation and report.
- A geologic seismic investigation and report.
- Development of a minimum of ten (10) borings and test pits to support the foundation design for the garage. Boring and test pit locations to be coordinated with the DAS project manager
- Analysis of the results of the borings.
- Formulate recommendations into a report suitable for providing design criteria for foundation support and earthwork construction of the subject project.
- Periodic consultation with the DAS Project Manager during the design phase of the subject project.
- Review of construction documents relating to foundation and earthwork construction for conformance with recommendations provided in the above report.
- Provide periodic site visits as required to evaluate existing soil conditions as requested by DAS Project Manager during the construction phase to view and report on issues relating to the foundation and earthwork aspects of the project construction, as well as required input/responses to requests for information, including attendance at project meetings when required.

The fee for the Sub-Consultant's services was \$58,500, of which \$28,000 was allocated for a Boring Contractor.

During the Construction Phase, the Consultant (Desmond) allocated CA Fees for the Sub-Consultant at \$700.

Mansford Drive Parking Garage at CGSU  
New Britain, Connecticut  
Labor Proposal by Task & Classification  
(FY 2017)  
DAS/DCS Project CF-RC402

EXHIBIT B



	DESMA Prime Consultant, A/E of Record	JCJ Architecture Design Architect	Silver Petrucci & Associates MEPEP Engineer	Langas Site/Civil Engineering	Didens Associates Landscape Architecture	Milone & Mac Broom, Inc. Traffic Engineering	Freeman Companies Geotech	Apex Construction Cost Estimating	Bruce Spivack Code Consultant	Total Fee By Task	%
Task 1 - Functional Alternative Analysis	\$ 37,560	\$ 10,785	\$ 1,600	\$ 3,375	\$ 1,130	\$ 6,000	\$ 25,000	\$ -	\$ -	\$ 64,450	6.022%
Task 2 - Final Subsurface Exploration	\$ 2,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,280	0.252%
Task 3 - Schematic Design	\$ 116,740	\$ 20,235	\$ 6,390	\$ 10,500	\$ 3,200	\$ 1,790	\$ -	\$ 4,884	\$ 9,000	\$ 180,859	19.968%
Task 4 - Design Development	\$ 123,075	\$ 25,120	\$ 15,890	\$ 10,500	\$ 7,005	\$ 6,005	\$ 3,000	\$ 6,850	\$ 8,950	\$ 280,445	22.157%
Task 5 - Construction Documents	\$ 146,145	\$ 16,535	\$ 17,860	\$ 20,250	\$ 8,610	\$ 470	\$ 900	\$ 8,358	\$ 5,540	\$ 227,498	25.159%
Task 6 - Bidding	\$ 44,640	\$ 1,400	\$ 1,450	\$ 3,375	\$ 1,920	\$ -	\$ 900	\$ -	\$ -	\$ 62,785	5.888%
Task 7 - Admin. Services during Construction	\$ 143,500	\$ 11,835	\$ 9,450	\$ 13,500	\$ 7,900	\$ -	\$ 700	\$ -	\$ -	\$ 186,215	20.594%
Expense Allowance	\$ 8,300	\$ 2,800	\$ 1,600	\$ 2,000	\$ 900	\$ 700	\$ 1,500	\$ 1,000	\$ 1,400	\$ 16,000	
DESIGN Sub-total	\$ 620,240	\$ 94,750	\$ 64,740	\$ 66,560	\$ 30,966	Note: Design Costs carried below		\$ 21,100	\$ 28,835	\$ 920,230	
Traffic Engr. - Milone & Mac Broom										\$ 32,535	
Geotechnical Engr. - Freeman Companies										\$ 30,590	
Boring Contractor										\$ 28,000	
TOTAL DESIGN COST with above services										\$ 1,011,265	
Percentage of Design Sub-total Fee	66.27%	10.12%	5.85%	7.43%	3.31%			2.25%	3.09%		
Design Cost Percentage of \$18,500,000 Construction Cost	4.59%	0.70%	0.41%	0.51%	0.23%			0.16%	0.21%	6.81%	

Under this Proposal (#20-243), DCS is now seeking approval of an additional \$33,000 in ARC fees to compensate the Consultant for additional Special Services to be provided by the Sub-Consultant as follows:

Full-time Aggregate Pier Observations

The Architect shall provide the following additional observational services. The Architect is authorized to engage the services of Freeman Companies, LLC, 36 John Street, Hartford, Connecticut, for the services set forth in this subsection.

- Provide full time (8 hours per day) on-site observation of installation of aggregate piers for the proposed garage. Prepare brief daily field reports that summarize the results of each day's installations.
- Provide full time (8 hours per day) on-site observation of foundation bearing surface preparations, to confirm the soils and conditions are consistent with the geotechnical report and project specifications. Prepare a brief daily field report that summarizes the results of each visit.

For the above services provided by the sub-consultant authorized above, the Architect shall be compensated in the not to exceed amount of Thirty-Three Thousand Dollars (\$33,000.00).

A period of 6 weeks is assumed for this work. In the event this work takes fewer than 6 weeks to complete, the Architect shall only be compensated for the weeks in which this work occurred. Fee for said work shall be billed in accordance with the following:

Estimated Weekly Cost = \$5,483.50 per week (broken-down as follows)

- Freeman Project Engineer I: 45 hours/week x \$85/hour = \$3,825/week
- Freeman Project Manager II: 6 hours/week x \$135/hour = \$810/week
- Freeman Project Executive: 2 hours/week x \$175/hour = \$350/week
- Desman Markup: \$498.50/week

The overall construction budget and total project costs are \$15,827,000 and \$25,327,104.

Wohlsen Construction Company was awarded the construction contract for \$15,287,000 on September 20, 2020.

	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%) Budget</u>
Desman Fee for Basic Services (PRB #18-077) – includes “special services” identified below except A/E contingency.				
Schematic Design Phase	\$344,324			
Design Development Phase	\$200,445			
Construction Document Phase	\$227,496			
Bidding and Review Phase	\$52,785			
Construction Administration Phase	+186,215			
TOTAL BASIC SERVICE FEE (#18-077) (A)	\$1,011,265	(\$91,035)	\$13,225,108	6.96%
SPECIAL SERVICES:				
Traffic Engineering		\$32,535		
Geotech Engineering		\$30,500		
Borings		\$28,000		
DCS A/E Contingency		+\$25,000		
TOTAL SPECIAL SERVICES(B)		\$116,035		
20-243 - Additional Geotech Engineering CA Services (B1)		\$33,000		
20-243 TOTAL SPECIAL SERVICES(B)+(B1)		\$149,035		
TOTAL FEE (PRB #20-243) (A) + (B) + (B1)		\$1,069,265	\$15,827,000	7.00%

DCS confirmed funding is available for this Amendment #1.

Staff asked DCS to clarify the following based on our review:

1. What is the status of the project?  
DCS Response: The project is in construction.  
Staff Response: OK
2. Under PRB #18-077, the Board approved CF-RC-402-ARC that included \$30,500 for Geotech Engineering. Please clarify what changed in this project that DCS is now seeking full time Geotech services.  
DCS Response: This amendment is for full time GeoTech for aggregate pier installation only. CCSU and BOR were very nervous about the aggregate pier installation since it has not been done on their campus before on a building of this size. The University/BOR requested the GeoTech to observe the installation full time to give them a level of comfort.  
Staff Response: See #3 below.
3. Has DCS factored in the cost of services that were already included in the original contract during construction phase?  
DCS Response: Unsure of what is meant by this question.  
Staff Response: The original proposed scope had site visits/reporting/RFIs/meeting attendance/etc. See below. Did DCS take into account these services that DCS already had bought before adding more hours related to these services in this amendment? I understand this is not to exceed, however, I also want to make sure that State receives services that it has already paid for rather than utilizing NTE fee.

Provide periodic site visits as required to evaluate existing soil conditions as requested by DAS Project Manager during the construction phase to view and report on issues relating to the foundation and earthwork aspects of the project construction, as well as required input/responses to requests for information, including attendance at project meetings when required

DCS Response: Yes, we acknowledge that the original proposed scope has site visits/reporting/RFIs/meeting attendance/etc. The Geotech has been onsite fulfilling this duty as we have found unsuitable soils as we have began to dig. The fulltime oversight is above and beyond normal site visits and meeting attendance. In this Amendment we are asking the GeoTech to watch each and every aggregate pier be installed, far above and beyond the periodic site visits they own in their baseline scope.

Staff Response: OK

4. There was an allowance of \$28,000 for boring contractor. How much has been spent?

DCS Response: All \$28,000 was spent on borings.

Staff Response: OK

5. What is the status of the \$25,000 Contingency? If not used, why DCS is not utilizing this contingency for this amendment?

DCS Response: This allowance was utilized for traffic signal design for Malone and MacBroom. Per contract, Milone and MacBroom owed Traffic Engineering OSTA requirements only (Section II, Paragraph A). Signal design, if any, could not be determined until OSTA was complete. Once determined signal would need to be redesigned, \$25,000 was used to compensate Milone and MacBroom. Actual cost of this redesign was around \$40,000. DCS negotiated with Desman to only utilize the allowance of \$25,000 as to not seek out the Amendment process. Please see attached proposal.

Staff Response: DCS provided the Milone and MacBroom proposal for the traffic signal design. OK

RECOMMENDATION: Staff recommendation is to APPROVE this Amendment #1 in the amount not-to-exceed \$33,000 to compensate the Consultant for additional Special Services provided by the Sub-Consultant.

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FROM PRB #18-077

Re: PRB # 18-077, Standard Fixed-Fee—A/E Services Contract - Project CF-RC-402-ARC  
Manafort Drive Parking Garage at CCSU - Total Fee \$1,036,265  
CCSU - DESMAN, Inc.

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UPDATE – 6/27/2018

DCS provided response to the questions raised by the Board, please refer to the attached memo from Kevin Kopetz for discussion.

RECOMMENDATION:

Staff is recommending approval of PRB # 18-077 based on the responses from DCS. However, it is recommended that whenever there is a difference (higher fees) in the fees between the B1105 and the proposed contract, DCS must provide a written acknowledgement and approval from the user agency of such an increase in the fee.

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PROJECT BRIEF– In general this project provides for the design and construction of a new 500-600 car parking garage. The site is located on a 2.2 acre site in Southwest quadrant of the campus and is bordered by Paul Manafort Drive to the North, Stratford Road to the South, Charter Oak College to the East, and private retail businesses to the West.

The parking garage will be constructed to meet structural design criteria and designed with materials consistent with CCSU campus standards for similar applications, including concrete and steel structure, brick veneer, metal roofs, and insulated glazing. Site improvements shall be required to provide effective access, circulation signalization, lighting and all utility relocations. All work associated with traffic studies and approvals, vehicular controls, signals, crosswalks, signage, site lighting, site utilities, and street crossings will be incorporated into the project. The site shall be landscaped in a manner appropriate to enhance the building, integrate it with the campus surroundings and adjacent neighborhood.

This project will be constructed using the design/bid/build process and will be administered by the CT DCS. As part of the initial project scope, the overall construction and total project budget have been established at \$13,225,108 and \$18,835,153 respectively.

On August 31, 2017, members of the State Construction Services QBS Selection Panel met to interview and select a consultant for this contract. They created a certified list of 3 qualified firms. These firms were as follows: Desman, Inc; Perkins Eastman Architects, DPC; BL Companies CT, Inc/Tecon Architects, PC. At the conclusion of the process, DCS identified Desman, Inc. as the most qualified firm.

This contract is for *Architect* for the completion of the Manafort Drive Parking Garage project from the schematic design phase through the construction document phase, bidding and construction administration (if funds are allocated for construction). The overall compensation rate for this basic service is \$920,230.00 with an additional \$116,035.00 for special services. As such the total project fee is \$1,036,265. The special services detailed in the project scope include traffic engineering, geotechnical engineering, borings and a design contingency.

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

<u>Desman Fee for Basic Services (PRB #18-077) – includes “special services” identified below except A/E contingency.</u>	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget (\$)</u>	<u>(%) Budget</u>
Schematic Design Phase	\$344,324			
Design Development Phase	\$200,445			
Construction Document Phase	\$227,496			
Bidding and Review Phase	\$52,785			
Construction Administration Phase	<u>+186,215</u>			
<b>TOTAL BASIC SERVICE FEE (#18-077) (A)</b>	<b>\$1,011,265</b>	<b>(\$91,035)</b>	<b>\$13,225,108</b>	<b>6.96%</b>
<b>SPECIAL SERVICES:</b>				
Traffic Engineering		\$32,535		
Geotech Engineering		\$30,500		
Borings		\$28,000		
DCS A/E Contingency		<u>+\$25,000</u>		
<b>TOTAL SPECIAL SERVICES(B)</b>		<b>\$116,035</b>		
<b>TOTAL FEE (PRB #18-077) (A) + (B)</b>		<b>\$1,036,265</b>	<b>\$13,225,108</b>	<b>7.83%</b>



- The RFQ was advertised on June 7, 2017. The Selection Panel interviewed four firms and ultimately recommended the appointment of Desman, Inc. The selection was approved by Commissioner Currey on 9/8/2017.
- Desman, Inc. is located in Boston. Desman will be operating under its engineering corporation license JPC.0000065. The license is valid until 04/30/2019.
- DAS Legal Unit’s review of Desman, Inc. (contractor), it was noted that a campaign contribution was listed on the OPM Ethics Form 1. Upon notification to the Contractor of the issue, the Contractor and its principal took the appropriate steps to self-report the contribution to the SEEC. The matter is listed with the SEEC as File No. 2018-05. DAS Legal coordinated this matter with SEEC Compliance unit and the unit has informed DAS that it can move forward with the contract with Desman, Inc. SEEC’s written decision will be forwarded after their meeting to DAS Legal unit. DAS has requested acceptance of their submission of the contract so that the SPRB staff can begin its review.
- The project is funded through CHEFA Series P Bond.

**RECOMMENDATION:** It is recommended to SUSPEND this new contract for Desman, Inc. for design related services for Manafort Drive Parking Garage. Further clarification is needed for the following items:

- The Form B1105 is not complete – does not have CT DCS Capital Project Request Approval signature.
- The A/E fees listed on B1105 totals \$990,119. It does not include special services and does not match the request of \$1,036,265.
- Please clarify if there is a gap in A/E funds based on B1105 submitted.
- The submission should accompany RFQ Web Advertisement for A/E Consultant Services.
- Clarification is needed why “Major Site work” is identified under Group B construction and not under Group A.

	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%) Budget</u>
Desman Fee for Basic Services (PRB #18-077) – includes “special services” identified below except A/E contingency.				
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20-243 - Additional Geotech Engineering CA Services (B1)		\$33,000		
20-243 TOTAL SPECIAL SERVICES(B)+(B1)		\$149,035		
TOTAL FEE (PRB #20-243) (A) + (B) + (B1)		\$1,069,265	\$15,827,000	7.00%

DCS confirmed funding is available for this Amendment #1.

Staff asked DCS to clarify the following based on our review:

1. What is the status of the project?

DCS Response: The project is in construction.

Staff Response: OK

2. Under PRB #18-077, the Board approved CF-RC-402-ARC that included \$30,500 for Geotech Engineering. Please clarify what changed in this project that DCS is now seeking full time Geotech services.

DCS Response: This amendment is for full time GeoTech for aggregate pier installation only. CCSU and BOR were very nervous about the aggregate pier installation since it has not been done on their campus before on a building of this size. The University/BOR requested the GeoTech to observe the installation full time to give them a level of comfort.

Staff Response: See #3 below.

3. Has DCS factored in the cost of services that were already included in the original contract during construction phase?

DCS Response: Unsure of what is meant by this question.

Staff Response: The original proposed scope had site visits/reporting/RFIs/meeting attendance/etc. See below. Did DCS take into account these services that DCS already had bought before adding more hours related to these services in this amendment? I understand this is not to exceed, however, I also want to make sure that State receives services that it has already paid for rather than utilizing NTE fee.

Provide periodic site visits as required to evaluate existing soil conditions as requested by DAS Project Manager during the construction phase to view and report on issues relating to the foundation and earthwork aspects of the project construction, as well as required input/responses to requests for information, including attendance at project meetings when required

DCS Response: Yes, we acknowledge that the original proposed scope has site visits/reporting/RFIs/meeting attendance/etc. The Geotech has been onsite fulfilling this duty as we have found unsuitable soils as we have began to dig. The fulltime oversight is above and beyond normal site visits and meeting attendance. In this Amendment we are asking the GeoTech to watch each and every aggregate pier be installed, far above and beyond the periodic site visits they own in their baseline scope.

Staff Response: OK

4. There was an allowance of \$28,000 for boring contractor. How much has been spent?

DCS Response: All \$28,000 was spent on borings.

Staff Response: OK

5. What is the status of the \$25,000 Contingency? If not used, why DCS is not utilizing this contingency for this amendment?

DCS Response: This allowance was utilized for traffic signal design for Malone and MacBroom. Per contract, Milone and MacBroom owed Traffic Engineering OSTA requirements only (Section II, Paragraph A). Signal design, if any, could not be determined until OSTA was complete. Once determined signal would need to be redesigned, \$25,000 was used to compensate Milone and MacBroom. Actual cost of this redesign was around \$40,000. DCS negotiated with Desman to only utilize the allowance of \$25,000 as to not seek out the Amendment process. Please see attached proposal.

Staff Response: DCS provided the Milone and MacBroom proposal for the traffic signal design. OK

**RECOMMENDATION:** Staff recommendation is to APPROVE this Amendment #1 in the amount not-to-exceed \$33,000 to compensate the Consultant for additional Special Services provided by the Sub-Consultant.

**7. OTHER BUSINESS:**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:52. The motion passed unanimously.

The Board commenced meeting in Executive Session at 9:52 a.m. to discuss Personnel Matters before the Board.

**EXECUTIVE SESSION**

Personnel Matters

Statutory Disclosure Exemptions: 1-210(b)(2)(6)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:25. The motion passed unanimously.

**OPEN SESSION**

Chairman Josephy requested a motion to approve Board Fees reimbursement for the Members attending the April 16<sup>th</sup> Personnel Subcommittee Meeting to discuss Personnel Matters before the Board, including Mr. Josephy, Mr. Berger and Mr. Greenberg. Mr. Valengavich made the motion, seconded by Mr. Berger. The motion passed unanimously.

**8. VOTES ON PRB FILE:**

**PRB FILE #23-165** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-165. The motion passed unanimously.

**PRB FILE #24-049** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #24-049. The motion passed unanimously.

**9. NEXT MEETING** – Monday, April 22, 2024 – will be held solely by means of electronic equipment.

The meeting adjourned.

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