

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

Microsoft Teams Meeting Join on your computer, mobile app or room device. Click here to join the meeting Meeting ID: 273 299 692 323 Passcode: uLQBFw Download Teams Join on the web	Or call in (audio only) +1 860-840-2075, 917724280# United States, Hartford Phone Conference ID: 917 724 280#
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Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
Mark A. Shiffrin, Secretary
Eric Coleman
Russell Morin

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: July 21, 2025

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the July 17, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Board Members reviewed a draft copy of the SPRB’s contribution to the DAS Digest of Administrative Report. Member’s approved of the contribution and directed Staff to forward to Commissioner Gilman and her Staff.

3. REAL ESTATE - OLD BUSINESS

Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:40.

EXECUTIVE SESSION - *For Discussion Purposes Only*

PRB #: 25-083-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG / DoAG

PRB #: 25-084-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG / DoAG

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

Upon completion of the Board’s review of these Proposals, Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 9:52. The motion passed unanimously.

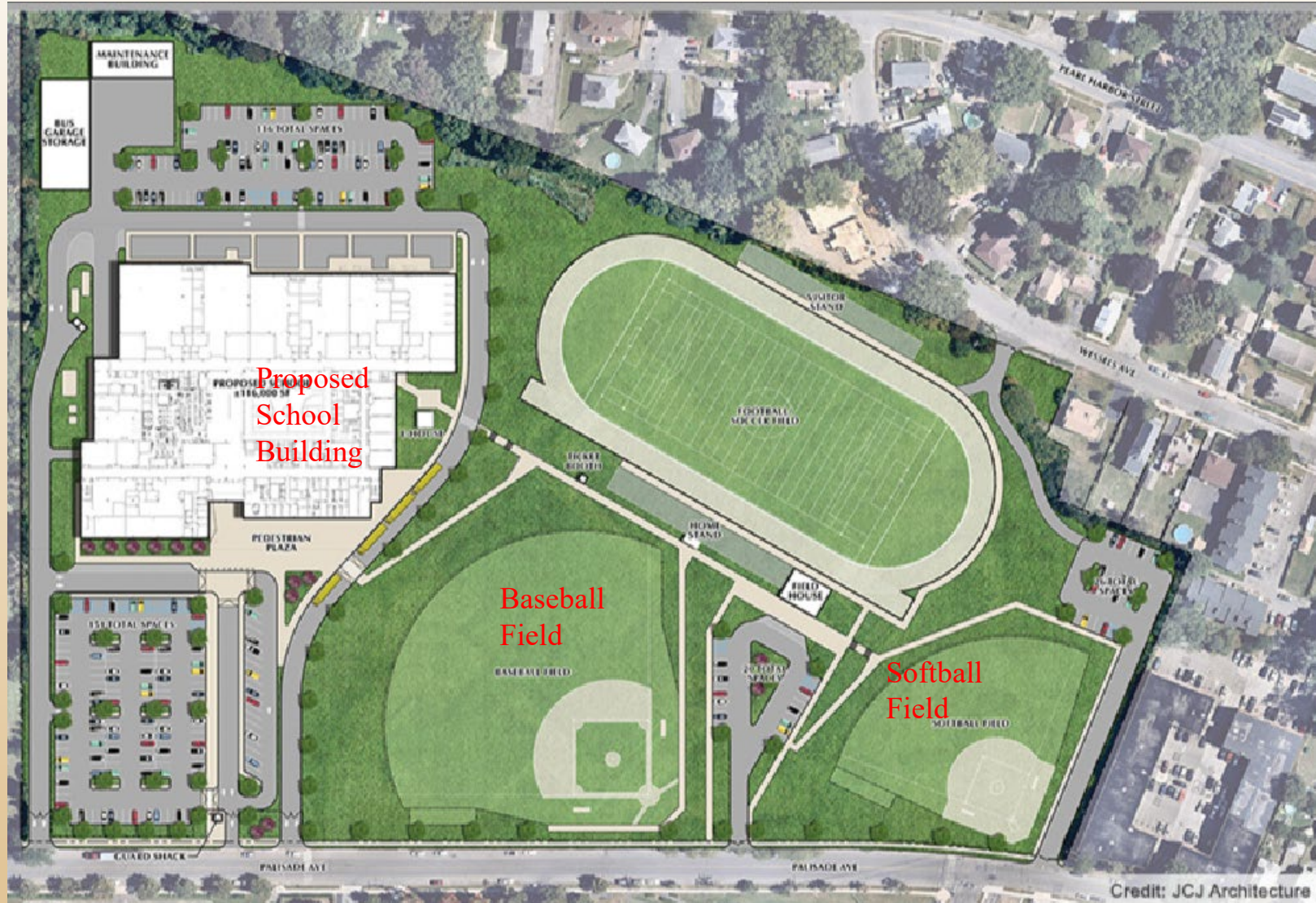
OPEN SESSION

4. REAL ESTATE - NEW BUSINESS

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

State Properties Review Board



Bullard Havens Technical High School

<i>PRB #</i>	25-097
<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-ARC
<i>Consultant</i>	JCJ Architecture, PC
<i>Property</i>	Bridgeport, Palisade Ave (500)
<i>Project Purpose:</i>	New Bullard-Havens Technical High School
<i>Item Purpose:</i>	Amendment #4
<i>DAS-RECS Staff Assigned</i>	JaCinta Frazier
<i>Date:</i>	July 10, 2025

PROPOSED AMOUNT:

Amendment #4 for Fee: **\$58,550**

PROJECT BACKGROUND

This Project includes construction of a 214,508 square foot (SF), three-story new high school building and four detached structures including: a 12,291 SF garage, a 2,553 SF field house, a 40 SF guard house, and a 40 SF ticket booth. This project also includes construction of new athletic fields. The educational programming includes vocational education for thirteen different disciplines in addition to the traditional educational programs. The project is currently in the construction phase of Phase 1 (New School Building) and approximately 85% of Phase 1 construction has been completed.

Initial Contract and Subsequent Amendments

<u>Contract</u>	<u>PRB #</u>	<u>Amount</u>	<u>Construction Budget</u>	<u>Scope of work</u>
BI-RT-889-ARC	21-007	\$5,187,354(Approved)	\$95,580	Pre Design study, Schematic design through Construction document phase
Amendment #1	22-188	\$387,257 (Approved)	\$163,292,579	Carbon Reduction Services, Structural Steel Bid and Extended CA (+164 Days)
Amendment #2	24-003	\$195,814 (Approved)	\$ 163,292,579	Extended CA phase services, Special Inspection for Geotechnic Observations and Foundation Subgrades
Amendment #3	24-094	\$112,964 (Approved)	\$ 163,292,579	11 ACRS forms to DAS- RECS
Amendment #4	25-097	\$58,550 (Pending)	\$ 163,292,529	ACR #17 - change the current natural grass on the softball and baseball fields to artificial turf

CA Fees (Arcadis US) for this Project were approved under PRB #21-060 (\$2,527,170) and PRB #23-068 (\$242,230).

State Properties Review Board

PRB # 25-097

Under this proposal PRB #25-097 DAS is seeking Board's approval of Amendment #4 to provide design services associated with the Agency Change Request #17 revisions.

SCOPE OF WORK FOR AMENDMENT # 4

- a. Agency Change Request #17:** Provide design services for Artificial Turf for the Softball and Baseball Fields. It is requested by Connecticut Technical Education and Career System (CTECS), via Agency Change Request 017, to change the softball and baseball fields from the current design of natural grass to an artificial turf similar to the turf at the football field.
- b. Special Inspections:** Provide extension of Special Inspection Services by MHAI for review of higher than anticipated volume of deviations reported for masonry and concrete testing.

From Special Inspection Coordinator (SIC) – Michael Horton Associates, Inc. (MHAI)'s report : From August 2023 to October 2024 (which is approximately 66 weeks), there have been 68 documented deviations.

This requested additional fee is based upon the Gilbane construction schedule for the work to conclude Phase 1 construction and proceed through Phase 2 scope inclusive of but not limited to the field house and bleachers. Utilizing the hourly rates JCJ submitted to DAS for the BHTHS project, the \$4,000 fee for MHAI is reflective of about 30 additional hours of SIC work, considered sufficient to cover their costs through project completion.

JOB SITE PHOTOS



FRONT ENTRANCE CANOPY



EAST ELEVATION



WEST ELEVATION

Consultant's Fee

JCJ Basic Service Fee (#21-007)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$693,533				
Design Development Phase	\$923,545				
Construction Document Phase	\$1,371,066				
Bidding and Review Phase	\$226,512				
Construction Administration Phase	\$1,359,066				
TOTAL BASIC SERVICE FEE (#21-007) (A)	\$4,573,722			\$95,580,000	4.79%
JCJ Special Services Fee (#21-007)					
Pre-Design (3 concept plans)		\$50,000			
Boundary/Topo/Wetlands Survey		\$15,400			3.00%
Geotechnical Services		\$60,445			
Special Inspection Services		\$8,800			
Acoustical Engineering Consultant		\$21,945			
Civil Engineering Supplemental Services		\$48,400			
Electronic/Audio Visual Services		\$41,635		\$163,292,579	3.10%
HAZMAT & Environmental Cons. Svs.		\$214,027			
Kitchen/Food Service Design Consultant		\$73,480			
Security/Telecom/Data Design Consultant		\$49,500			
Design Allowance/contingency		\$30,000			
TOTAL SPECIAL SERVICE FEE (#21-007) (B)		\$613,632			
Total Fee (21-007)			\$5,187,354	\$95,580,000	5.43%
Amendment # 1 (PRB 22-188)					
JCJ Fee for Extended Basic Services (PRB 22-188) (A1)	\$319,582				
JCJ Fee for Extended Special Services (PRB 22-188) (B1)					
Removed Design Allowance/Contingency		(\$30,000)			
Carbon Reduction Design (EOs 1 & 3)		\$92,700			
w/AD Structural Steel Design/Bid		\$4,375			
TOTAL SPECIAL SERVICE FEE (#22-188)		\$67,675			
Total Fee (22-188) (A1)			\$387,257		
TOTAL BASIC SERVICE FEE (#22-188) (A+A1)	\$4,893,304			\$163,292,579	3.00%
Total Fee (21-007) + (22-188)			\$5,574,611	\$163,292,579	3.41%
Amendment # 2 (PRB 24-003)					
JCJ Fee for Extended CA Phase Services +60 days (PRB 24-003) (A2)	\$50,500				
JCJ Fee for Extended Special Services (PRB 24-003) (B2)					
Foundation Subgrade Observation - Langan +95 days		\$101,574			
Ground Improvement System Oversite - Langan +45 days		\$43,740			
TOTAL SPECIAL SERVICE FEE (#24-003) (B2)		\$145,314			
Total Fee (24-003) (A2)			\$195,814		
TOTAL BASIC SERVICE FEE (#24-003) (A+A1+A2)	\$4,943,804			\$163,292,579	3.03%
Total Fee (21-007) + (22-188)+(24-003)			\$5,770,425	\$163,292,579	3.53%
Amendment # 3 (PRB 24-094)					
JCJ Fee for Extended Design & CD Phase Services- ACR 1-11 (PRB 24-094)	\$112,364				
TOTAL BASIC SERVICE FEE (#24-094) (A+A1+A2+A3)	\$5,056,168			\$163,292,579	3.10%
Total Fee (21-007) + (22-188)+(24-003)+(24-094)			\$5,883,389	\$163,292,579	3.60%
Amendment # 4 (PRB 25-097)					
Design Phase	\$41,800				
CA phase	\$12,350				
Total Basic Services (A4)	\$54,150				
Special Services Special Inspection by MHAI		\$4,400			
Total Fee (25-097) (A4)			\$58,550		
TOTAL BASIC SERVICE FEE (#25-097) (A+A1+A2+A3+A4)	\$5,110,318			\$163,292,579	3.13%
Total Fee (21-007) + (22-188)+(24-003)+(24-094)+(25-097)			\$5,941,939	\$163,292,579	3.64%

The overall construction and total project budget have been increased to \$163,292,579 and \$199,000,000 from the originally established budgets of \$95,580,000 and \$135,000,194 respectively.

Time Period

All the services for Amendment #4 shall be completed in 90 days after NTP

Authorized Sub consultant

1. Langan Consultants to provide Synthetic Turf Filed Design and revise the Strom water Detention Systems for a fee of \$39,500
2. MHAI to provide Special Inspection/testing services as required by CT code Coordinator for a fee of \$4000.

Recommendation

It is recommended that SPRB approve this proposal in the amount of \$58,550.

- DAS-RECS confirmed funding is available for Amendment # 4 of the Contract BI-RT- 889-ARC.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 06/26/2025.

Voted by Board Members

Approval —

Disapprove -

Suspend-

Mtng. Date : 07/21/2025

FROM PRB #24-094

This Project includes construction of a 214,508 square foot (SF), three-story new high school building and four detached structures including: a 12,291 SF garage, a 2,553 SF field house, a 40 SF guard house, and a 40 SF ticket booth. This project also includes construction of new athletic fields. The educational programming includes vocational education for thirteen different disciplines in addition to the traditional educational programs. The project is currently in the construction phase, and approximately 25% of construction has been completed.

At the February 25, 2021 SPRB Meeting, the Board approved, under PRB #21-007, the Consultant's Contract (BI-RT-889-ARC) for the Bullard Havens Technical High School project with the completion of a pre-design study and then the initiation of a schematic design phase through the construction document phase and subsequent completion of construction. The overall compensation rate approved for this basic service was \$4,573,722 with an additional \$613,632 for special services, for a total fee of \$5,187,354. The contract included an additional \$30,000 for A/E Design and Construction Phase Contingency.

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).

CA Fees (Arcadis US) for this Project were approved under PRB #21-060 (\$2,527,170) and PRB #23-068 (\$242,230).

And on February 5, 2024, the Board, under PRB #24-003, approved Amendment #2 to the ARC Consultant Contract to compensate the Consultant \$195,814 for extended CA Phase services, Special Inspections for geotechnic observations and Special Inspections for observation of foundation subgrades.

Under this Proposal (PRB #24-094) DAS-CS is seeking approval of Amendment #3 to BI-RT-889-ARC to compensate the Consultant \$112,964 for additional Design, CD and CA Phase services not included in the original Contract or subsequent Amendments. These services are the result of the Client Agency (DOE/CTECS) submitting 11 Agency Change Request (ACR) forms to DAS-RECS.

\$10,783	a. <u>Agency Change Request #1</u> : Provide hot water supply and return line between the E-House and the Masonry Shop.
\$10,340	b. <u>Agency Change Request #2</u> : Provide MEP connections and venting for side-by-side washer and electric dryer in Health Technology, storage room 3d14k. CTECS to provide the washer and dryer model numbers.
\$2,746	c. <u>Agency Change Request #3</u> : Provide a capped 1-inch cold water line with shut off valve to the Plumbing Pit in the Plumbing Shop. The connection will come from the 2-inch cold water line at the platform above.
\$11,004	d. <u>Agency Change Request #4</u> : Relocate equipment C25 and associated connections east approximately 10 feet in the Carpentry Shop 1b03a.
\$9,486	e. <u>Agency Change Request #5</u> : In the Masonry Shop 1b04a, add a 220v outlet per CTECS sketch and a total of four (4) compressed air cord reels at six(6) worktables.
\$20,412	f. <u>Agency Change Request #6</u> : Provide a fume hood with MEP connections in room 1d45i for fingerprinting in Criminal Justice using the same fume hoods that were specified for the science rooms. The venting will occur horizontally and exit the building on the north elevation. The Architect shall confirm venting pathway.
\$6,749	g. <u>Agency Change Request #7</u> : Provide window opening(s) in the Culinary Office enabling instructor oversight of the culinary learning spaces. Relocate MEP and recessed fire extinguisher cabinet within the wall, as necessary to accommodate the new window(s).
\$5,374	h. <u>Agency Change Request #8</u> : Provide power and data VoIP to the Restaurant, room 1d31, for CTECS point of service and telephone. Provide duplex power for refrigerated display case.
\$3,606	i. <u>Agency Change Request #9</u> : Provide three (3) additional L-2 lockers to the culinary locker area in room 1d24a. Relocate electrical items on the wall as necessary.
\$6,223	j. <u>Agency Change Request #10</u> : Revise the Culinary Kitchen Equipment as noted below:
	☐ Delete item C23; four-burner range with cabinet base.
	☐ Relocate D38 six-burner rangetop to replace item C34. Add new cabinet base for item D38;
	☐ Add a flat top rangetop to replace item D38 (on top of Item C39 Refrigerated Drawerbase).
	☐ Add a 20-quart. mixer for the baking lab (Item D18) in the place of C16 Dunnage Rack.
	☐ Add a mobile equipment stand.
	☐ Relocate C16 Dunnage rack.
\$26,241	k. <u>Agency Change Request #11</u> : Provide additional Data Communications drops at one hundred ninety-three (193) outlet locations and add twenty-eight (28) new outlet locations for a new total of three hundred fifteen (315) drops. CTECS plan mark-ups and spreadsheet for locations and counts.
\$112,964	Total of Agency Change Request - Amendment #3

The overall construction and total project budget have been increased to \$163,292,579 and \$199,000,000 from the originally established budgets of \$95,580,000 and \$135,000,194 respectively.

JCJ Basic Service Fee (#21-007)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$693,533				
Design Development Phase	\$923,545				
Construction Document Phase	\$1,371,066				
Bidding and Review Phase	\$226,512				
Construction Administration Phase	\$1,359,066				
TOTAL BASIC SERVICE FEE (#21-007) (A)	\$4,573,722			\$95,580,000	4.79%
JCJ Fee for Extended Basic Services (PRB 22-188) (A1)	\$319,582				
TOTAL BASIC SERVICE FEE (#22-188) (A+A1)	\$4,893,304			\$163,292,579	3.00%
JCJ Fee for Extended CA Phase Services +60 days (PRB 24-003) (A2)	\$50,500				
JCJ Fee for Extended Design & CD Phase Services- ACR 1-11 (PRB 24-094) (A3)	\$112,964				
TOTAL BASIC SERVICE FEE (#24-094) (A+A1+A2+A3)	\$5,056,768			\$163,292,579	3.10%
JCJ Special Services Fee (#21-007)					
Pre-Design (3 concept plans)		\$50,000			
Boundary/Topo/Wetlands Survey		\$15,400			
Geotechnical Services		\$60,445			
Special Inspection Services		\$8,800			
Acoustical Engineering Consultant		\$21,945			
Civil Engineering Supplemental Services		\$48,400			
Electronic/Audio Visual Services		\$41,635			
HAZMAT & Environmental Cons. Svs.		\$214,027			
Kitchen/Food Service Design Consultant		\$73,480			
Security/Telecom/Data Design Consultant		\$49,500			
Design Allowance/contingency		\$30,000			
TOTAL SPECIAL SERVICE FEE (#21-007) (B)		\$613,632			
JCJ Fee for Extended Special Services (PRB 22-188) (B1)					
Removed Design Allowance/Contingency		(\$30,000)			
Carbon Reduction Design (EOs 1 & 3)		\$92,700			
WAO Structural Steel Design/Bid		\$4,975			
TOTAL SPECIAL SERVICE FEE (#22-188) (B+B1)		\$67,675			
JCJ Fee for Extended Special Services (PRB 24-003) (B2)					
Foundation Subgrade Observation - Langm +95 days		\$101,574			
Ground Improvement System Oversight - Langm +45 days		\$43,740			
TOTAL SPECIAL SERVICE FEE (#24-003) (B2)		\$145,314			
TOTAL SPECIAL SERVICE FEE (#24-003) (B+B1+B2)		\$826,621			
TOTAL FEE (PRB #24-094) (A) + (A1) + (A2) + (A3) + (B) + (B1) + (B2)			\$5,883,389	\$163,292,579	3.60%

RECOMMENDATION: Staff recommend approval of Amendment #3 in the amount of \$112,964 to provide expanded Design, CD and CA Phase Services for the Project.

- DAS/CSCUDAS Office of Grants Administration has confirmed for that funding is available for this Amendment

CONSULTANT FEE: \$195,814

Project Background

At the February 25, 2021 SPRB Meeting, the Board approved, under PRB #21-007, the Consultant's Contract (BI-RT-889-ARC) for the Bullard Havens Technical High School project with the completion of a pre-design study and then the initiation of a schematic design phase through the construction document phase and subsequent completion of construction. The overall compensation rate approved for this basic service was \$4,573,722 with an additional \$613,632 for special services, for a total fee of \$5,187,354. The contract included an additional \$30,000 for A/E Design and Construction Phase Contingency.

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).

CA Fees (Arcadis US) for this Project were approved under PRB #21-060 (\$2,527,170) and PRB #23-068 (\$242,230).

Under this Proposal (PRB #24-003) DAS-CS is seeking approval of Amendment #2 to BI-RT-889-ARC to compensate the Consultant \$195,814 for the following scope of work:

1. Extended CA Phase services from March 2027 to May 2027 (DAS granted 2 month extension to CMR) for a total of 1,469 days = \$50,500 (pg 60 of *pdf);
2. Addition of Special Services pursuant to changes in 2022 State Building Code for Statement of Special Inspections form for expanded geotechnical observations of the new school building foundation beyond already contracted 30 days (for bus storage/maintenance, field house/ticket booth and grand stands) – +90 days = \$101,574 (pg 17 of *pdf); and
3. Addition of Special Services pursuant to changes in 2022 State Building Code for Statement of Special Inspections form to observe foundation subgrades and the ground improvement system – 45 days = \$43,740 (pg 44 of *pdf).

From the DAS-CS Memo:

The project is currently in the construction phase and requires additional A/E construction administration services per the CMR approved GMP Schedule and requires oversight/inspection and documentation of the installation of structural ram aggregate piers, rigid inclusion piers (Ground Improvement Systems) and excavations/subsurface conditions per Section 31 08 00 Earthwork, in accordance with the Statement of Special Inspections and contract documents.

The overall construction and total project budget have been increased to \$163,292,579 and \$199,000,000 from the originally established budgets of \$95,580,000 and \$135,000,194 respectively.

JCJ Basic Service Fee (#21-007)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$693,533				
Design Development Phase	\$923,545				
Construction Document Phase	\$1,371,066				
Bidding and Review Phase	\$226,512				
Construction Administration Phase	\$1,359,066				
TOTAL BASIC SERVICE FEE (#21-007) (A)	\$4,573,722			\$95,580,000	4.79%
JCJ Fee for Extended Basic Services (PRB 22-188) (A1)	\$319,582				
TOTAL BASIC SERVICE FEE (#22-188) (A+A1)	\$4,893,304			\$163,292,579	3.00%
JCJ Fee for Extended CA Phase Services +60 days (PRB 24-003) (A2)	\$50,500				
TOTAL BASIC SERVICE FEE (#24-003) (A+A1+A2)	\$4,943,804			\$163,292,579	3.03%
JCJ Special Services Fee (#21-007)					
Pre-Design (3 concept plans)		\$50,000			
Boundry/Topo/Wetlands Survey		\$15,400			
Geotechnical Services		\$60,445			
Special Inspection Services		\$8,800			
Acoustical Engineering Consultant		\$21,945			
Civil Engineering Supplemental Services		\$48,400			
Electronic/Audio Visual Services		\$41,635			
HAZMAT & Environmental Cons. Svs.		\$214,027			
Kitchen/Food Service Design Consultant		\$73,480			
Security/Telecom/Data Design Consultant		\$49,500			
Design Allowance/contingency		\$30,000			
TOTAL SPECIAL SERVICE FEE (#21-007) (B)		\$613,632			
JCJ Fee for Extended Special Services (PRB 22-188) (B1)					
Removed Design Allowance/Contingency		(\$30,000)			
Carbon Reduction Design (EOs 1 & 3)		\$92,700			
WAO Structural Steel Design/Bid		\$4,975			
TOTAL SPECIAL SERVICE FEE (#22-188) (B+B1)		\$67,675			
JCJ Fee for Extended Special Services (PRB 24-003) (B2)					
Foundation Subgrade Observation - Langan +95 days		\$101,574			
Ground Improvement System Oversight - Langan +45 days		\$43,740			
TOTAL SPECIAL SERVICE FEE (#24-003) (B2)		\$145,314			
TOTAL SPECIAL SERVICE FEE (#24-003) (B+B1+B2)		\$826,621			
TOTAL FEE (PRB #24-003) (A) + (A1) + (A2) + (B) + (B1) + (B2)			\$5,770,425	\$163,292,579	3.53%

1. Receipt of an updated Form 1105 approved by the agencies involved.
Staff Response: No updated Form 1105 was provided.
2. Adding a section to eliminate \$30,000 contingency reference from the original A/E contract or revising this amendment #1 to eliminate \$30,000 and revising the fee.
Staff Response: Section 1(F) of the Amendment removes Section 2E (contingency) from the original Contract. OK
3. OLAPP review of Article F of Amendment #1 for numbering of the sub-categories.
Staff Response: Section 1(F) of the Amendment removes Section 2E (contingency) from the original Contract. OK Staff reviewed the revised Amendment #1 along with the original Contract and Article F appears to be correctly numbered. OK

RECOMMENDATION: Staff recommend approval of Amendment #1 in the amount of \$387,257 ~~\$417,257~~ to provide expanded ARC and CA Services for the Project. The revised Amendment #1 reflects a reduction of \$30,000 in the Consultant's Design and Construction Phase services, considered savings to the State.

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

At the February 25, 2021 SPRB Meeting, the Board approved, under PRB #21-007, the Consultant's Contract (BI-RT-889-ARC) for the Bullard Havens Technical High School project with the completion of a pre-design study and then the initiation of a schematic design phase through the construction document phase and subsequent completion of construction. The overall compensation rate approved for this basic service was \$4,573,722 with an additional \$613,632 for special services, for a total fee of \$5,187,354. The contract includes an additional \$30,000 for A/E Design and Construction Phase Contingency.

The following are the salient dates with respect to this Proposal:

- 4-07-2021 – AG approval of BI-RT-889-ARC Contract
- 4-14-2021 – Predesign Phase commenced (due 60 days)
- 6-13-2021 – Predesign Phase due date to DCS
- 8-01-2021 – OSCGR issues Revised Education Specifications reducing GBA by 61,649 sq.ft.
- 8-13-2021 – NTP for Schematic Design Document issued (due 90 days)
- 9-07-2021 – AG approval of CMR (Gilbane) Contract
- 11-10-2021 – Schematic Design due date to DCS
- 12-8-2021 – NTP for Design Development issued (due 90 days)
- 1-04-2022 – DCS email (PM) discussing WAO for structural steel and stating expectation that CD will be completed by 9-01-2022. ADPM to notify OSBI & OSFM that Early Steel Bid Package will require review/approval on or before 9-22-2022.
- 1-04-2022 – ARC Letter to DCS for additional \$4,975 fee for WAO/Bid Docs for structural steel
- 1-10-2022 – ARC Letter to DCS for additional \$92,700 fee for geothermal design to meet carbon reduction measures (Eos 1 & 3)
- 3-08-2022 – Design Development due date to DCS
- 5-01-2022 – NTP for Contract Documents (due 159 days – up from 120 days - granted due to redesign issues)
- 5-07-2022 – Governor signs PA 22-118 including additional funding for Project

(2) Previously Authorized Projects For the Technical Education and Career System That Have Changed Substantially in Scope or Cost which are Seeking Reauthorization.

School District School Project Number	Authorized	Requested
CTBCS (Bridgeport) Bullard Havens 900.0015 VT/N		
Estimated Total Project Costs Total Grant	\$139,447,195 \$139,447,195	\$199,000,000 \$199,000,000

- 5-18-2022 (revised letter) – ARC Letter to DCS for expanded design services stating 'design efforts are complete through the design development phase' need 30 days for redesign and extend CD phase to 150 days (up from 120 days)
- 5-18-2022 (revised letter) – ARC Letter to DCS for extended CA services for 5.5 additional months @ \$25,250/month for a total of \$138,875.
- 10-07-2022 – Contract Documents due to DCS
- 10-20-2022 – CMR Invitation to Bid to qualified Subcontractors
- 11-07-2022 – Bid Opening Date
- 1-07-2023 – GMP Proposal due to DCS (not more than 60 days from Bid due date)
- TBD – Notice to Proceed (1,248 construction days + 90 days to Acceptance)
- TBD – Substantial Completion
- \$6,345/day – Liquidated Damages beyond Substantial Completion
- TBD – Final Acceptance
- \$3,225/day – Liquidated Damages beyond Final Acceptance

Under this proposal (PRB #22-188), DCS is now seeking Board approval of Amendment #1 to the Consultant Contract to expend an additional \$417,257 (NTE) for additional Design Services, extended CA Services and provision of a Credit, all related to the construction of the new Bullard Havens Technical High School project, not included in the Scope of the original ARC Contract.

DCS provided the following support for the expanded Design and CA services:

- A. Ninety-Two Thousand Seven Hundred Dollars (\$92,700.00), for **carbon reduction design and wellfield(s)** and is intended to compensate the Architect for the following services:

Carbon Reduction Design/Geothermal Mechanical System Design, utilizing a geothermal design approach to implement carbon reduction measures for the Bullard Havens THS new facility per the Governor's Executive Orders #1 and #3.

Prepare Design Development and Contract Document plans and specifications for the installation of mechanical, electrical, and plumbing (MEP) systems design to implement Carbon Reduction measures within the new building and geothermal well field(s).

Calculate the minimum number of wells required using thermal conductivity test results.

- B. Four Thousand Nine Hundred Seventy-Five Dollars (\$4,975.00), for **early structural steel bid documents** and is intended to compensate the Architect for the following services:

The Early Structural Steel package is to include the entire building superstructure, specs, decking, joists, structural model, framing for screens for the main building and all ancillary buildings, such as the bus storage, field house, and bus garage, etc. Annotate the selected bid date on pertinent drawings and FYI on drawing being provided for reference only.

- C. A Credit of Ninety-Seven Thousand Six Hundred Seventy-Five Dollars (\$97,675.00), for **reduction in design services scope** and is intended to compensate for the following services:

Provide a credit for design for the reduction in the overall gross square footage, reduction in gross square footage was calculated at 61,649 gross square foot reduction and is per the revised Education Specifications dated 8/1/21 issued by OSCGR and CTECs and Agency Request #2.

- D. Two Hundred Seventy-Eight Thousand Three Hundred Eighty-Two Dollars (\$278,382.00) and is intended to compensate the Architect for the following services:

Construction document design phase services to accommodate the scope of work outlined in Agency Request #2 and add thirty (30) calendar days to the duration of the Contract Document Phase.

- E. One Hundred Thirty-Eight Thousand Eight Hundred Seventy-Five Dollars (\$138,875.00) and is intended to compensate the Architect and subconsultants for the following services:

Provide additional construction administration services per the Terms and Conditions of The Contract between the State and Architect and per the Connecticut Department of Administrative Consultant Procedure Manual requirements for the Architect Construction Administration Phase Services for a monthly rate of Twenty-Five Thousand Two Hundred Fifty Dollars (\$25,250.00) for an additional one hundred sixty-four (164) calendar days.

DCS & OSCGR have confirmed for that funding is available for this contract.

With this contract amendment DAS-CS states that the construction budget is increased to \$163,292,579 and the total project budget is increased to \$199,999,000. The original budgets were \$95,580,000 and \$135,000,194 respectively.

JCJ Basic Service Fee (#21-007)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$693,533				
Design Development Phase	\$923,545				
Construction Document Phase	\$1,371,066				
Bidding and Review Phase	\$226,512				
Construction Administration Phase	\$1,359,066				
TOTAL BASIC SERVICE FEE (#21-007) (A)	\$4,573,722			\$95,580,000	4.79%
JCJ Fee for Extended Basic Services (PRB 22-188) (A1)	\$319,582				
TOTAL BASIC SERVICE FEE (#22-188) (A+A1)	\$4,893,304			\$163,292,579	3.00%
JCJ Special Services Fee (#21-007)					
Pre-Design (3 concept plans)		\$50,000			
Boundary/Topo/Wetlands Survey		\$15,400			
Geotechnical Services		\$60,445			
Special Inspection Services		\$8,800			
Acoustical Engineering Consultant		\$21,945			
Civil Engineering Supplemental Services		\$48,400			
Electronic/Audio Visual Services		\$41,635			
HAZMAT & Environmental Cons. Svs.		\$214,027			
Kitchen/Food Service Design Consultant		\$73,480			
Security/Telecom/Data Design Consultant		\$49,500			
Design Allowance/contingency		\$30,000			
TOTAL SPECIAL SERVICE FEE (#21-007) (B)		\$613,632			

JCJ Fee for Extended Special Services (PRB 22-188) (B1)				
Carbon Reduction Design (EOs 1 & 3)		\$92,700		
WAO Structural Steel Design/Bid		\$4,975		
TOTAL SPECIAL SERVICE FEE (#22-188) (A+A1)		\$711,307	\$163,292,579	0.44%
TOTAL FEE (PRB #22-188) (A) + (A1) + (B) + (B1)			\$5,604,611	\$163,292,579 3.43%

Staff have requested clarification of the following issues:

- The approved Form 1105 identifies a \$95,580,000 Construction Budget and in this Amendment #1 it identifies a \$163,292,579 Project Budget, an increase of \$67,712,579 (+70.8%). Please clarify the following:
 - What is the correct Construction Budget?
DCS Response: \$163,292,579
Staff Response: OK
 - If the higher Construction Budget is correct, please provide an updated Form 1105 and confirm and identify the source of funding for construction.
DCS Response: I have requested a revised 1105 from CTECs and DAS Management.
Staff Response: Staff will wait for the amended document.
11-30-22 - CA-Arcadis Response: Amendment is underway and will be forwarded as soon as document is fully executed by all parties
- Please provide the initial cost estimates included from both the SD and DD Phases.
DCS Response: Please see attached.
Staff Response:

Phase	Issued	Firm	Cost of Work
SD	12-3-2021	Unknown	\$155,448,933
DD	4-9-2022	AM Fogarty	\$152,928,139
CD	10-10-2022	Gilbane Cons.	\$164,591,411

- The original Construction Budget indicated a \$341/sf project cost. The new cost is \$747/sf. Please clarify if this increase is within reason when compared to other DCS Projects.
DCS Response: The original 1105 was prepared by Kosta Diamantis is incorrect. \$341/sf cost is not correct for a technical high school building and based on 2010/2011 funding values. \$747/sf is in line with Grasso and Platt Technical High School and includes drilling approximately 250 geothermal wells to comply with the Governor's Executive Order #1 and #3
Staff Response:

#1. What is the process at OSCG&R for preparing B1105 and associated estimates?

11-30-22 - CA-Arcadis Response: Unfortunately, we are unaware of the process that was used to create the 1105 and estimate. At the time this was being executed by Kosta Diamantis.

#2. What is DCS's role/process in assisting user agency in preparing estimates/B1105, etc. as it is the final approving authority?

11-30-22 - CA-Arcadis Response: In the original submission of the 1105 DAS did not have a role in the creation of the document but the final document was reviewed and approved by DAS based on the recommendations of OSCG&R. For the revised 1105 DAS and CTECS prepared the documents based on the SD Estimate.

#3. Does DCS have any say in the estimates prepared by the user agency?

11-30-22 - CA-Arcadis Response: In the original 1105 there was not collaboration on the preparation of the funding request. In the revised 1105, DAS and CTECS had the ability to opine on the value based on the SDE estimates.

2. Article 2.E of the original ARC Contract provided a \$30,000 Design and Construction Phase. Please clarify what, if any, draws have been made from the Contingency.
DCS Response: No draws have been made from the \$30K contingency.
Staff Response: DCS should draw down this contingency. Pl amend the documents accordingly.
11-30-22 - CA-Arcadis Response: Barbara Cosgrove to reach out directly to discuss the usage of contingency

3. Please provide copies of Notice to Proceed (NTP) for SD, DD and CD Phases.

DCS Response: Please see attached.

Staff Response: DCS provided NTP for each Phase stating initial Total Construction Budget was \$95,580,000 per terms of Contract, and included the following salient information contained within each NTP:

Phase	NTP Issued	Due	Days to Complete	Construction Cost Est.
SD	8-13-2021	11-10-2021	89 (90/ARC)	\$116,207,572
DD	12-8-2021	3-8-2022	90 (90/ARC)	\$155,448,933
CD	5-1-2022	10-7-2022	159 (120/ARC)	\$163,292,578

4. Please provide copies of the WAO and NTP provided to the ARC and CA for the structural steel.

DCS Response: The WAO was submitted by the CMR on 11/14/2022 and is currently under review by OPLAPP. No Notice to Proceed to the ARC and CA have been issued relative to the structural steel.

Staff Response: OK

5. In 2018, Northeast Collaborative Architects prepared an ED SPEC for this Project that was incorporated into the Project and utilized in the initial design (likely already approved by OSCGR at the time), and in August 2021, OSCGR revised the ED SPECS and reduced the size of the Project by 61,649 sf. Please clarify the following:

- a) Did this occur during the SD or DD phase?

DCS Response: The ED spec was revised during schematic design phase.

Staff Response: OK

- b) What are the reasons for reducing the size of the project?

DCS Response: Inflation and the original 1105 budget prepared by Kosta Diamantis did not provide sufficient funding to construct a 260,000-sf school.

Staff Response: See 1d above.

- c) Please clarify how the credit in the amount of \$97,675 was calculated and provide communications from the ARC to that effect.

DCS Response: Per JCJ proposal dated 12/23/2021, the dollar value credit for the decrease in the overall square footage off set the design work by the design of the geothermal well and carbon natural design, specific calculation were not provided.

Staff Response: OK

6. The CA Consultant Contract (Arcadis) was approved in May 2021 and the CMR Contract (Gilbane) was approved in September 2021. Both firms identified a 1,248-day construction phase, plus closeout. Please clarify the following:

- a) What is the correct Construction Duration?

DCS Response: At the time this Amendment was prepared in June of 2022, the revised construction duration was 1,414 calendar days.

Staff Response: OK

- b) Please identify the issues that led the ARC to request an addition 5.5 months (164 days) CA Services?

DCS Response: The delay associated with funding at the predesign phase, the inclusion of Carbon neutral requirements requested by David Barkin during the schematic design phase, and Agency Request #2 that was issued during the design development phase. All attributed to the construction

duration extension to accommodate constraints on the construction schedule as it related to building occupancy and weather-related constructability.

Staff Response: Pl provide specific time frame for each that led to 5.5 months of delay. How did the funding delay at the predesign phase and carbon neutral requirements affect CA services? Also, if the design related to carbon neutral requirements is not complete, how was the time delay calculated for the CA phase?

11-30-22 - CA-Arcadis Response:

Per the executed contract issued to JCJ Architecture the following schedule was included

- A. Schematic Design Phase: Ninety (90) calendar days after receipt of written notice to proceed;
B. Design Development Phase: Ninety (90) calendar days after receipt of written notice to proceed;
C. Contract Documents Phase: One Hundred Twenty (120) calendar days after receipt of written notice to proceed

JCJ Architecture Contract Execution Date 2/26/21

Predesign Phase Notice to Proceed - Form 3001 - 4/14/21 (due 60 days from NTP)

Schematic Design Phase Notice to Proceed – Form 3090 – 8/13/21 Included Revised

Education Specification dated 8/4/21

Design Development Phase Notice to Proceed – Form 3090 – 12/8/12

Construction Document Phase Notice to Proceed – Form 3090 – 5/11/22

Phase	NTP Issued	Due	Days to Complete
SD	8-13-2021	11-10-2021	89 (90/ARC)
DD	12-8-2021	3-8-2022	90 (90/ARC)
CD	5-1-2022	10-7-2022	159 (120/ARC)

- c) What are the impacts to the CA and CMR Contracts?

DCS Response: The same as JCJ, the CA is in the process of providing a revised cost proposal for the longer construction phase. The GMP will address the additional construction duration in for the CMR.

Staff Response: See above.

7. Please clarify if Article F of Amendment #1 should be reviewed for numbering of the sub-categories.

DCS Response: I defer to OPLAPP for document layout and numbering.

Staff Response: Staff will wait for the response.

RECOMMENDATION: Staff recommend suspension of Amendment #1 in the amount of \$417,257 to provide expanded ARC and CA Services for the Project pending responses from DCS.

FROM PRB #21-007

PROPOSED AMOUNT: \$5,187,354

Project Background:

The Architect will provide all design discipline services to the DAS/CS in support of the Bullard Havens Technical High School located at 500 Palisade Avenue, Bridgeport, CT.

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

Construction of a new +/- 260,000 gross sf facility on the current site to accommodate 13 separate shop programs, plus associated classrooms and theory rooms, per the Educational Specifications (ED Spec).

New construction will also include a field house, bus garage, and 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 the Office of School Construction Grants and Review (OSCGR).

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) / Office of the State Fire Marshal (OSFM). The project will be reviewed by the OSCGR.

In May 2020 DAS/DCS ("DCS") issued a Request for Qualifications for Architect/Engineer (A/E) Consultant Services related to the Construction Manager at Risk project – Bullard-Havens Technical High School in Bridgeport. DCS elicited 14 responses to the advertisement of which all submittals were considered "responsive". DCS then proceeded to review the submittals and after the completion of the internal review process, five (5) firms were selected for short-listed interviews. These firms were as follows, TSKP Studio, LLC, Moser Pilon Nelson, Architects, LLC, JCJ Architecture, PC, Quisenberry Arcari Malik, LLC, and Kaestle Boos Associates, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified JCJ Architecture, PC ("JCJ") as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the Construction Manager at Risk project – Bullard-Havens Technical High School in Bridgeport with the completion of a pre-design study consisting of three design concepts/pre-design layouts for consideration and approval by DAS, OSCGR and CTECS. Upon selection of the pre-design, the consultant will continue through the initiation of a schematic design phase through the construction document phase, bidding and the subsequent completion of construction. 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 \$4,573,722 with an additional \$613,632 for special services, for a total fee of \$5,187,354. The contract includes an additional \$30,000 for A/E Design and Construction Phase Contingency.

JCJ Basic Service Fee (#21-007)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$693,533				
Design Development Phase	\$923,545				
Construction Document Phase	\$1,371,066				
Bidding and Review Phase	\$226,512				
Construction Administration Phase	<u>\$1,359,066</u>				

TOTAL BASIC SERVICE FEE (#21-007) (A)	\$4,573,722			\$95,580,000	4.79%
JCJ Special Services Fee (#21-007)					
Pre-Design (3 concept plans)		\$50,000			
Boudry/Topo/Wetlands Survey		\$15,400			
Geotechnical Services		\$60,445			
Special Inspection Services		\$8,800			
Acoustical Engineering Consultant		\$21,945			
Civil Engineering Supplemental Services		\$48,400			
Electronic/Audio Visual Services		\$41,635			
HAZMAT & Environmental Cons. Svs.		\$214,027			
Kitchen/Food Service Design Consultant		\$73,480			
Security/Telecom/Data Design Consultant		\$49,500			
Design Allowance/contingency		<u>\$30,000</u>			
TOTAL SPECIAL SERVICE FEE (#21-007) (B)		\$613,632			
TOTAL FEE (PRB #21-007) (A)+ (B)			\$5,187,354	\$95,580,000	5.43%

- The May 2020 RFQ elicited 14 responses. The Selection Panel interviewed five firms and ultimately recommended the appointment of JCJ Architecture, PC (JCJ). The selection was approved by Deputy Commissioner Petra on 12/7/2020.
- JCJ is located in Hartford. This firm was established in 1975 and became JCJ Architecture in 2005. JCJ has 117 employees which includes 42 registered Architects. JCJ is operating under its corporate license No. ARC.0000442. The license is valid until 07/31/2021.
- Ames & Gough reported that over the past 5 years JCJ has been exposed to one general liability or professional liability claims, which was closed. The claim was not involved with State projects
- The submittal is accompanied by a Consulting Agreement Affidavit notarized on 1/07/21.

Staff inquired with DCS regarding the following issues:

- DAS/DCS Form 1105 for this new Project was initiated by CTHS Superintendent of Schools on September 1, 2018. Please clarify what transpired between April 23, 2018 (approval #18-049) and September 1, 2018 that ultimately led to the termination of the prior renovation project.

DCS Response: OSCGR requested the development of an Educational Specification (ED SPEC) for the comprehensive planning of the entire Bullard Havens Technical High School and provide a space program to accompany and support the Educational Specifications.

The ED SPEC was prepared by Northeast Collaborative in conjunction with CTTECHS and OSCGR.

OSCGR - the original project was proposed to be an alteration of the "A" building only, which is an existing 3 story 1970's era facility currently used primarily as classroom and administrative space, with an underutilized school nurse/community health component and two large non-useable assembly spaces. The original project did not adequately address the primary functional

problem of this school, which was the long-term viability of the existing shop spaces. It was economically infeasible to commit state funding to a project that did not fully address both the deferred maintenance issues and all of the programmatic issues at this site, including the technical shop learning environments, administrative requirements, exterior site improvements including unusable ball fields, tennis courts and running track, and ongoing problems with existing out-buildings, grandstand, and bus garage.

As a result of enrollment number, program viability, unusable condemned, and eliminating outside use of the building, OSCGR deemed the need for new school construction for the entire Bullard Havens Technical High School. OSCGR elected to cancel the original project (BI-RT-880) which consisted of a gut renovation of Building A, ball fields and ancillary buildings and create a new project (BI-RT-889) for construction of a brand-new school in its entirety, new ballfields, and ancillary buildings.

After consultation with Attorney General's Office, readvertisement for design consultant services was required due to the material and substantial change in the scope of work. As a result, DAS provided formal notification to Northeast Collaboratives canceling the project prior to advertisement for design consultants for the new project. Project was canceled by OSCGR at the 50% schematic design phase.

Staff Response: OK

2. What services were provided under previous approvals – PRB 17-202 and PRB 18-049?

DCS Response: The following services were provided for PRB 17-202: Preparation of Study, Schematic Design Phase Services, HAZ MAT Report, Geotech Report, Phase 1 Environmental Study, Property Survey, and Wetlands Report. The following services were provided for PRB 18-049: The ED SPEC, Space Program, and building utilization and suitability.

Staff Response: OK

a. How much of the approved \$4,539,795 Consultant Fees were expended and what stage of design was completed?

DCS Response: Approximately \$540K of cost were incurred. Exact values can be provided upon request. The Architect completed 50% schematic design phase.

Staff Response: OK

b. Provide a list of deliverables and cost incurred by each consultants under these approvals

DCS Response: Deliverables: Study, HAZ MAT Report, Geotech Report, Phase 1 Environmental Study, Property Survey, Wetlands Report, 50% schematic design documents, and ED SPEC.

Costs incurred by consultants

\$ 5,074,000.00	A/E Fees Funding
\$ 102,000.00	Art Funding
\$ 612,500.00	DCS Fees Funding
\$ 5,788,500.00	Bonded PA 15-3 Sec. 2 (3)
\$ (96,659.00)	DCS Fees
\$ (6,232.60)	GZA GeoTech & Wetland Report Reviews
\$ (535,164.40)	NCA Schematic Design, Land Survey, Education Spec, Geo Tech
\$ (1,750.00)	SES Commissioning Services
\$ 5,148,694.00	Balance Remaining

Staff Response: OK

c. Are consultant contracts approved under these two proposals still active or cancelled?

DCS Response: For PRB 17-202 the contract was canceled per Noel Petra's Letter dated May 6, 2020 to Northeast Collaboratives, see attached. PRB 18-049 Services were rendered by Northeast Collaborative by issuance of the ED SPEC and Space Program.

Staff Response: OK

d. Is this project terminated?

DCS Response: The project was formally canceled by Connecticut State Department of Education form 7988 Notice of Project Cancellation, see attached.

Staff Response: Notice dated May 6, 2020, signed by DOE Chief of Engineering Services on August 31, 2020. OK

3. Why is DCS hiring two architects to perform certain tasks? Is JCJ not qualified to provide the services being provided by NCA?

DCS Response: DCS is only hiring/contracting with one Architect, that is JCJ. Yes, JCJ is qualified for this project. JCJ has hired Northeast Collaborative as a sub consultant, just like JCJ hired MEP and other subconsultants for base fee services. DCS considers Northeast Collaborative a subconsultant.

Staff Response: OK

4. NCA is not mentioned in the DCS contract with JCJ. What is the contractual relationship between JCJ and NCA?

DCS Response: DCS does not identify the names of subconsultants for base fee services, for example the MEP subconsultants are not identified either. Only special services consultants are identified. NCA's contractual relationship to JCJ is a subconsultant.

Staff Response: OK

5. Under Attachment 1 to the contract:

a. Pg. 1 of 12-II(C) – what is this language referencing?

DCS Response: With regard to provision Attachment 1, Article II.C. the language references the Architect's duty to understand those existing, specific and atypical conditions, e.g., the building will remain occupied, the need to maintain daily operations, or space limitations that will need to be addressed in plans and specifications for the successful execution of the work by the contractor. These conditions may require phasing, working off-hours, special security measures, etc. and it is the responsibility and duty of the architect, working with the project manager and client agency to identify such project specific conditions and develop plans and specifications that allow the project to be completed without issue caused by the conditions.

Staff Response: OK

b. Pg. 4 of 12 (E) – why pay the architect for "Reuse" of the plans? Doesn't State own the plans/design?

DCS Response: Concerning Article V. E., while the State may "own" the documents and the building, under the Architectural Works Copyright Protection Act, the architect is the originator and holder of the copyright to the design and/or building. If such design is imitated or transcribed in whole or in part, infringement occurs. In addition, under C.G.S. Sec. 20-293, the working drawings and specifications prepared for a building and structure shall be stamped by the seal of the author of such drawings and specifications. No person can designate or imply that he or she is the author of working drawings or specifications unless he or she was in responsible charge of their preparation. To address both issues, if we are going to reuse the plans the State will pay a fee to the architect, essentially a license fee to use the copyrighted design, as well as a fee for any changes that may be required as determined by the Commissioner. Another architect, who is not the author of the working drawings and specifications, cannot make a few changes and place his or her stamp on the drawings and specifications. I am unaware of any instance in fourteen years where we wanted to reuse plans and specifications to build a duplicate building. It makes no sense to negotiate or pay a license fee or an assignment fee on every project. If we

should ever decide to do so, the architect has agreed that the Commissioner will determine the reuse fee and the fee for any changes.

Staff Response: OK

6. On Form 1200, under section 3.4 - Interview Procedure - it says New Procedure for Ranking and Fees

DCS Response: Old procedure.

Provide what was the former procedure

7. 18 QBS Selection Interview Rating Criteria Categories:		The QBS Selection Panel shall conduct selection interviews with the shortlisted firms. At the end of all of the selection interviews, the Selection Panel shall "Rank" each of the Firms in accordance with the "Selection Interview Rating Criteria Categories" table below and create a "Certified List" of the three (3) "most highly qualified firms" to be identified to the Department Director of Project Management for consideration.
Rank No.	Selection Interview Rating Criteria Categories:	Max. Rating Points
1	Proposed Team's Experience with Projects of Similar Size & Scope as this Project (See 1212 QBS Submittal Booklet Requirements – Division 1 – Letter of Intent & Narrative; Division 7 – CT 300 Part 1, Sections D, E, F, & G; and Division 8 – CT 300 Part 1, Sections B, & 10; and the Team's Selection Interview Presentation)	30
2	Proposed Team's Approach to the Work Required for this Project (See 1212 QBS Submittal Booklet Requirements – Division 1 Letter of Intent & Narrative; and the Team's Selection Interview Presentation)	30
3	Proposed Team's Organizational Structure for this Project (See 1212 QBS Submittal Booklet Requirements – Division 7 – CT 300 Part 1, Sections D, E, F, and G; and the Team's Selection Interview Presentation)	30
4	Prime Firm's Past Performance Record with State & Other Clients (MCA #14-16-17-18) (including, but not limited to: Control of Costs; Quality of Work; Conformance with Program; Cooperation with Client; and Supervision of Construction) (See 1212 QBS Submittal Booklet Requirements – Division 7 – CT 300 Part 1, Sections E, F, & J; Active past 5 years (DASICS Consultant performance Evaluation; Prime Firm's Reference Checks; and the Team's Selection Interview Presentation)	20
Maximum Total Possible Rating Points per Selection Panel Member:		100
Three (3) Member Selection Panel - Maximum Total Possible Rating Points:		300
Five (5) Member Selection Panel - Maximum Total Possible Rating Points:		500

New procedure.

3. QBS Longlist, Shortlist, Interview, and Fee Proposal Procedures	
3.4 Interview Procedure (Selection):	
• Shortlisted firms will be invited to attend a mandatory site visit, scope meeting, and interview . Each firm's interview presentation will be evaluated by the QBS Selection Panel in accordance with the following "Selection Interview Rating Criteria Categories":	
Selection Interview Rating Criteria Categories	
➤ Proposed Team's Experience With Projects Of Similar Size & Scope As This Project	
➤ Proposed Team's Approach To The Work Required For This Project	
➤ Proposed Team's Organizational Structure and Availability For This Project	
➤ Prime Firm's Geographic Proximity To & Familiarity With The Area In Which The Project Is Located	
➤ Proposed Team's Relevant Knowledge Of Connecticut Building & Fire Codes	
• NEW PROCEDURE – RANKING: No "Rating Points" will be assigned per category. In the place of Rating Points, the QBS Selection Panel will independently "rank" each of the Consultant Teams on a scale of 1 st (most qualified for this Contract) to 5 th (least qualified for this Contract) at the conclusion of all interviews.	
• NEW PROCEDURE – CONSULTANT SERVICES FEE PROPOSAL: The top three most qualified firms will be notified and required to submit a "Consultant Services Fee Proposal" within ten (10) calendar days of the notification. Details will be included in the notification.	
• The DAS/CS Policy & Procurement Unit will create a "Certified List" of the most highly qualified firms and, along with the total volume of work awarded to each firm in the previous five years and the Consultant Services Fee Proposals, will furnish a "Selection Approval Memorandum" to the DAS Deputy Commissioner or his designated individual for his review and approval. (NOTE: In order to achieve an equitable distribution of contracts, the Deputy Commissioner or his designated individual may utilize the total volume of work to determine the final selection of the most qualified firm.)	
3.5 Conditional Selection Procedure:	
• The DAS/CS Policy & Procurement Unit will email the selected firm a "Conditional Selection Notification Letter" which will provide instructions regarding additional information that must be submitted for the processing of its contract.	

Staff Response:

- a. When was this new procedure implemented and is this for all the selections across the board?

DCS Response: This was the first project this New Ranking and Fee Proposal was Implemented. At this time, these processes will only be applicable for Architectural/Engineering and Construction Administration contracts.

Staff Response: OK

- b. Why was this new procedure implemented?

DCS Response: The new ranking procedure provides a more accurate and consistent way of determining the 3 most highly qualified firms, and less subject to the vagaries of disparate scores among panelists in one or more rating categories.

New Fee Proposal Procedure: In the past once a first-place firms have been determined; Project Management would enter into Contract Negotiations with the firm. If DAS/CS could not agree on an acceptable Fee and scope of work, it ~~and~~ would then have to go to the next highest ranked firm and hope that the 2nd ranked firm had not already reassigned/committed the previously proposed staff to another project. The current fee proposal process requires each firm to submit proposals simultaneously, with scope reviews of each firm to follow. This allows for competitive proposals and a process that results in a best value selection. To date we have found a significant savings by negotiating with the highest ranked firms before actual contract signing. The fee, in addition, is not based upon a percentage guideline but a competitive proposal comparison.

Staff Response: OK

7. P1 provide Screening scoring for all the 14 firms reviewed.

DCS Response: Please see attached Screening Rating Calculation Spreadsheet for the above project.

Staff Response: OK

8. PA 15-3, Section 1(3) provides authorization for \$27,331,000. Please clarify if there is proposed legislation authorizing additional funding to cover the total costs of this Project and when and how much funding was authorized by the Bond Commission.

DCS Response: KOSTA DIAMANTIS TO PROVIDE A FORMAL ANSWER AS A FOLLOW UP TO HIS PHONE CONVERSATION WITH DIMPLE DESAI ON 2/22/21 WITHIN THE NEXT OR TWO.

Staff Response: Have sufficient funds for this proposal. Usually the construction funds will come later when the prices are finalized. OK

RECOMMENDATION: Staff recommends **APPROVAL** of this consultant contract in the amount of \$5,187,354, of which \$4,573,722 is for basic services and an additional \$613,632 for special services. The A/E basic fee of 4.79% of construction cost is within the DCS guideline of 5.0%.

DCS Response: This was the first project this New Ranking and Fee Proposal was Implemented. At this time, these processes will only be applicable for Architectural/Engineering and Construction Administration contracts.

Staff Response: OK

b. Why was this new procedure implemented?

DCS Response: The new ranking procedure provides a more accurate and consistent way of determining the 3 most highly qualified firms, and less subject to the vagaries of disparate scores among panelists in one or more rating categories.

New Fee Proposal Procedure: In the past once a first-place firms have been determined; Project Management would enter into Contract Negotiations with the firm. If DAS/CS could not agree on an acceptable Fee and scope of work, it ~~and~~ would then have to go to the next highest ranked firm and hope that the 2nd ranked firm had not already reassigned/committed the previously proposed staff to another project. The current fee proposal process requires each firm to submit proposals simultaneously, with scope reviews of each firm to follow. This allows for competitive proposals and a process that results in a best value selection. To date we have found a significant savings by negotiating with the highest ranked firms before actual contract signing. The fee, in addition, is not based upon a percentage guideline but a competitive proposal comparison.

Staff Response: OK

7. PI provide Screening scoring for all the 14 firms reviewed.

DCS Response: Please see attached Screening Rating Calculation Spreadsheet for the above project.

Staff Response: OK

8. PA 15-3, Section 1(3) provides authorization for \$27,331,000. Please clarify if there is proposed legislation authorizing additional funding to cover the total costs of this Project and when and how much funding was authorized by the Bond Commission.

DCS Response: KOSTA DIAMANTIS TO PROVIDE A FORMAL ANSWER AS A FOLLOW UP TO HIS PHONE CONVERSATION WITH DIMPLE DESAI ON 2/22/21 WITHIN THE NEXT OR TWO.

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7. OTHER BUSINESS

Chairman Josephy requested a motion to approve Board Fees reimbursement for himself and Mr. Berger who attended a July 18th Meeting with Commissioner Gilman and her Staff regarding issues impacting the Board. Mr. Shiffrin made the motion, seconded by Mr. Berger. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILE #25-097 – Mr. Morin moved and Mr. Coleman seconded a motion to approve PRB FILE #25-097. The motion passed unanimously.

9. NEXT MEETING

Special Meeting, Tuesday, July 22, 2025 – Site Inspection.

The meeting adjourned

APPROVED: _____
Mark A. Shiffrin, Secretary

Minutes of Meeting Held: July 21, 2025
