

**STATE OF CONNECTICUT  
DEPARTMENT OF ADMINISTRATIVE SERVICES**

**CONSTRUCTION ADMINISTRATOR'S CONTRACT FOR DESIGN PHASE  
AND CONSTRUCTION PHASE SERVICES**

This contract is entered into this 25<sup>th</sup> day of May, 2021, by and between the State of Connecticut, hereinafter called the "State," acting herein by its Commissioner or designee, duly authorized, of the Department of Administrative Services (DAS), under the provisions of Sections 4-8, 4b-1, 4b-1b, 4a-1, 4a-2, and 4b-3 of the Connecticut General Statutes, as revised and/or amended, and

Arcadis U.S., Inc.  
213 Court Street, Suite 700  
Middletown, CT 06457

hereinafter called the "Construction Administrator " or "C.A.", for certain services herein designated in connection with a project, hereinafter referred to as the "Project," entitled:

***Bullard Havens Technical High School  
500 Palisade Avenue  
Bridgeport, Connecticut 06610***

Project Number: BI-RT-889 | 900-0015  
Contract Number: BI-RT-889-CA

**WITNESSETH**, that the parties hereto, in consideration of the mutual covenants, terms and conditions herein contained, do hereby agree as follows:

**I. GENERAL**

- A.** The Construction Administrator accepts the relationship of trust and confidence established with the State by this contract, and agrees to cooperate with the architect, hereinafter referred to as the Architect, for the Project in furthering the interests of the State. The State shall endeavor to promote harmony and cooperation among the State, Architect, the Construction Manager at Risk, Construction Administrator, and other persons or entities employed by the State.
- B.** The Construction Administrator shall act as the State's agent and covenants and agrees to perform all its services in accordance with the standards and practices of its profession. The Construction Administrator shall not have any conflicts of interest. The Construction Administrator shall be held to the highest standard of conduct in the performance of its duties, and must conduct itself so as to avoid even the appearance of any impropriety. The Construction Administrator is prohibited from accepting gratuities of any kind from any persons seeking work associated with this contract.
- C.** The Construction Administrator agrees to furnish certain services as set forth in "Exhibit A" and "Exhibit C", which exhibits are attached hereto and made a part hereof. Said services shall be furnished within such time as determined by the Commissioner of DAS, hereinafter referred to as the Commissioner.
- D.** The Construction Administrator shall consult with the DAS to ascertain the requirements of the project and consult with proper State authorities and inform itself as to specific institutional

conditions that might affect contemplated work or the hours or season of its execution. The services may not be limited to five (5) days a week or forty (40) hours a week.

- E.** The Construction Administrator agrees to become familiar with and comply with the provisions set forth in the “DEPARTMENT OF ADMINISTRATIVE SERVICES CONSTRUCTION ADMINSTRATOR’S PROCEDURE MANUAL”, which may be amended and/or supplemented current with the date of this contract. The Construction Administrator agrees to become familiar with and, to the extent applicable to a Construction Administrator, comply with (i) the provisions set forth in the “DEPARTMENT OF ADMINISTRATIVE SERVICES CONSULTANTS PROCEDURE MANUAL,” which may be amended and/or supplemented current with the date of this contract, and (ii) the provisions of the Contract Documents as that term is defined in Section 1.31 of the General Conditions of the Contract for Construction Section 00 72 23 for the Project. These guidelines and provisions are incorporated herein by reference and shall be as binding upon the parties to this contract as though fully set forth herein.
- F.** The Construction Administrator shall work under the direction of the DAS Project Manager in consulting with the State Fire Marshal, the State Building Inspector, the Department of Energy and Environmental Protection, and other State and Federal agencies having jurisdiction over the Project to ascertain requirements of the Project and to become familiar with said agencies' concerns, requirements, and procedures.
- G.** The recommendations and advice of the Construction Administrator concerning design alternatives shall be subject to the review and approval of the State and the State's professional consultants. It is not the Construction Administrator’s responsibility to ascertain that the drawings and specifications for the Project are in accordance with applicable laws, statutes, ordinances, building codes, rules, and regulations. However, if the Construction Administrator recognizes that portions of the drawings and specifications are at variance therewith, the Construction Administrator shall promptly notify the Architect and State in writing.

#### **H. INDEMNIFICATION**

The Construction Administrator shall indemnify and hold harmless the State and its officers, representatives, agents, servants, employees, successors and assigns from and against any and all (1) Claims arising directly or indirectly in connection with the contract, concerning the negligent acts of commission or omission (collectively, the “Acts”) of the Construction Administrator or Construction Administrator Parties, and (2) liabilities, damages, losses, costs and expenses, including but not limited to attorneys’ and other professionals’ fees, arising directly or indirectly in connection with Claims, Acts or the contract, to the extent of the Construction Administrator’s or Construction Administrator Parties’ negligence. The Construction Administrator’s obligations under this section to indemnify and hold harmless against Claims includes Claims concerning confidentiality of any part of or all of the Construction Administrator’s bid, proposal or any Records, any intellectual property rights, other proprietary rights of any person or entity, copyrighted or uncopyrighted compositions, secret processes, patented or unpatented inventions, articles or appliances furnished or used in the performance.

For purposes of this section, the term “Claim” is defined as follows: “All actions, suits, claims, demands, investigations and proceedings of any kind, open, pending or threatened, whether mature, unmaturing, contingent, known or unknown, at law or in equity, in any forum.”

**I. ANTITRUST PROVISION**

The Construction Administrator hereby irrevocably assigns to the State of Connecticut all rights, title and interest in and to all Claims associated with this Contract that the Construction Administrator now has or may or will have and that arise under the antitrust laws of the United States, 15 USC Section 1, *et seq.* and the antitrust laws of the State of Connecticut, Connecticut General Statutes § 35-24, *et seq.*, including but not limited to any and all Claims for overcharges. This assignment shall become valid and effective immediately upon the accrual of a Claim without any further action or acknowledgment by the parties.

For purposes of this section, the term "Claim" is defined as follows: "All actions, suits, claims, demands, investigations and proceedings of any kind, open, pending or threatened, whether mature, unmatured, contingent, known or unknown, at law or in equity, in any forum."

- J.** The Construction Administrator agrees that any discrepancies or conflicts within the contract shall not be construed against the DAS nor form the basis of any claim by the Construction Administrator against the DAS. If any discrepancy or conflict exists within the contract, then the Construction Administrator shall provide the greater quality or greater quantity of the more stringent requirements, unless the DAS otherwise agrees in writing.

**II. PAYMENT OF CONSTRUCTION ADMINISTRATOR'S FEE**

- A.** The State agrees to pay the Construction Administrator for the services herein described the fees set forth in "Exhibit B" which is attached hereto and made a part hereof. It is understood that no changes or adjustments shall be made in said fee unless the scope of the work performed or to be performed by the Construction Administrator has substantially changed as determined by the Commissioner.
- B.** Said fee shall include, but such inclusions shall not be limited to, all costs-of-living increases, transportation, and communication, whether within or without the State of Connecticut, connected with the discharge of the Construction Administrator's duties under this contract unless specifically noted by the Commissioner as a reimbursable expense.
- C.** No payments shall be made until any services furnished have been properly performed and the materials submitted have been reviewed and approved by the State.
- D.** It is understood that the Construction Administrator's total fee as hereinbefore determined in this article shall be increased by any payments that the State shall be obligated to make pursuant to the provisions of Article III. It is also understood that a reasonable adjustment in said total fee shall be made by the Commissioner in the event of suspension or termination, as provided in Articles VIII and IX.

**III. SPECIAL SERVICES**

- A.** At the option of the State, the Construction Administrator may be required to contract for special services.
- B. SPECIAL CONSULTANTS**
1. Should it be necessary for the Construction Administrator to engage the services of a licensed land surveyor, geotechnical engineer, test boring firm, or other special consultants for the purposes of this contract, the State shall reimburse the Construction Administrator for the cost of such services and in addition shall also pay the Construction Administrator ten percent

(10%) of such cost, or such other percentage deemed reasonable by the Commissioner, for overhead and profit.

2. The Construction Administrator shall define and prepare the scope of additional special services for the State's prior review and approval.
3. The Construction Administrator shall arrange to have at least three (3) qualified consulting firms submit written proposals for the work directly to the State in sealed envelopes.
4. The State reserves the right to waive any or all of these requirements, as set forth in subsection B of Article III.

#### IV. INSURANCE

The Construction Administrator for the duration of this contract, including any extension of the original contract term, must carry insurance to protect the interests of the State. The Construction Administrator must obtain statutory workers' compensation and employers' liability insurance, comprehensive automobile liability insurance, and commercial general liability insurance to not less than the minimum limits as required in this article, all at no cost to the State.

##### A. Statutory Workers' Compensation and Employers' Liability:

1. Workers' Compensation:	Statutory limits
2. Employers' Liability:	\$500,000 policy limit
a. Bodily injury by accident:	\$100,000 each accident
b. Bodily injury by illness:	\$100,000 each employee
<b>B. Commercial General Liability:</b>	\$1,000,000 each occurrence \$2,000,000 annual aggregate
<b>C. Comprehensive Automobile Liability</b> (to include owned, non-owned and hired vehicles):	
Combined single limit:	\$1,000,000 each occurrence

- D.** The Construction Administrator shall furnish evidence by way of a certificate of insurance that it has obtained a professional services liability insurance policy with \$3,000,000.00 each claim and annual aggregate minimum coverage for negligence and errors and omissions. If any claims are paid against its professional services liability insurance policy, the Construction Administrator agrees to purchase additional insurance in order to maintain the minimum coverage of \$3,000,000.00 each occurrence and per aggregate. The insurance shall remain in effect during the entire duration of this contract, including such additional time period as may be necessary to complete specific projects, as hereinbefore set forth, and for eight years after substantial completion of the project. The policy shall provide that it shall indemnify and save harmless the State and its officers, agents, and employees from all claims, suits, actions, damages, and costs of every name and description resulting from negligence and errors and omissions in the work performed by the Construction Administrator under the terms of this contract.

Each of the policies for such kinds of insurance mentioned above shall be issued by an insurance company or companies satisfactory to the DAS. The Construction Administrator agrees that coverages will not be changed, cancelled, or non-renewed until at least sixty (60) calendar days' prior

written notice has been given to the DAS. Each insurance policy shall state that the insurance company agrees to investigate and defend the insured against all claims for damages to the extent that all alleged damages might be covered by insurance. Such insurance policies shall name the State as an additional insured, except the State shall not be named as an additional insured with respect to the coverage for the statutory workers' compensation, automobile liability, and employers' liability insurance and to the coverage for professional liability insurance. Certificates of insurance showing such coverages as required in this article shall be filed with the DAS prior to the time this contract is executed on behalf of the State.

## **V. CONFIDENTIALITY OF DOCUMENTS**

- A.** The Construction Administrator agrees on behalf of the Construction Administrator and the Construction Administrator's principals, employees, agents, heirs, successors and assigns that they shall only utilize drawings, specifications, maps, reports, records or other documents to the extent necessary for the performance of the Construction Administrator's work and duties under this contract. This limitation on use applies to those items produced by the Construction Administrator, as well as to those items received by the Construction Administrator from the Department of Administrative Services, or others in connection with the Construction Administrator's work and duties under this contract.
- B.** The Construction Administrator further agrees that said drawings, specifications, maps, reports, records and other documents may not be released to any other entity or person except for the sole purpose of the work described in this contract. No other disclosure shall be permitted without the prior written consent of the Department of Administrative Services.
- C.** The Construction Administrator further agrees that the following provision will be included in its contracts with sub-consultants:

Any and all drawings, specifications, maps, reports, records or other documents associated with the contract work shall only be utilized to the extent necessary for the performance of the work and duties under this contract. Said drawings, specifications, maps, reports, records and other documents may not be released to any other entity or person except for the sole purpose of the work described in this contract. No other disclosure shall be permitted without the prior written consent of the Department of Administrative Services. When any such drawings, specifications, maps, reports, records or other documents are no longer needed, they shall be destroyed.

## **VI. NONDISCRIMINATION AND AFFIRMATIVE ACTION PROVISIONS, NONDISCRIMINATION PROVISIONS REGARDING SEXUAL ORIENTATION, EXECUTIVE ORDERS, ANTI-HARASSMENT POLICY, SUMMARY OF STATE ETHICS LAWS AND CAMPAIGN FINANCE LAWS**

For the purposes of this article, the word "contractor" is substituted for and has the same meaning and effect as if it read "Construction Administrator."

### **A. Non-Discrimination**

- (a) For purposes of this Section, the following terms are defined as follows:
  - i. "Commission" means the Commission on Human Rights and Opportunities;
  - ii. "Contract" and "contract" include any extension or modification of the Contract or contract;
  - iii. "Contractor" and "contractor" include any successors or assigns of the Contractor or contractor;

- iv. "Gender identity or expression" means a person's gender-related identity, appearance or behavior, whether or not that gender-related identity, appearance or behavior is different from that traditionally associated with the person's physiology or assigned sex at birth, which gender-related identity can be shown by providing evidence including, but not limited to, medical history, care or treatment of the gender-related identity, consistent and uniform assertion of the gender-related identity or any other evidence that the gender-related identity is sincerely held, part of a person's core identity or not being asserted for an improper purpose.
- v. "good faith" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations;
- vi. "good faith efforts" shall include, but not be limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements;
- vii. "marital status" means being single, married as recognized by the State of Connecticut, widowed, separated or divorced;
- viii. "mental disability" means one or more mental disorders, as defined in the most recent edition of the American Psychiatric Association's "Diagnostic and Statistical Manual of Mental Disorders", or a record of or regarding a person as having one or more such disorders;
- ix. "minority business enterprise" means any small contractor or supplier of materials fifty-one percent or more of the capital stock, if any, or assets of which is owned by a person or persons: (1) who are active in the daily affairs of the enterprise, (2) who have the power to direct the management and policies of the enterprise, and (3) who are members of a minority, as such term is defined in subsection (a) of Connecticut General Statutes §32-9n; and
- x. "public works contract" means any agreement between any individual, firm or corporation and the State or any political subdivision of the State other than a municipality for construction, rehabilitation, conversion, extension, demolition or repair of a public building, highway or other changes or improvements in real property, or which is financed in whole or in part by the State, including, but not limited to, matching expenditures, grants, loans, insurance or guarantees.

For purposes of this Section, the terms "Contract" and "contract" do not include a contract where each contractor is (1) a political subdivision of the state, including, but not limited to, a municipality, unless the contract is a municipal public works contract or quasi-public agency project contract, (2) any other state, including but not limited to any federally recognized Indian tribal governments, as defined in C.G.S. §1-267, (3) the federal government, (4) a foreign government, or (5) an agency of a subdivision, state or government described in the immediately preceding enumerated items (1), (2), (3), or (4).

- (b) (1) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut; and the Contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to

their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by the Contractor that such disability prevents performance of the work involved; (2) the Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action-equal opportunity employer" in accordance with regulations adopted by the Commission; (3) the Contractor agrees to provide each labor union or representative of workers with which the Contractor has a collective bargaining agreement or other contract or understanding and each vendor with which the Contractor has a contract or understanding, a notice to be provided by the Commission, advising the labor union or workers' representative of the Contractor's commitments under this section and to post copies of the notice in conspicuous places available to employees and applicants for employment; (4) the Contractor agrees to comply with each provision of this Section and Connecticut General Statutes §§46a-68e and 46a-68f and with each regulation or relevant order issued by said Commission pursuant to Connecticut General Statutes §§46a-56, 46a-68e and 46a-68f; and (5) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this Section and Connecticut General Statutes §46a-56. If the contract is a public works contract, the Contractor agrees and warrants that he will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works projects.

- (c) Determination of the Contractor's good faith efforts shall include, but shall not be limited to, the following factors: The Contractor's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as the Commission may prescribe that are designed to ensure the participation of minority business enterprises in public works projects.
- (d) The Contractor shall develop and maintain adequate documentation, in a manner prescribed by the Commission, of its good faith efforts.
- (e) The Contractor shall include the provisions of subsection (b) of this Section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Connecticut General Statutes §46a-56; provided if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.
- (f) The Contractor agrees to comply with the regulations referred to in this Section as they exist on the date of this Contract and as they may be adopted or amended from time to time during the term of this Contract and any amendments thereto.
- (g) (1) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of

persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; (2) the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining Agreement or other contract or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers' representative of the Contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (3) the Contractor agrees to comply with each provision of this section and with each regulation or relevant order issued by said Commission pursuant to Connecticut General Statutes §46a-56; and (4) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor which relate to the provisions of this Section and Connecticut General Statutes §46a-56.

- (h) The Contractor shall include the provisions of the foregoing paragraph in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Connecticut General Statutes §46a-56; provided, if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

## **B. EXECUTIVE ORDERS**

This contract is subject to the provisions of Executive Order No. Three of Governor Thomas J. Meskill, promulgated June 16, 1971, concerning labor employment practices, Executive Order No. Seventeen of Governor Thomas J. Meskill, promulgated February 15, 1973, concerning the listing of employment openings, and Executive Order No. Sixteen of Governor John G. Rowland, promulgated August 4, 1999, concerning violence in the workplace, all of which are incorporated into and are made a part of the contract as if they had been fully set forth in it. The contract may also be subject to Executive Order No. 14 of Governor M. Jodi Rell, promulgated April 17, 2006, concerning procurement of cleaning products and services and to Executive Order No. 49 of Governor Dannel P. Malloy, promulgated May 22, 2015, mandating disclosure of certain gifts to public employees and contributions to certain candidates for office. If Executive Order No. 14 and/or Executive Order No. 49 are applicable, they are deemed to be incorporated into and are made a part of the contract as if they had been fully set forth in it. At the contractor's request, the Department shall provide a copy of these orders to the contractor.

- C. This contract is subject to the provisions of the Department of Administrative Services' Anti-Harassment Policy ("Policy") and, as such, the contract may be cancelled, terminated, or suspended by the State in the event that the contractor, its employees, contractors, subcontractors, consultants, subconsultants, or vendors engage in behavior prohibited by the provisions of the Policy (a copy of the Policy is available on the DAS website). The contractor agrees to include a copy of the Policy, and the requirement to prevent behavior as defined in such Policy, in all contracts with its contractors, subcontractors, consultants, subconsultants, and vendors.



**D. SUMMARY OF STATE ETHICS LAWS**

Pursuant to the requirements of Section 1-101qq of the Connecticut General Statutes, the summary of State ethics laws developed by the State Ethics Commission pursuant to Section 1-81b of the Connecticut General Statutes is incorporated by reference into and made a part of the contract as if the summary had been fully set forth in the contract.

**E. CAMPAIGN CONTRIBUTION RESTRICTION**

For all State contracts, defined in Conn. Gen. Stat. §9-612(g)(1) as having a value in a calendar year of \$50,000 or more, or a combination or series of such agreements or contracts having a value of \$100,000 or more, the authorized signatory to this contract expressly acknowledges receipt of the State Elections Enforcement Commission's notice advising state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice, as set forth in "Notice to Executive Branch State Contractors and Prospective State Contractors of Campaign Contribution and Solicitation Limitations," attached as "Attachment."

**VII. WHISTLEBLOWING**

This contract may be subject to the provisions of Section 4-61dd of the Connecticut General Statutes. In accordance with this statute, if an officer, employee or appointing authority of the Construction Administrator takes or threatens to take any personnel action against any employee of the Construction Administrator in retaliation for such employee's disclosure of information to any employee of the contracting state or quasi-public agency or the Auditors of Public Accounts or the Attorney General under the provisions of subsection (a) of such statute, the Construction Administrator shall be liable for a civil penalty of not more than five thousand dollars for each offense, up to a maximum of twenty per cent of the value of this contract. Each violation shall be a separate and distinct offense and in the case of a continuing violation, each calendar day's continuance of the violation shall be deemed to be a separate and distinct offense. The State may request that the Attorney General bring a civil action in the Superior Court for the Judicial District of Hartford to seek imposition and recovery of such civil penalty. In accordance with subsection (f) of such statute, each large state contractor, as defined in the statute, shall post a notice of the provisions of the statute relating to large state contractors in a conspicuous place which is readily available for viewing by the employees of Construction Administrator.

**VIII. SUSPENSION OF THE WORK**

- A.** The State, at any time, may suspend all or any part of the services of the Construction Administrator. In such event, the Construction Administrator shall be given notice of such suspension in writing by registered or certified mail to the Construction Administrator's address, furnished to the State for purposes of receiving notices under this contract, by email to the Construction Administrator's email address as furnished to the State for the purpose of notices, by facsimile transmission telecopy (fax) to the Construction Administrator's fax number as furnished to the State for the purpose of notices, or by hand delivery.
- B.** Upon receipt of such notice, the Construction Administrator shall immediately discontinue all services affected (unless the notice directs otherwise). The mailing, email, fax or hand delivery of such notice shall preclude any claim on the part of the Construction Administrator as to failure to receive notice of such suspension.
- C.** In the event of suspension by the State as noted above, the Construction Administrator shall be entitled to such compensation as the Commissioner shall deem reasonable.

- D. Should the State reactivate any assigned work covered by this contract, in whole or in part, within one year from the time the work was suspended, any fees paid to the Construction Administrator pursuant to this contract shall be applied as payment on the fees for the work as set forth in this contract at the time of reactivation. Should reactivation occur after a period of suspension exceeding one (1) year, the Construction Administrator and the State may renegotiate the fees for the work based on current conditions or either may unilaterally elect to terminate the remaining work.
- E. In the event the State decides to suspend any work under this contract, the State shall become entitled, after payment of outstanding fees, to all finished and unfinished documents, estimates, and schedules prepared pursuant to this contract.
- F. If the Construction Administrator should be unwilling or unable to perform the services required by this contract at the time the State desires to reactivate the work after a period of suspension, then all finished or unfinished documents, estimates, and schedules prepared pursuant to this contract shall become the property of the State and the State shall have the right to immediate possession and use thereof.
- G. The rights and remedies of the parties provided in this article are in addition to any other rights and remedies provided by law or under this contract.

#### **IX. TERMINATION OF CONTRACT**

- A. Notwithstanding any provisions or language in this contract to the contrary, the Commissioner may terminate the contract whenever he/she determines in his/her sole discretion that such termination is in the best interest of the State. Any such termination shall be effected by delivery to the Construction Administrator of a written notice of termination. The notice of termination shall be sent by registered or certified mail to the Construction Administrator's address as furnished to the State for purposes of receiving notices under this contract, by email to the Construction Administrator's email address as furnished to the State for the purpose of notices, by facsimile transmission telecopy (fax) to the Construction Administrator's fax number as furnished to the State for the purpose of notices, or by hand delivery. Upon receipt of such notice, the Construction Administrator shall both immediately discontinue all services affected (unless the notice directs otherwise) and deliver to the State all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated by the Construction Administrator in performing its duties under this contract, whether completed or in progress. All such documents, information and materials shall become the property of the State. The mailing, email, fax, or hand delivery of such notice shall preclude any claim on the part of the Construction Administrator as to failure to receive notice of such termination.
- B. If the termination is for the convenience of the State, the Construction Administrator shall be entitled to receive reasonable compensation for services already satisfactorily performed and accepted, but no amount shall be allowed for anticipated profit on unperformed services. The Commissioner shall determine the amount of such compensation.
- C. If the termination is for reason of failure of the Construction Administrator to fulfill its contract obligations, the State may take over the work and prosecute the same to completion by contract or otherwise. In such event, the Construction Administrator shall be liable to the State for any additional costs occasioned to the State thereby.
- D. If after notice of termination for failure of the Construction Administrator to fulfill its contract obligations it is determined that the Construction Administrator had not so failed, the termination shall be deemed to have been effected for the convenience of the State. In such event, the

Construction Administrator shall be entitled to reasonable compensation as provided in Section C of this article.

- E. If the Construction Administrator is a sole proprietor and the Construction Administrator should become deceased this contract shall be considered terminated. In the event of such termination, the Construction Administrator's estate shall be entitled to a reasonable payment for any uncompensated work performed to the date of death, and the State shall have title to, and shall have the right to immediate use and possession of, all finished and unfinished documents, estimates, and schedules prepared under this contract. The Commissioner shall determine the amount of such payment.
- F. The rights and remedies of the parties provided in this article are in addition to any other rights and remedies provided by law or under this contract.

#### **X. ENTIRE AGREEMENT**

No prior stipulation, agreement, or understanding, verbal or otherwise, of the parties hereto, their agents, or legal representatives shall be valid or enforceable unless embodied in the provisions of this contract.

#### **XI. ANNUAL CERTIFICATION**

If the aggregate value of this contract is \$50,000.00 or more, including all amendments and/or commission letters, then the Construction Administrator shall annually submit electronically, on or within two (2) weeks of the anniversary date of the execution of this contract, a completed Gift and Campaign Contribution Certification and notify the DAS Office of Legal Affairs, Policy and Procurement that it has been uploaded. Said certification shall be uploaded on the Department of Administrative Services website. For the purposes of this article, the execution date of the contract shall be the date the Commissioner of DAS signs the contract.

#### **XII. FORUM AND CHOICE OF LAW**

The parties deem the contract to have been made in the City of Hartford, State of Connecticut. Both parties agree that it is fair and reasonable for the validity and construction of the contract to be, and it shall be, governed by the laws and court decisions of the State of Connecticut, without giving effect to its principles of conflicts of laws. To the extent that any immunities provided by Federal law or the laws of the State of Connecticut do not bar an action against the State, and to the extent that these courts are courts of competent jurisdiction, for the purpose of venue, the complaint shall be made returnable to the Judicial District of Hartford only or shall be brought in the United States District Court for the District of Connecticut only, and shall not be transferred to any other court, provided, however, that nothing here constitutes a waiver or compromise of the sovereign immunity of the State of Connecticut. The Construction Administrator waives any objection which it may now have or will have to the laying of venue of any Claims in any forum and further irrevocably submits to such jurisdiction in any suit, action or proceeding.

#### **XIII. SOVEREIGN IMMUNITY**

The parties acknowledge and agree that nothing in the solicitation or the contract shall be construed as a modification, compromise or waiver by the State of any rights or defenses of any immunities provided by Federal law or the laws of the State of Connecticut to the State or any of its officers and employees, which they may have had, now have or will have with respect to all matters arising out of the contract. To the extent that this section conflicts with any other section, this section shall govern.

#### **XIV. APPROVAL OF STATE PROPERTIES REVIEW BOARD**

As provided in Connecticut General Statutes Section 4b-23 (i), it is essential for the Construction Administrator contracting with the DAS to understand that the approval of the State Properties Review Board must be granted before the Construction Administrator's contract can begin. By providing service without a properly executed contract, the Construction Administrator accepts the risk that payment will not be made by the State of Connecticut.

#### **XV. APPROVAL OF THE ATTORNEY GENERAL**

This contract shall become effective when it is approved as to form by either the Attorney General of the State of Connecticut, the Deputy Attorney General of the State of Connecticut, or an Associate Attorney General of the State of Connecticut.

#### **XVI. STATE'S RIGHTS OF INSPECTION, AUDIT AND COLLECTION; MAINTENANCE OF RECORDS**

- (a) All services performed by and material supplied by the Construction Administrator under this contract shall be subject to the inspection and approval of the State at all times, and Construction Administrator shall furnish all information concerning such material and services as may be requested by the State.
- (b) The Construction Administrator shall maintain, and shall require each of its subcontractors hereunder to maintain, accurate and complete records, books of account and other documents that delineate the nature and extent of the State's, Construction Administrator's, and, in the case of each subcontract, the applicable subcontractor's, performance hereunder. The Construction Administrator shall maintain all such documentation and any and all other of its records (whether stored in electronic or other form) that in any way pertain or relate to this contract and/or the actual or alleged performance and/or lack of performance by any party hereunder (individually and collectively, "Records") at the Construction Administrator's address provided on the first page of this contract or such other location as is approved in writing in advance by the State.
- (c) The Construction Administrator agrees to make all of its Records available for inspection and/or examination, and copying, by the State's authorized representatives during reasonable hours. The State and its representatives also shall have the right, at reasonable hours, to inspect and examine all of the part(s) of the Construction Administrator's and its subcontractors' plant(s) and/or place(s) of the businesses which, in any way, are related to, or involved in, the performance of this contract and/or any subcontract to ensure compliance with the same. Except in the case of suspected fraud or other abuse or in the event of an emergency, the State will give the Construction Administrator at least twenty-four (24) hours' notice of any intended inspections or examinations.
- (d) At the State's request, the Construction Administrator shall provide the State with hard copies of or electronic media containing any data or information in the possession or control of the Construction Administrator which pertains to the State's business or this contract.
- (e) The Construction Administrator agrees that it will keep and preserve or cause to be kept and preserved all of its Records until three (3) years after the latter of (i) final payment under this contract, or (ii) the expiration or earlier termination of this contract, as the same may be extended or renewed, and any holdover period.
- (f) The Construction Administrator also agrees that it will require each subcontractor under this contract to maintain all of its Records until three (3) years after the expiration or earlier termination of said subcontract or other agreement, as the same may be renewed or extended.

- (g) If any litigation, claim or audit is started before the expiration of said three (3) year periods, such records shall be (and shall be required to be) retained until all litigation, claims or audit findings have been resolved.
- (h) The Construction Administrator shall incorporate the provisions of this article, including this section (h), verbatim into any contract or other agreement it enters into with any subcontractor under this contract.

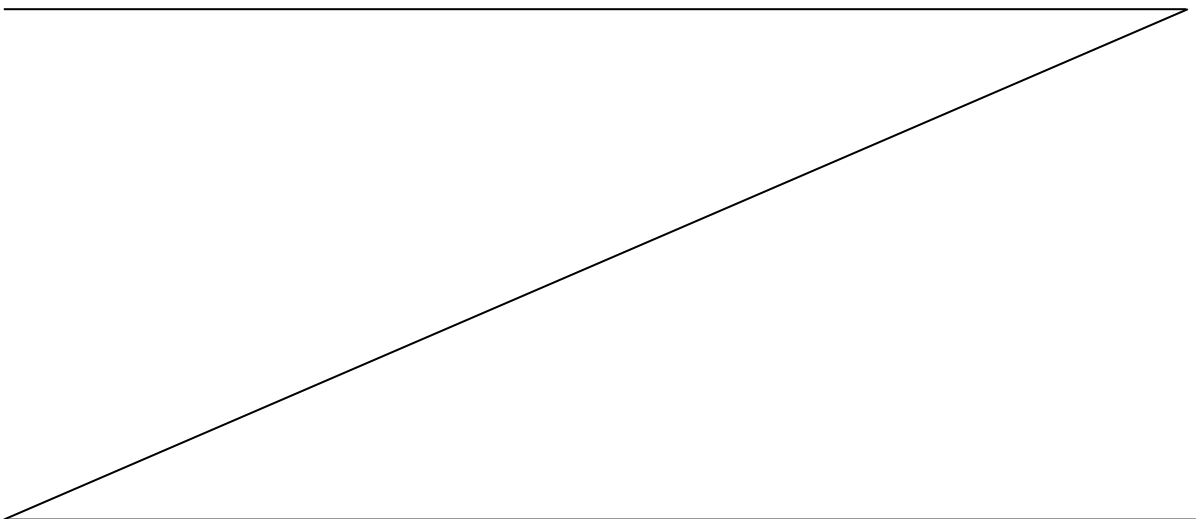
**XVII. DISCLOSURE OF RECORDS**

This contract may be subject to the provisions of Section 1-218 of the Connecticut General Statutes. In accordance with this statute, each contract in excess of two million five hundred thousand dollars between a public agency and a person for the performance of a governmental function shall (a) provide that the public agency is entitled to receive a copy of records and files related to the performance of the governmental function, and (b) indicate that such records and files are subject to FOIA and may be disclosed by the public agency pursuant to FOIA. No request to inspect or copy such records or files shall be valid unless the request is made to the public agency in accordance with FOIA. Any complaint by a person who is denied the right to inspect or copy such records or files shall be brought to the Freedom of Information Commission in accordance with the provisions of Sections 1-205 and 1-206 of the Connecticut General Statutes.

**XVIII. NOTICES**

The Construction Administrator provides the following information for the purpose of receiving notices under this contract and agrees to promptly notify the DAS project manager in writing if there are changes to the information.

Contact person: Brian Oblon  
Address for registered or certified mail: 213 Court Street, Suite 700, Middletown, CT 06457  
Address for hand delivery: 213 Court Street, Suite 700, Middletown, CT 06457  
Email: [brian.oblon@arcadis.com](mailto:brian.oblon@arcadis.com)  
Facsimile transmission telecopy (fax) number: 860-346-2853



**IN WITNESS WHEREOF**, the State, acting herein by its Commissioner or designee, duly authorized, of the Department of Administrative Services, and the Construction Administrator have executed this contract.

State of Connecticut

DocuSigned by:

Noel Petra

By: 59274CBDCF1A41C...

Noel Petra  
Deputy Commissioner  
Department of Administrative Services

Date Signed: 5/25/2021

Arcadis U.S., Inc.

By: Brian Oblon

Print Name: BRIAN Oblon

Its Vice President, duly authorized

Date Signed: 5/24/2021

Approved as to form:

By: Joseph Rubin, Asst. Dep. A.G.

Digitally signed by Joseph Rubin,  
Asst. Dep. A.G.  
Date: 2021.06.17 14:35:53 -04'00'

Attorney General

Print Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

## EXHIBIT A

**Bullard Havens Technical High School  
500 Palisade Avenue  
Bridgeport, Connecticut 06610  
Project Number: BI-RT-889 | 900-0015  
Contract Number: BI-RT-889-CA**

### I. PROJECT DESCRIPTION

The scope of professional services to be provided by the Construction Administrator 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 Construction Administrator will provide professional services as set forth in the contract in connection with the following construction work:

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

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

The project consists of 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.

The contract documents will document, coordinate, and design conduits, raceways, telecommunication rooms, etc. required for IT and security systems pursuant to telecommunication standards and the DAS Consultants' Procedure Manual.

The contract documents will provide sound control between spaces, and noise and vibration control of major mechanical systems.

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. All materials containing hazardous concentrations above regulated levels will be handled in accordance with EPA regulations and guidelines and performed by a licensed Abatement Contractor. The C.A. shall monitor this work in accordance with the contract documents.

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 Construction Administrator agrees to become familiar with and follow the provisions set forth in the current version of the manual entitled "Capital Projects High Performance Buildings Guidelines" as of the date of this contract, prepared by the State of Connecticut Department of Administrative Services.

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

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

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

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

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

The project will be designed 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) / State Fire Marshal's Office (SFMO). The project will be reviewed by the OSCGR.

The project shall comply with all pertinent building, fire safety and health codes. All improvements will meet Americans with Disabilities Act (ADA) requirements. All improvements will comply with Connecticut Technical Education and Career Systems facility standards.

This project shall comply with the High Performance Building Regulations (Regulations of Connecticut State Agencies 16a-38k-1 through 9), "the Regulations".

The Architect shall provide a File Transfer Protocol (FTP) Site for use during the preconstruction phases and construction phase of the project.

The project will follow the requirements outlined in the current DAS Consultants Procedure Manual and will also specifically address requirements related to working with a CMR. Additional work includes, but is not limited to, review and responses to CMR generated constructability reports; potential packaging of documents; and attendance and participation in subcontractor scoping meetings, as well as additional project meetings.

**Principals' Meetings:** The Construction Administrator is advised that there will be principals' meetings during the project duration. The principals' meetings will be attended by the assigned Project Management staff and the Principals of the primary firms involved in this capital project; i.e., the design



firm, the CMR firm, the CA firm, the User Agency and the DAS. There will be two (2) meetings during Design, assume one at the start of Design Development, and one at the turnover of the Contract Documents. During active construction, there will be principals' meetings every four (4) months.

**The construction budget is Ninety-Five Million Five Hundred Eighty Thousand Dollars (\$95,580,000.00).**

## II. CONSTRUCTION ADMINISTRATOR'S SCOPE OF PROFESSIONAL SERVICES

The Construction Administrator shall administer the CMR Contract. The Construction Administrator shall provide pre-design services and design phase services, which will include the pre-design, schematic design, design development, contract documents, and procurement phases. The Construction Administrator shall provide construction phase services and post-construction services including commissioning, and closeout. Each phase will commence when written notice to proceed is issued by the Department of Administrative Services (DAS). The Construction Administrator shall provide the services within the time periods specified herein or, at the option of the DAS, within extended periods as determined by the Department if the Department is of the opinion that extensions are warranted and if the Department evidences its consent to such extensions in writing. The Construction Administrator shall not commence any phase work under the contract until the Construction Administrator receives written authorization to proceed from the DAS Project Manager. The Construction Administrator is responsible for providing the management, quality control, and administrative tasks needed to perform the services in an expeditious and economical manner consistent with the best interests of the State of Connecticut. The Construction Administrator shall assist DAS in achieving its goals with respect to the project's schedule, budget, scope, and quality.

If the Construction Administrator observes that the scope of work, construction cost, or any other relevant documentation is at variance with the requirements of the project, the Construction Administrator shall promptly notify in writing the Architect and the State.

The Construction Administrator shall provide personnel with the qualifications and experience necessary to perform the various tasks herein described. The DAS shall be the sole judge of the qualifications of assigned personnel and shall have the right to approve and reject personnel and have removed any personnel it considers unsatisfactory. The CA shall name and provide resumes and prior assignments of its core staff to be assigned to this project for review and approval by DAS. It is anticipated that the CA shall supplement the core staff throughout all phases with other employees, consultants and subcontractors, as necessary, to support the core staff and/or bring special skills and expertise to the project.

Named core staff shall include, but not necessarily be limited to:

Project Executive: Brian Oblon  
 Project Manager: Tammy Hamelin  
 Project Superintendent: Eileen Eagle  
 CPM Schedule Expert or Consultant: John Marriot  
 Cost Estimator: David Hudd  
 LEED Accredited Professional: Rich Sitnik

Multiple roles may be held by the same individual, if qualified.

Without limiting any provisions above, named core staff assigned to this DAS project must be approved by DAS Project Manager prior to assignment and may not be changed without DAS approval.

**Project Management and Reporting (All Project Phases):**

**Project Meetings:** Coordinate the development of a comprehensive project meeting schedule with the Architect/Engineer and the DAS PM. Attend project meetings, review and verify meeting minutes, and verify that the minutes are properly recorded in DAS PMWeb file.

**Master Project Milestone Schedule:** Provide scheduling guidelines to DAS. Prepare, maintain, and monitor a Master Project Milestone Schedule incorporating the major pre-design, design, preconstruction, construction, closeout, and review and approval of all activities of the project. Incorporate the CMR's construction schedule into the Master Project Milestone Schedule, when available. Include other activities that may not be part of the Architect/Engineer (A/E) or CMR responsibilities, i.e., environmental impact statements, asbestos removal, easement acquisition, other contractors, etc., but are essential to project completion. Proactively, keep all parties apprised of their schedule requirements and responsibilities. Keep the DAS PM apprised of progress in relation to the Master Project Milestone Schedule on a monthly basis. Provide analysis of schedule slippage, if it occurs, and recommendations for schedule recovery.

**Project Budget:** Review and comment on appropriateness of initial project budget provided by DAS. Provide order of magnitude cost estimates to DAS during schematic design. After retention of CMR, insure that cost estimates prepared by the A/E and CMR are fully reconciled with each other and DAS's budget. Track all costs, both soft and hard, throughout the project with a monthly status report. Advise DAS of any anticipated variances from the budgeted amounts. Record reconciled budget in project PMWeb record.

**PMWeb Project Management Requirements**

DAS projects utilize "PMWeb" project management (PMWEB.com) software as their project management and recording system. PMWeb Project Management Requirements for the CA are as follows:

- a. The CA will be provided with a license or licenses to access the software. The CA is required to utilize PMWeb for project specific documentation as directed by the DAS Project Manager.
- b. All documents not created in PMWeb shall be scanned, uploaded and maintained by the CA in the PMWeb Document Management System for this project and linked to the corresponding record in PMWeb.
- c. The above listed requirements apply to all of the CA's sub-consultants. Sub-consultants should attend the PMWeb training as a part of the Project Team.
- d. The CA shall monitor the use of the PMWeb System by the Construction Manager at Risk.

**BIM**

The CA shall become familiar with and follow the Department of Administrative Services (DAS) provisions set forth in the "BIM Guidelines" as amended and revised current with the date of this contract. The provisions of the "BIM Guidelines" are incorporated by reference herein and shall be as binding upon the parties to this contract as though fully set forth herein.

## **High Performance Building Standard Regulations**

**This project shall comply with the High Performance Building Regulations (RCSA 16a-38k-1 through 9), “the Regulations”.**

The Construction Administrator shall assist in the coordination of activities associated with meeting these requirements. The scope of these requirements is detailed in the *Connecticut Building Standard Guidelines Compliance Manual for High Performance Buildings*, *ASHRAE Guideline 0-2005* and the DAS *Capital Projects High Performance Buildings Guidelines*. The Construction Administrator’s responsibilities associated with these requirements include, but are not limited to the following:

1. Participate in the Owner’s Project Requirements development workshop(s).
2. Coordinate participation by Agency facilities operation during commissioning activities in the design, testing, training phases as appropriate.
3. Review and comment on changes to the Owner’s Project Requirements.
4. Monitor High Performance Building goals and requirements during design and construction.
5. Review the Commissioning Agent’s progress reports.
6. Submit documents as required by the Regulations.

### **Building Systems Commissioning Agent (CxA) and Building Envelope Commissioning Agent:**

The Construction Administrator and shall retain as its sub-consultants a Building Systems Commissioning Agent and a Building Envelope Commissioning Agent. The CxA and Building Envelope Commissioning Agent shall meet the minimum qualifications as established by DAS in Exhibit C, and shall be acceptable to DAS. The CxA and Building Envelope Commissioning Agent will perform the scope of work identified in Exhibit C in conjunction with the project scope detailed in this Exhibit A. The Construction Administrator shall be compensated for the cost of the Commissioning Agent and Building Envelope Commissioning Agent plus ten percent (10%) of such cost for the Construction Administrator's overhead and profit.

The Construction Administrator shall provide a written evaluation of the CxA’s and Building Envelope Commissioning Agent’s performance to date utilizing DAS’ form and criteria at the completion of Design Development, Contract Documents, 50% Contract and 100% Contract.

## **A. PRE-DESIGN PHASE**

### **1. Master Schedule:**

Following interviews with the user groups and designers, DAS will obtain, organize, monitor, and forward to the Construction Administrator all of the end users’ and consultants’ schedules and Critical Path Method (CPM) tasks, in the form of an initial schedule, for input into the Construction Administrator’s master schedule. The Construction Administrator will provide data entry only on these tasks.

The initial schedule will contain an estimate of construction time and the Architect’s design schedule and shall be reviewed by the Construction Administrator at the completion of the pre-design phase. Prior to the start of the schematic design phase, the DAS will update the schedule based on the Construction Administrator’s comments and an updated design schedule from the Architect. This schedule will become the basis upon which the Construction Administrator shall create its initial master schedule.

## 2. Budget Cost Analysis:

The Construction Administrator shall provide a cost estimate, review and comment on the accuracy and completeness of the initial construction cost estimate, contained in a report submitted by the Architect at the completion of the pre-design phase, and its conformance to the budget. Utilize the standard CSI format and Uniformat II. Reconcile the Construction Administrator's estimate and the Architect's estimate.

## 3. Submittals:

The Construction Administrator shall submit to DAS One (1) electronic copy of a report containing comments on the review of the initial DAS schedule and the pre-design phase construction cost estimate. The report will be submitted at a time agreed upon with the DAS Project Manager.

## 4. Location of New Building:

Assist the Design Team and provide input regarding the final location of the new building. Review design concepts/pre-design layouts that utilizes the open space on the site for new construction and places the new building at the location of the existing building and proposed phasing.

## B. PRELIMINARY EVALUATION

1. At the option of the State, the Construction Administrator shall provide a preliminary evaluation of the State's program and Project budget requirements each in terms of the other.
2. The Construction Administrator shall review and become familiar with previous Project decisions and planning.

## C. PRE-CONSTRUCTION SERVICES

1. Analyze the User Agency's initial program, budget, site conditions, and schedule, each in relation to each other and provide a brief written response as to their appropriateness.
2. With the A/E and other members of the design team, review the existing structures, project site, and available documents on the same. Assist the A/E and other members of the design team with logistics in the review (such as arranging for a roofer for roof cuts, etc.).
3. Cost estimating and budget monitoring (see Project Budget section above).
4. During the Schematic Design Phase, review and provide input on design, construction phasing, building means and methods, building systems and materials, in coordination with the A/E and CMR. Assist DAS in the review of the A/E designs including, but not limited to, the building components and features, for the purpose of evaluating cost effectiveness, ease of construction, fabrication, and installation. For example, avoid overly difficult building features such as elliptical roof cross sections that have the potential to add significant cost and/or time to the project.
5. Prepare cost estimates for the pre-design and schematic design phases. Review and monitor the reconciliation of the A/E and CMR cost estimates at the completion of 100% Design Development, and 100% Contract Documents. Utilize the standard CSI format and Uniformat II. Ensure that Architect and CMR cost estimates are reconciled with each other. The Construction Administrator will immediately notify the DAS Project Manager if and when it becomes apparent the construction budget is exceeding the established budget of **\$95,580,000.00** (including cost escalation through the mid-point of construction per the

- project schedule*) for the construction and site work. Under no circumstances will the cost of the project exceed the established budget of **\$95,580,000.00** for construction and site work without prior written authorization from the DAS.
6. Attend and participate in Design Development and Contract Documents review meetings in coordination with the A/E and other design providers.
  7. Review and comment on CMR's proposed construction and phasing schedules. Incorporate phases and major events into Master Project Milestone Schedule.
  8. Assist DAS, in coordination with the A/E, in selecting, retaining, and coordinating the professional services of special consultants and testing laboratories, if any, required for the Project.
  9. Assist DAS, and coordinate with the A/E, with the filing of documents for necessary governmental approvals, insurance approval, etc. Keep track of the process of obtaining necessary approvals and permits and coordinate the same with DAS.
  10. Coordinate with DAS on the payment of any applicable project fees (e.g., demolition permits, utility costs, and easement costs) and record.
  11. For those project meetings that are not the lead responsibility of either the A/E or the CMR, schedule, coordinate, chair, and prepare and distribute minutes.
  12. Review and monitor the CMR's preparation of the CMR's packaging/procurement plan. The CMR's packaging/procurement plan is to be critically reviewed and evaluated, in light of the required construction schedule, milestones and site-specific constraints at the project site.
  13. In the Master Project Milestone Schedule, the CA shall coordinate and integrate its services, the A/E's services, the CMR's services, DAS responsibilities, User Agency responsibilities, and any other contractors, consultants, approvals, or other project activities, with the anticipated construction schedules.
  14. At completion of each design phase (programming/pre-design, Schematic Design, 100% Design Development, and 100% Contract Documents), provide a brief written statement comparing the current reconciled cost estimate with the project budget, the current design with the original program and DAS Design Standards set forth in the Consultants' Procedure Manual. Also, include in the report that the phasing plan, if applicable, has been reviewed and is appropriate and the identification of any potential problems, if any, with recommendations for proceeding to the next phase. At completion of each phase, review the construction duration for appropriateness.
  15. At the completion of the **100%** Design Development Documents phase, DAS shall arrange for interdisciplinary coordination review. The CA shall participate in the meeting(s) that identifies the findings and shall review the coordination items and provide cost estimates of these findings, including, but not limited to, cost savings from avoided or prevented subsequent change orders.

## **D. SCHEMATIC DESIGN PHASE**

### **1. Master Schedule:**

Following interviews with the user groups and designers, DAS will obtain, organize, monitor, and forward to the Construction Administrator all of the end users and consultants' schedules and Critical Path Method (CPM) tasks for input into the Construction Administrator's master schedule. The Construction Administrator will provide data entry on these tasks and any

other tasks the Construction Administrator deems appropriate in order to track project progress and verify future milestones.

Utilizing CPM-based software, the Construction Administrator will assign a duration and relationship to each task, add or delete tasks, identify the logic of interrelationships and milestones, and perform schedule management activities to identify the Project's critical path and timeline. Schedule submissions will be coordinated with the Architect's design submissions throughout the design process (minimum of 3).

Items to be identified during subsequent refinements include milestones for departmental occupancy, shop drawings and Construction Administrator reviews, special support services, and float times.

## **2. Action Item Agendas:**

The Construction Administrator shall provide the "Action Item Agenda" reports to monitor the significant issues discussed at meetings and having an impact on the Project Schedule or budget, and to track the resultant activity. Typical issues will include, but are not limited to, programming, timetables, information requests by the Project consultants or end users, alternative systems data, unit costs, items to be concluded, etc. The "Action Item Agenda" report will be included with all Project progress meeting reports.

## **3. Document Review Reports:**

The Construction Administrator shall prepare "Document Review" reports for each design phase submittal by the Architect.

- a) Pre-Design Phase - 1 submission
- b) Schematic Design Phase - 1 submission
- c) Design Development Phase - 1 submission
- d) Contract Document Phase - 1 submission

## **4. Constructability Review and Reporting:**

The Construction Administrator will provide a "Constructability Review" report of the early design documents. The report will be based upon an inspection that will include, but not be limited to, the following:

- a) The campus, to become familiar with on-site conditions.
- b) Proposed mechanical, electrical, and plumbing (MEP) systems overview.
- c) Soil conditions based upon the geo-technical report provided by others.
- d) Sustainable Design strategies, the approach to meeting High Performance Building requirements, and the Client Agency's policies and standards for healthy buildings.
- e) Assist DAS in the review of the Architect/Engineer designs including, but not limited to, the building components and features, for the purpose of evaluating cost effectiveness, ease of construction, fabrication, and installation. For example, avoid overly difficult building features such as elliptical roof cross sections that have the potential to add significant cost and/or time to the project.

## **5. Preliminary Field Operation Analysis:**

The Construction Administrator will perform the necessary investigation and planning in advance of preparing a plan of preliminary findings for project access strategy during construction. The analysis will be refined in the schematic, design development, and contract

documents issue phases. The plan will include, but not be limited to, the review of the following:

- a) Staging of work.
- b) Temporary walks.
- c) Means of egress and fall protection.
- d) Field operation locations.
- e) Temporary field utility usage and feeds.

#### **6. Construction Cost Estimate:**

Upon review of submitted schematic design documents, the Construction Administrator will prepare and submit to DAS a construction cost estimate. As the design detail advances, the cost estimates will correspondingly reflect greater detail in the qualitative analyses. A current cost data base will be utilized in conjunction with actual quantity takeoffs, knowledge of material and subcontractor availability, manpower and off-hour shift studies, and experience with systems and finishes on similar projects. Input from various trade contractors and vendors will also be sought. The estimates will utilize the standard Construction Specifications Institute (CSI) format and Unifomat II. The Construction Administrator will immediately notify the DAS Project Manager if and when it becomes apparent the construction budget is exceeding the established budget of \$95,580,000.00 (including cost escalation through the mid-point of construction per the project schedule) for the construction and site work. **Under no circumstances will the cost of the project exceed the established budget of \$95,580,000.00 for construction and site work without prior written authorization from the DAS.**

#### **7. Value Engineering/Cost Reduction Alternatives:**

Through the value engineering process, the budgeted **\$95,580,000.00** (unless modified in writing by the DAS) construction cost estimate can be concentrated in those areas of the facility that are most important to the Owner. The Construction Administrator will identify and recommend alternative materials, products, systems, equipment, or methods that could lead to project cost savings. Impact on schedule and sequencing will be analyzed and reported. The process shall facilitate the selection of building systems by analyzing each system's impact on the Project's budget and schedule and on the long-term operating costs of the Project.

#### **8. Site Conditions:**

The Construction Administrator will evaluate the impact of known soils, subsurface geology, groundwater, unsuitable material, rocks, topsoil re-use, milled pavement and associated site elements.

#### **9. Materials Review:**

The Construction Administrator will report on the advisability of materials selections and provide detailed information, including identification and potential availability of long-lead/specialty items, durability, construction methodology, and special sequencing or protection.

#### **10. Systems Review:**

The Construction Administrator will conduct reviews of proposed roof, structural, mechanical, electrical, plumbing, conveyance, sprinkler, telecommunications, and life safety

systems and will consider initial cost, availability, impact on the overall program, comfort and convenience, long-term maintenance and operating costs, and impacts on schedule.

#### **11. Space Requirements:**

The Construction Administrator will conduct a review of the adequacy of space allotments for maintenance of mechanical, telephone, and fire protection equipment.

#### **12. Submittals:**

The Construction Administrator shall submit to DAS a report, in electronic format, containing all necessary information, including schedules, reports, analysis, and estimates. The report will be submitted at a time agreed upon with the DAS Project Manager.

### **E. DESIGN DEVELOPMENT PHASE**

#### **1. The Construction Administrator shall update previously described tasks and the following tasks, and shall submit a "Document Review" report for the 100% Design Development Phase:**

- a) Action Item Agendas.
- b) Constructability Reviews and Reporting.
- c) Advanced Field Operation Analysis.
- d) Schedule Refinement.
- e) Budget Refinement.

#### **2. Value Engineering:**

The Construction Administrator will identify and recommend alternative materials, products, systems, equipment, or methods that could lead to project cost savings. In addition, the Construction Administrator shall analyze furniture, computer, telecommunications, and finish systems not previously available.

#### **3. Construction Cost Estimate:**

Following issuance of design development documents, the Construction Administrator will analyze and coordinate the reconciliation of the A/E and CMR cost estimate. The Construction Administrator will immediately notify the DAS Project Manager if and when it becomes apparent the construction budget is exceeding the established budget of \$95,580,000.00 (including cost escalation through the mid-point of construction per the project schedule) for the construction and site work. **Under no circumstances will the cost of the project exceed the established budget of \$95,580,000.00 for construction and site work without prior written authorization from the DAS.**

#### **4. Submittals:**

The Construction Administrator shall submit to DAS a report, in electronic format, containing all necessary information, including schedules, reports, analysis, and estimates. The report will be submitted at a time agreed upon with the DAS Project Manager.



## F. CONTRACT DOCUMENTS PHASE

### 1. 100% Contract Documents Phase Review:

a) **The Construction Administrator shall update previously described tasks and the following tasks, and shall submit a "Document Review" report for the Contract Documents Phase:**

- Action Item Agendas.
- Constructability Reviews and Reporting.
- Advanced Field Operation Analysis.
- Schedule Refinement.
- Budget Refinement

Also during this phase, the Architect will include an interdisciplinary coordination ("**Redicheck**") of the documents and the Construction Administrator shall participate in the meeting(s) which identifies the findings and shall review the coordination items and provide cost estimates of these findings, including, but not limited to, cost savings from avoided or prevented subsequent change orders.

b) **Construction Cost Estimate:**

At 100% completion of the contract documents, the design team will present and submit copies of the project plans and manual. The Construction Administrator will analyze and coordinate the reconciliation of the A/E and CMR cost estimates. The Construction Administrator will immediately notify the DAS Project Manager if and when it becomes apparent the construction budget is exceeding the established budget of \$95,580,000.00 (including cost escalation through the mid-point of construction per the project schedule) for the construction and site work. **Under no circumstances will the cost of the project exceed the established budget of \$95,580,000.00 for construction and site work without prior written authorization from the DAS.**

c) **Value Engineering**

The Construction Administrator will identify and recommend alternative materials, products, systems, equipment, or methods that could lead to project cost savings. In addition, the Construction Administrator shall analyze furniture, computer, telecommunications, and finish systems not previously available.

d) **Review Division 1 General Requirements:**

Attend meetings and work sessions with Owner, Agency, and Architect to recommend changes to the *General Conditions of the Contract for Construction* and *Division 1 General Requirements* and edit the Division 1 General Requirements to make them project specific.

e) **Document Review:**

The Construction Administrator shall review the project drawings and the project manual to insure that systems, equipment, components, materials, and construction techniques are fully identified and specified, including interfaces between trades, so as to permit proper and complete bidder response.

f) **Submittals:**

The Construction Administrator shall submit to DAS **six (6)** copies of a bound report, in 8½-inch by 11-inch format, containing all necessary information, including schedules,

reports, analyses, and estimates. The report will be submitted at a time agreed upon with the DAS Project Manager.

The Construction Administrator will work closely with the Architect during this phase in order to submit its report concurrently with the final contract documents from the Architect. This may involve updating and making adjustments to the 100% construction cost estimate to reflect minor design changes made to the final contract documents.

## **G. PROCUREMENT PHASE**

During the procurement phase, the Construction Administrator shall:

1. Assist in identifying critical and long-lead time materials. Monitor to ensure the CMR coordinates and expedites, as necessary, the ordering and delivery of materials.
2. Develop a list of required permits and approvals as may be applicable and track the permit approval process.
3. Review the CMR's construction schedule and verify that it meets the contract requirements and incorporate into the Master Project Milestone Schedule.
4. Attend trade contractor scope reviews and kick-off meetings.
5. Coordinate with and assist DAS in negotiating with and entering into a Guaranteed Maximum Price (GMP) construction agreement with the CMR selected by DAS. Assist DAS in negotiating with any other contractors retained by the State. Provide recommendations on the construction agreement, as necessary, to make certain that the schedule of values provided by the CMR facilitates cost-tracking during construction and is coordinated with the specified schedule milestones, and that scope definitions are clearly identified in the Contract Documents.
6. Review the CMR's bid format and procedures and recommend any changes to said format.
7. Review proposed allowances in the CMR's bid documents for conformity with the General Conditions and the needs of the project, and review with the Owner. Review all CMR's bid packages for allowances contained in the bid packages and communicate those in writing to the DAS Project Manager for his/her review and written approval of the allowances before the bid packages are released for bidding. No bid document for any project element shall include allowances absent the express written approval of the Owner (the Assistant Director of Project Management or Deputy Commissioner). The C.A. shall assist the DAS Project Manager in making certain the trade packages when bid contain only those allowances that were approved in advance by DAS.
8. Review and clarify alternate bids, supplemental bids, and unit price requests or materials supplied by others.
9. Review of all the CMR's bid packages for completeness of work scope.
10. Attend and participate in all pre-bid conferences.
11. Attend bid openings and participate in clarifying and answering all questions during bidding.
12. Review of subcontractors' bid proposals and qualifications.
13. Review supporting documentation from CMR on all bid packages and buy-out plan.
14. Review CMR's recommendation for award and purchasing requests.
15. Provide recommendations in the development of the GMP.

16. Provide a complete review of the CMR's final GMP submission and provide written comments to DAS, together with a written recommendation to accept or not accept.
17. Participate in any other related meetings and activities as required during the development of the GMP.

## H. CONSTRUCTION PHASE SERVICES

### DUTIES AND SERVICES:

The Construction Administrator's construction phase services shall be for a **time period of: One Thousand Two Hundred Forty-eight (1248) calendar days, plus ten percent of that amount: One Hundred Twenty-five (125) calendar days, which equals One Thousand Three Hundred Seventy-three (1373) 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 Construction Administrator by the DAS Project Manager. Said number of calendar days may be extended in writing by the Commissioner of the DAS, hereinafter referred to as the Commissioner. A reasonable fee shall be determined by the Commissioner for an appropriate level of services for the extended time. The parties recognize that during the extended time the level of staffing and/or services may be decreased, which shall be considered by the Commissioner in the determination of a reasonable fee.

The Construction Administrator shall consult with DAS to ascertain the requirements of the project and consult with proper State authorities and inform itself as to specific institutional conditions that might affect contemplated work or the hours or season of its execution. The Construction Administrator shall familiarize itself with the contract documents. In accordance with State requirements, the Construction Administrator shall perform construction administration on the construction project designed by the DAS or consultants employed by the State.

Site Preparation and/or Demolition: DAS has the ability pursuant to Section 4b-103 of the Connecticut General Statutes, as revised, to authorize and proceed with the project elements of site preparation, demolition, public utility installation and connections, and building envelope components including the roof, doors, windows, and exterior walls, or portions thereof, that have been previously put out to bid and awarded, prior to submission and approval of the GMP. The specific services and scope of work to be performed will be described in one or more Work Authorization Orders, as that term is defined in the General Conditions of the Contract for Construction. DAS may, on occasion, utilize this option. If DAS chooses to utilize the *Work Authorization Order(s)*, the impact on the CA's scope of services and fees will be reviewed, and if appropriate, renegotiated at that time.

### 1. SCHEDULING SERVICES

- 1.1 The CA shall provide, or retain, an expert schedule consultant to control, review, analyze and report on all construction schedules for the CA. The Schedule Consultant shall have a minimum of 10 years' experience in developing, reviewing and analyzing Critical Path Method (CPM) schedules and shall possess demonstrated proficiency in CPM schedule methodology and utilization of the current version of *Primavera Project Planner* software. During construction, the Schedule Consultant shall visit the project site at least once every thirty (30) days to evaluate progress on project site and review schedule related issues.

- 1.2 The CMR will provide to the CA one copy of the current version of *Primavera Project Planner* software, including manual, for use by the CA's Schedule Consultant on this project. Upon completion of the CA's scheduling services on this project, deliver the software, manual, and transfer the license to DAS for its continued use with this Project as may be necessary.

The CA's Schedule Consultant shall have an appropriate schedule analysis software program, such as "Schedule Analyzer for the Enterprise", "Claim Digger", etc., for use in analyzing the CMR's schedules and preparing reports. The software shall be licensed in the name of DAS. Upon completion of the CA's scheduling services on this project, deliver the software, manual, and license to DAS for its continued use with this project, as may be necessary.

- 1.3 CMR CPM Schedule: The CA shall review, analyze, and report in writing on all CMR's CPM schedule submittals including, but not limited to, the following:

- 1.3.1 Preliminary Schedule: Review the schedule to ensure that requirements of the contract have been met by the CMR and prepare a report for submittal to the DAS PM citing all schedule deficiencies/errors, etc.

- 1.3.2 Baseline Schedule: Review the schedule to ensure that the CMR has met the requirements of the contract. CA's review shall include all logic, appropriateness of work activities, coding, cost and resource loading, and the critical path. The CA shall prepare a report documenting schedule review findings and a recommendation for approval or rejection for submittal to the DAS PM. Assist the DAS PM in preparing a written response to the CMR.

- 1.3.3 Schedule Updates/Revisions: Provide monthly reviews with a written report in a timely manner, meeting DAS contract timelines for review periods. CA shall validate the CMR's actual start and finish dates to ensure the dates are consistent with when the work was performed. Prepare a report for submittal to the DAS PM listing non-compliance items that pertain to the schedule, and include any/all deficiencies of the progress payment request, which is generated from the cost-loaded schedule. CA shall review the CMR's audit report to validate and assess the appropriateness of changes to schedule logic, activities, and durations and provide the DAS PM with an explanation in writing of the impact of the changes on the critical path. If the project schedule updates indicate that milestone dates will not be met, CA shall notify and make recommendations in writing to the DAS PM. Assist the DAS PM to prepare monthly schedule responses to the CMR. The CA is responsible for verifying that the CMR submits all schedule updates timely, with content specified, and in the form and format required by the CMR contract, and providing a report in writing of any deficiencies to DAS.

- 1.3.4 Schedule Alerts: The CA shall keep the DAS PM alerted and apprised in writing of any items or issues, which are causing, or may cause, an impact on the critical path. To the extent possible, the CA will work with the DAS PM to ameliorate any potential adverse impact on the schedule.

- 1.3.5 Recovery/Acceleration Schedules: If the CA believes that the implementation of a recovery or acceleration schedule is appropriate to the project, the CA shall so advise the DAS PM. When directed by the DAS PM, the CA shall request the

recovery or acceleration schedule. In all cases, when a project falls 21 or more calendar days behind the current baseline schedule, a recovery schedule is to be requested from the CMR. The CA will review and report in writing on all recovery and acceleration schedules, including increased resource loading, to determine reasonableness and appropriateness to achieve desired result. The CMR is required per the CMR contract to provide cost-loaded and man power loaded recovery schedules when work falls behind the baseline schedule. The CA shall analyze and report on the appropriateness of the CMR's recovery schedule including the indicated man power.

- 1.3.6 Change Orders: Review each change order for schedule impact and provide written statement.
- 1.3.7 As-Built Schedule: Verify the actual start and finish dates shown on the CMR's final CPM schedule submittal to ensure the as-built schedule accurately shows when work was performed by the CMR and/or trade contractors during execution of the project.
- 1.3.8 Weather Days Allowance: The CA shall track and record weather on a daily basis and determine its impact, if any, upon the current baseline schedule critical path. Based upon its analysis of the weather impact, the CA shall advise the DAS PM in writing on the granting or denial of "weather days" when requested by the CMR. With each recommendation granting or denying weather days, the CA shall provide a written explanation of the basis of its recommendation.

## 2. Schedule of Values

The Construction Administrator shall review and recommend for approval the schedule of values payment as submitted to the State by the CMR. The Construction Administrator shall review the schedule of values for compliance with Article 27 of the *General Conditions of the Contract for Construction* and inform the State of any deficiencies. The Construction Administrator shall distribute said schedule of values to the Architect/Engineer for its review and recommendation for approval. The Construction Administrator shall forward both its recommendation and the Architect's/Engineer's recommendation for approval to the DAS.

## 3. Periodic Requisition for Partial Payment

During the progress of construction, the Construction Administrator shall obtain from the CMR monthly requests for partial payment. It shall review and recommend for payment in accordance with Article 28 of the *General Conditions of the Contract for Construction* and inform the State of any deficiencies. The Construction Administrator shall distribute requests for partial payment to the Architect/Engineer for its review and recommendation for approval. The Construction Administrator shall forward both its recommendation and the Architect's/Engineer's recommendation for approval to the DAS.

## 4. Project Meetings

The Construction Administrator shall establish, conduct, record, and distribute minutes of all project meetings, which shall include, but not be limited to, the following meetings with the participants as required:

- a. Project meetings weekly with the Client Agency, the State, the Architect/Engineer, and the Construction Administrator. The actual frequency shall be determined by the DAS Project Manager.
- b. Weekly construction/coordination and review meetings of the Construction Administrator and the CMR.
- c. All other meetings that State officials may require.

#### 5. Supervision and Inspection

The Construction Administrator shall inspect all work of the CMR, subcontractors, and any additional service providers for compliance with the contract documents. The Construction Administrator shall review the shop drawings for compliance with the contract documents without assuming any of the liabilities or responsibilities of the Architect/Engineer. The Construction Administrator shall act as the State's liaison with the CMR. It shall assist in understanding the intent of the contract documents. It shall assist in obtaining from the State and the Architect/Engineer additional details or information when required for proper execution of the work.

- a. The Construction Administrator shall conduct on-site daily inspections and monitor the work in progress to assist the DAS in determining if the work is in general proceeding in accordance with the contract documents.
- b. The Construction Administrator shall coordinate and schedule all special inspections as required by the contract documents. The special inspector/testing lab will be hired by the State.
- c. The Construction Administrator shall report in writing to the DAS whenever any work is unsatisfactory, faulty or defective, or does not conform to the contract documents, or has been damaged, or does not meet the requirements of any inspection, test, or approval required to be made, and advise the DAS and the CMR of work that it believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection, or approval. The CA shall monitor the correction and completion of rejected construction work.
- d. The Construction Administrator shall coordinate and schedule, in the presence of appropriate personnel, all tests, equipment/systems start-ups, and operating/maintenance training. The Construction Administrator shall maintain adequate records thereof, and observe, record, and report in writing to the DAS and the Architect/Engineer appropriate details relative to the test procedures and start-ups.
- e. The Construction Administrator shall report to the Architect/Engineer when requests for clarifications and interpretations of the contract documents are needed. The Construction Administrator shall initiate, track, and process all said requests in writing. Clarifications and interpretations issued by the Architect/Engineer shall be transmitted to the CMR by the Construction Administrator after review thereof by the Construction Administrator and the DAS Project Manager. The Construction Administrator shall monitor, comment on, if necessary, analyze, approve, and coordinate any Requests for Information (RFI's), Construction Change Directives (CCD's), and Change Orders (CO's).
- f. The Construction Administrator shall consider and evaluate the CMR's suggestions for modifications to the drawings or specifications and report its related recommendations to the Architect/Engineer and the DAS Project Manager. The Construction Administrator shall then transmit to the CMR decisions issued by the Architect/Engineer.

- g. The Construction Administrator shall review the safety program for the project provided by the CMR. The Construction Administrator shall notify the CMR and the DAS in writing of any deviations from the safety program. The Construction Administrator shall upon seeing an unsafe or threatening situation immediately inform the CMR of the situation for the CMR to take action, and also orally report this situation to the DAS PM.
  - h. The Construction Administrator shall coordinate and schedule all inspections as required by the Office of the State Building Inspector and/or the authority having jurisdiction. The special inspector/testing lab will be hired by the State.
  - i. The Construction Administrator shall obtain weekly certified payrolls, file the certified payrolls with the monthly payment requisition at the appropriate location at the job site, and periodically monitor the weekly certified payrolls as they apply to the prevailing wage laws to confirm compliance with the laws, the number of people on site was accurate, and the payments are correct.
  - j. The Construction Administrator shall monitor all work of the CMR, subcontractors, and any additional service providers for compliance with the Contract Documents. Coordinate with DAS, the A/E, and the CMR such that construction complies with the Contract Documents and the requirements of DAS and applies regulations and orders.
  - k. The Construction Administrator shall instruct the CMR to promptly correct and complete identified non-conforming construction work. Produce a weekly list of outstanding incomplete or nonconforming construction work.
  - l. The Construction Administrator shall review and monitor all materials, elements, and system installations with regards to the building envelope and ensure compliance with the approved commissioning requirements.
6. Documentation, Records, and Reporting
- a. The Construction Administrator shall maintain in an orderly and secure manner at the job site all project files, correspondence, reports of job conferences, shop drawings, samples, meeting minutes, test reports, reproductions of the original contract documents, and all relevant paperwork required to track, monitor, and administrate the contract documents.
  - b. The Construction Administrator shall keep a daily diary or log book recording the CMR's and subcontractors' hours on the job site, weather conditions, deliveries, equipment on the job site, data relative to questions of work-directive changes, data relative to questions of delays, change orders or changed conditions, names of job-site visitors, daily activities, decisions, observations in general, and specific observations in detail as in the case of observing test procedures; and send copies thereof to the Architect/Engineer.
  - c. The Construction Administrator shall record the names, addresses, and telephone numbers of the CMR, subcontractors, and major suppliers of materials and equipment.
  - d. The Construction Administrator shall maintain a monthly photo log of events of all major activities and all activities that require additional attention.
  - e. The Construction Administrator shall prepare and provide monthly progress reports to the State, the Client Agency, and the Architect/Engineer. Each monthly progress report shall include all items monitored for the past month, an update on construction with reference to meeting the project schedule, an update on the construction budget, and any recommendations by the Construction Administrator for meeting either the project schedule or the construction budget.

- f. The Construction Administrator shall examine submittals made by the CMR and furnish recommendations to the State concerning material and equipment, and review and report on the CMR's proposals in connection with changes in the construction work. These services are to be performed within five (5) calendar days of receipt of such proposals so as not to delay the work. In the event that the incorporation of an approved substitution into the work will require revisions or additions to the contractual requirements, the Construction Administrator shall review and monitor all costs of such revisions or additions.
- g. The Construction Administrator shall review and recommend action on the CMR's quality assurance plan. The CA shall monitor and maintain records relating to the CMR's quality assurance plan.

#### 7. Change Orders

The Construction Administrator shall review, keep a log of, and monitor all the approval processes for the requests for change orders received from the CMR ensuring the inclusion of all backup material. The Construction Administrator shall review the Architect's/Engineer's recommendation for any change order. The Construction Administrator shall perform an independent cost estimate and analysis including activity duration and schedule impact regarding the CMR's change order request. The Construction Administrator shall forward its recommendation, along with the Architect's/Engineer's recommendation, to the State for approval. The CA shall prepare change orders and/or Construction Change Directive (CCD) packages for DAS PM's signature.

If requested by the State, the Construction Administrator shall negotiate the change order between the CMR and the State. Negotiations shall include work to be performed, duration, cost, and schedule impact. All negotiation sessions shall have a written record of the meetings and exchanges prepared by the Construction Administrator for transmission to the State. The written record shall include inspection reports, progress reports, instructions given, a record of the CMR's and the Client Agency's statements, records of existing conditions, test reports, photographs, and a summary report on the merits of the requested change order.

#### 8. Construction Budget

The Construction Administrator shall monitor and update the construction budget on a weekly basis, and submit a monthly report to the DAS identifying activity variances between actual, budget, and projected costs. The report shall include a trend analysis for the project and indicate the balance to date of the construction contingency for the project.

#### 9. Project Closeout

The Construction Administrator shall schedule and administer closeout progress meetings with the CMR, A/E, and DAS, to ensure a timely and orderly closeout.

The Construction Administrator shall receive and review as-built drawings and submit them, if they are correct, to the DAS, which shall in turn forward them to the Architect/Engineer to produce the record drawings on mylars. Prior to the recommendation of final payment to the CMR, the Construction Administrator shall receive and review, for completeness and compliance with the contract documents, maintenance and operation manuals, schedules, warranties and guarantees, bonds, and certificates of inspections, tests and approvals.

The Construction Administrator, in conjunction with the DAS and the Architect/Engineer, shall prepare a punch list, and conduct an inspection to determine if the construction work is in compliance with the contract documents.



The Construction Administrator, in conjunction with the DAS, the building authority having jurisdiction, and the Architect/Engineer, shall make a recommendation on substantial completeness of the project and obtain certification of occupancy as required.

The Construction Administrator shall observe whether all items on the punch list have been completed and make recommendations to the Architect/Engineer and the DAS concerning acceptance of the work. The Construction Administrator shall monitor the CMR's progress and upon completion of the CMR's work shall recommend that a final inspection be performed.

The Construction Administrator shall then, in conjunction with the DAS and the A/E, perform a final inspection of the work. Contingent on this final inspection revealing the proper completion of the work, the Construction Administrator shall recommend in writing to the DAS acceptance of the work and final payment to the CMR.

The Construction Administrator shall monitor the collection of all operations and maintenance (O&M) documents and warranties for transmittal to DAS and the User Agency. Verify that all required training has been properly completed.

The Construction Administrator shall provide post-construction services and advice to DAS regarding the Project.

The Construction Administrator shall manage and expedite the CMR's submittals for record drawings. Coordinate and expedite transmittal of turnover project record files to DAS.

The Construction Administrator shall conduct a turnover meeting to obtain all required sign-offs.

The Construction Administrator shall coordinate tenant move in.

The Construction Administrator shall prepare the form for "Certificate of Acceptance" for DAS PM's signature.

The Construction Administrator shall process the CMR's request for final payment upon verification that project is complete and that all required closeout items are complete.

The Construction Administrator shall deliver the CA project records to DAS, cataloged and organized and filed in accordance with DAS' standard filing system and ensure that the CMR's project records are delivered to DAS complete, properly cataloged, organized, and filed.

In the event that open items, claims, etc., remain after close out, and if requested by DAS PM, the Construction Administrator shall provide such assistance as requested.

The C.A. shall schedule and administer closeout progress meetings with the constructor, A/E, and DAS, to ensure a timely and orderly closeout.

The C.A. shall review and recommend to DAS reductions in project retainage, if appropriate, relative to the progress of final closeout.

## 10. Payments to CMR

The Construction Administrator shall review and, if appropriate, recommend for approval all of the CMR's applications for payments. The Construction Administrator shall process such applications in accordance with the DAS' procedures and accounting requirements ensuring that the applications for payment include the Architect's/Engineer's signature and concurrence on the progress of the construction work. The Construction Administrator shall monitor the

CMR's payments made to its subcontractors and report to the DAS on any potential irregularities.

#### 11. Claims and Disputes

The action taken, services rendered, and data gathered by the Construction Administrator are key elements with regard to construction claims. The Construction Administrator shall perform the following:

- a. Administer the construction contract fairly and in accordance with the contract terms and conditions.
- b. Identify potential problems, evaluate the conditions involved, and coordinate with the CMR and the Architect/Engineer to prevent or minimize problems.
- c. Refute promptly, in writing, any written statements by the CMR that are not correct.
- d. Keep in a separate file complete documentation of claims or potential claim activities.
- e. Provide all relevant information, make written recommendations on the validity of claims, provide costs analysis, and provide support to the State, the DAS Project Manager, the Attorney General, and outside counsel, as required, within the duration of this contract.

12. Inventory, tag, and relocate furniture, fixtures, and equipment (FF&E) from the current location of the Bullard Havens Technical High School to the newly constructed school. Coordinate moving of FF&E from any other facilities to the new constructed school.

13. Move Management and Furniture, Fixtures and Equipment (FF&E) and Information Technology (IT)

- a. Manage, plan, and coordinate FF&E and IT delivery. Inspect, inventory, placement, punch list, clean up and close out of new and existing FF&E and IT equipment.
- b. Work with vendors to coordinate deliveries and installation of FF&E and IT, inventory delivered FF&E and IT equipment and approve invoices.
- c. Attend FF&E and IT meetings with OSCGR, CTECS and DAS. Document and distribute meeting minutes and agendas including a summary of all critical issues reviewed and proposed action items.
- d. Coordinate deliveries of food services small wares and attend meetings with the Department of Health.
- e. Manage and coordinate moving company services. Station move manager at origin and destination to manage moving company.
- f. Identify the need, quantity, location, and timeframe for dumpsters to provide support for all move management activities at origin and destination.
- g. Identify and coordinate where exiting FF&E and IT is coming from and its final destination.
- h. Identify and coordinate surplus FF&E and IT and delivery to its final destination.
- i. Develop a move management schedule and incorporate into overall master schedule.
- j. Protect the premises at the origin and destination from moving damage, including, but not limited to floors, doors, door jambs, walls, and elevator(s).
- k. Define move management team and stakeholders for communication.
- l. Coordinate, attend, document move management meetings with stakeholders.
- m. Develop FF&E tagging scheme, create move management drawings with tagging scheme, develop move phases, and place placards at rooms and key locations to facilitate movers.
- n. Prepare and provide moving instructions for all school personnel.

- o. Conduct move-in communications plan outlining the move management process for FF&E and IT, including but not limited to a move manual for distribution to DAS and CTECs.
  - p. Schedule the delivery, secure storage, and installation of all new computer and technology equipment included in the IT bid package, which includes, but is not limited to, network equipment, data closets, phones, audio-visual and recording equipment, smart boards, and projectors.
  - r. Coordinate the operational dates of all respective IT systems with vendors and CTECS to ensure all systems are functional by the occupancy dates set forth in the project schedule.
  - s. Inspect all FF&E and IT components for damage.
  - t. Schedule and coordinate training for CTECS staff for smartboards, phone, and AV equipment.
  - u. Schedule, coordinate, and manage unpacking of FF&E and IT for vendors and CTECS.
14. The Construction Administrator covenants and agrees that it shall perform its services under this contract in accordance with the standards and practices of its profession.

15. Nonperformance

If the Construction Administrator does not fulfill or complete its services in a timely and adequate manner, the State reserves the right to withhold monetary payments to the Construction Administrator until such time as the work is brought up to date in an adequate manner. The amount withheld shall be reasonably determined by the Commissioner. If the State is harmed by the Construction Administrator's nonperformance, the State shall be granted fair and equitable compensation by the Construction Administrator as reasonably determined by the Commissioner.

The State has the right for inspection on demand of the Construction Administrator's products. The State will accept only those products that meet reasonable professional standards.

16. Force Majeure

Neither party shall be liable to the other nor deemed to be in breach of this contract for failure or delay in rendering performance arising out of causes factually beyond its control and without its fault or negligence. Such causes may include, but are not limited to, acts of God, wars, fires, floods, epidemics, guarantee restrictions, strikes, or freight embargoes. Irrespective of the occurrence of any of the foregoing events or circumstances the Construction Administrator shall take reasonable measures to mitigate any damage caused thereby.

17. Waivers

All conditions, covenants, duties, and obligations contained in this contract can be waived only by written agreement. Forbearance or indulgence in any form or manner by a party shall not be construed as a waiver, nor in any way limit the legal and/or equitable remedies to that party.

18. Severability

If any of the provisions of this contract are declared or found to be illegal, unenforceable, or void, then both parties shall be relieved of the obligations under any such provisions. The remainder of the contract shall be enforced to the fullest extent permitted by law.

**EXHIBIT B**

**Bullard Havens Technical High School  
500 Palisade Avenue  
Bridgeport, Connecticut 06610**

**BI-RT-889 | 900-0015**

The total fee for the Construction Administrator shall be:

Two Million Five Hundred Twenty-seven Thousand One Hundred Seventy Dollars **\$2,527,170.00**

and shall be paid as indicated below for the completion of the work specified when previously authorized in writing, and after the related work has been accepted by DAS. Said fee includes all subconsultants' fees and the Construction Administrator's overhead and profit.:

A.	Pre-design Phase:	
	Forty-seven Thousand Nine Hundred Forty-eight Dollars	<b><u>\$ 47,948.00</u></b>
B.	Schematic Design Phase:	
	Sixty-eight Thousand Six Hundred Twenty-two Dollars	<b><u>\$ 68,622.00</u></b>
C.	Design Development Phase:	
	Twenty-nine Thousand One Hundred Twenty Dollars	<b><u>\$ 29,120.00</u></b>
D.	Contract Documents Phase:	
	Thirty-two Thousand Nine Hundred Ten Dollars	<b><u>\$ 32,910.00</u></b>
E.	Procurement Phase (Trade Bids and Guaranteed Maximum Price):	
	Eighteen Thousand Three Hundred Fifty Dollars	<b><u>\$ 18,350.00</u></b>
F.	Construction Phase Sum:	
	1. Construction (90%):	
	One Million Seven Hundred One Thousand Seven Hundred Two Dollars	<b><u>\$1,701,702.00</u></b>
	2. Project Closeout and Record Drawings (5%):	
	Ninety-four Thousand Five Hundred Thirty-nine Dollars	<b><u>\$ 94,539.00</u></b>

3. Commissioner's Discretion upon acceptance of Certification of the Final Application for Payment (5%):

Ninety-four Thousand Five Hundred Thirty-nine Dollars **\$ 94,539.00**

4. 90-Day Post Construction:

Fifty-four Thousand One Hundred Twenty Dollars **\$ 54,120.00**

G. Commissioning

The fee for the Commissioning Agent services shall be **Two Hundred Four Thousand Six Hundred** Dollars (\$204,600.00) and shall be paid as indicated below for the completion of the work specified when previously authorized in writing, and after the related work has been accepted by DAS. Said fee includes all subconsultants' fees and the Construction Administrator's overhead and profit.

1. Pre-design Phase activities and submission of the Pre-design Commissioning Report:

Three Thousand Dollars (\$3,000.00)

2. Submission of Owner's Project Requirements Document:

Two Thousand Five Hundred Dollars (\$2,500.00)

3. Design Phase activities and submission of the Design Phase Commissioning Report

Twelve Thousand Five Hundred Dollars (\$12,500.00)

4. Submission of the Commissioning Plan:

One Thousand Dollars (\$1,000.00)

5. Construction Phase commissioning activities:

One Hundred Forty-two Thousand Dollars (\$142,000.00)

6. Pre-occupancy Phase activities and submission of the Pre-occupancy Commissioning Report:

Three Thousand Dollars (\$3,000.00)

7. Post Occupancy Phase:

1. Post Occupancy commissioning activities: Four Thousand Dollars (\$4,000.00)

2. Final Commissioning Report: One Thousand Dollars (\$1,000.00)

8. **Envelope Commissioning:** Seventeen Thousand Dollars (\$17,000.00)

**Total Commissioning Fee: \$186,000.00**

The payments under Sections A and B above shall be paid after the related work has been completed and accepted by DAS.

Each first payment under Sections C and D above shall be paid after fifty percent (50%) of the related phase work has been completed, as determined by DAS, and DAS has accepted such work. Each final

payment under such sections shall be made after the related phase work has been completed and accepted by DAS.

The payment under Section E above shall be made upon the completion of the procurement process and acceptance by DAS.

Ninety percent (90%) of the Construction Phase Sum under Section F above shall be paid in equal monthly installments based upon the Construction Phase Time. An additional 5% of the Construction Phase Sum shall be payable upon both (1) completing project closeout as required by the General Conditions and the General Requirements of the Contract for Construction and (2) the receipt of record drawings.

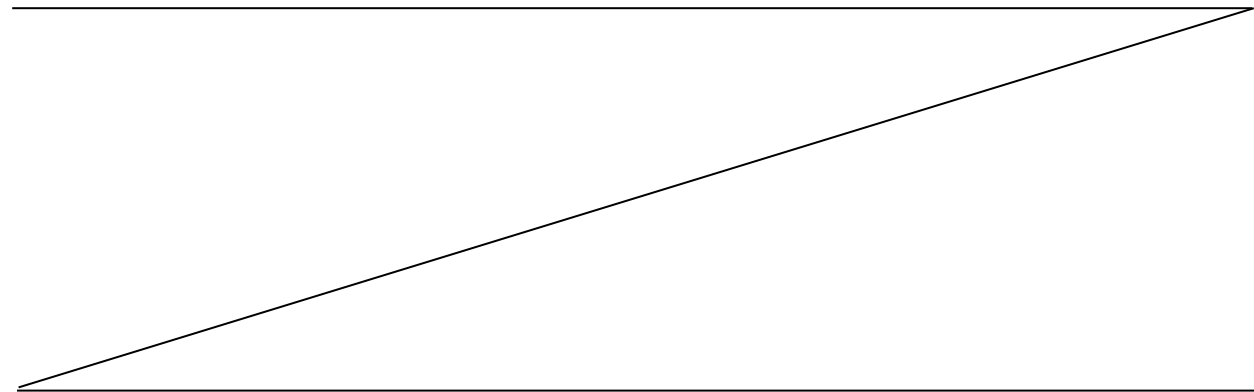
The final 5% balance of the Construction Phase Sum shall be payable at the discretion of the Commissioner upon DAS' acceptance of the Certification of the Final Application for Payment.

In the event the Commissioner of the Department of Administrative Services determines that the Construction Administrator has not performed its services as required by this contract, then the equal monthly installments shall be adjusted to a percentage commensurate with the level of the actual performance of the construction phase services. The equal monthly installment payments can be readjusted to a percentage commensurate with the level of the Construction Administrator's actual improvement of performance of construction phase services. The issue of the Construction Administrator's performance of services shall be determined by the Commissioner.

All payment installments, as adjusted, shall remain in effect until the payments reach 90% of the Construction Phase Sum. An additional 5% of the Construction Phase Sum shall be payable upon (1) completing project closeout as required by the General Conditions and the General Requirements of the Contract for Construction and (2) the receipt of record drawings. The balance of the Construction Phase Sum shall be payable at the discretion of the Commissioner upon DAS' acceptance of the Certification of the Final Application for Payment.

Nothing contained herein shall limit the State's right to suspend or terminate this contract pursuant to Articles VIII and IX of the contract.

**The payments under Sections G above shall be paid after the related work has been completed and accepted.**



## **EXHIBIT C COMMISSIONING AGENT SCOPE OF WORK**

The Construction Administrator shall provide systems commissioning services and is hereby authorized to engage the services of Sustainable Engineering Solutions, LLC., 120 Willow Brook Drive, Berlin, CT 06037 as Commissioning Agent (CxA) in order to perform the duties as outlined below for this project. The CxA may not be changed without DAS' prior written approval.

This project is being designed to comply with the High Performance Building Regulations (Regulations of Connecticut State Agencies 16a-38k-1 through 9), "the Regulations". The CxA is required to provide services during the pre-design phase, the design phases, the construction phase, pre-occupancy, occupancy and the post-occupancy phases, in support of documenting compliance with the Regulations.

The CxA or its staff designated for this project shall satisfy the following requirements:

1. Has acted as the principal Commissioning Agent for at least three projects of relative size and complexity to this Project over the past three (3) years.
2. Has had recent extensive experience with sustainable design and construction projects.
3. Possesses extensive knowledge in building operation and maintenance training.
4. Possesses extensive experience with operation and trouble shooting of heating/ventilation/air conditioning (HVAC) systems and energy management systems.
5. Is knowledgeable in testing and balancing of various media systems.
6. Has experience with high performance system design and HVAC control strategy optimization.
7. Possesses excellent verbal and written communication skills; is highly organized; and is able to interact effectively with design professionals, owner and contractor's project management staff as well as technicians and tradesmen.
8. Has extensive experience in writing commissioning specifications.
9. Has staff designated for this project who are licensed by the State of Connecticut as Professional Engineers in mechanical or electrical engineering. Trade and contracting licensure is also desirable.
10. The Commissioning Agent staff shall be certified in building commissioning by the Building Commissioning Association or the Association of Energy Engineers.
11. The CxA shall be an integral part of the project team that includes the Architect/Engineer of record, DAS Project Management staff, the Construction Administrator, and the Construction Manager.
12. The CxA shall furnish a principal commissioning agent, project manager, engineers, architects, and other personnel to do work when directed in writing as hereinafter provided.
13. The CxA's staff assigned shall not be changed without DAS' prior written approval.

The CxA scope of services shall include, but not be limited to, the following summary of tasks. The Commissioning Agent (CxA) shall provide all commissioning services for this project in accordance with the requirements of *ASHRAE Guideline 0-2005*, the DAS *Capital Projects High Performance Buildings Guidelines* and the *Connecticut Building Standard Guidelines Compliance Manual for High Performance Buildings and NIBS Guideline 3-2012*.

**The Commissioning Process activities completed by the CxA during the Pre-Design Phase include:**

1. Develop and document the Owner's Project Requirements.
2. Develop the scope and budget for the Commissioning Process.
3. Develop the initial Commissioning Plan.
4. Develop an Issues Log and produce an Issues Report.
5. Prepare a Pre-Design Phase Commissioning Report.

**The Commissioning Process activities completed by the CxA during the Design Phase include:**

1. Document the Basis of Design in association with the design team.
2. Work with the project team to document adherence to the Owner's Project Requirements during design.
3. Verify and document the Basis of Design with regard to the Owner's Project Requirements.
4. Develop a Commissioning Plan encompassing the Design, Construction, Occupancy and Post Occupancy Phases. The plan will include, but not be limited to, the following:
  - a. Outline the commissioning responsibilities of the CxA, DAS, Client Agency, Construction Administrator, design team, CMR, and sub-contractors.
  - b. The plan will identify what systems are to be commissioned.
  - c. The plan will provide an overview of the method of verification and documentation that will be used during the commissioning process.
  - d. The plan will contain preliminary schedules for the commissioning of systems.
5. Determine the commissioning requirements and activities to include in the contract documents and coordinate integration into the contract documents, including writing the general commissioning specifications.
6. Perform design review of design documents at Schematic Design, Design Development, Contract Documents and Tracing and Masters submissions; provide reports.
7. Update the Issue Log and provide reports as necessary.
8. Prepare a Design Phase Commissioning Report.

**The Commissioning Process activities accomplished by the CxA during the Construction Phase include:**

1. Organize the Commissioning Process components and conduct a pre-bid and pre-construction meeting to review the commissioning requirements with the complete Commissioning Team.
2. Organize and conduct periodic commissioning team meetings necessary to plan, develop the scope of, coordinate, and schedule activities and resolve problems.
3. Review submittals concurrent with the design team's review. Analyze and critique mock-ups.
4. Develop specific test procedures, direct the execution of the tests by the contractors, and document the results of the tests.
  - a. These functional test procedures shall provide a detailed procedure of how the system shall be tested and a record sheet for recording the test results.
  - b. The test procedures shall be as explicit and exact as possible to ensure that the test can be easily repeated by more than one tester and the same results obtained.
5. Document the correction and retesting of noncompliant items by the contractors.



6. Develop pre-functional test Checklists and Verification of Completion forms for all equipment to be commissioned.
7. Work with contractors in completing Checklists and Verification forms. Track Checklist and Verification form completion.
8. Develop and implement a Quality Based Sampling plan to verify proper completion of all testing requirements.
9. Review contractor's Construction Checklists to verify that contractor's quality process is achieving the Owner's Project Requirements.
10. Review the Systems Manual for achieving the Owner's Project Requirements.
11. Review, pre-approve, and verify the training provided by the contractors.
12. Verify delivery of the Systems Manual.
13. Prepare a Construction Phase Commissioning Report.
14. Perform periodic on-site quality control inspections of the work in progress and verify compliance with the contract documents. Provide a written report with photographs for each site visit.

**The Commissioning Process activities accomplished by the CxA during the Pre-Occupancy Phase include:**

1. Verify that the project has met the requirements of the High Performance Building Standards set forth above, the Regulations.
2. Schedule and verify deferred and seasonal testing by the contractors.
3. Verify continuing training.
4. Review the warranties with the operations and maintenance staff.
5. Prepare a Pre-Occupancy Commissioning Report.

**The Commissioning Process activities accomplished by the CxA during Post-Occupancy Phase include:**

1. Analyze one year of occupied energy use data against the design energy model.
2. Document any adjustments made to equipment or building operations.
3. Conduct a post-occupancy survey of the building occupants.
4. Prepare a Post-Occupancy Commissioning Report.

**Systems to be provided with functional testing procedures shall include, but are not limited to, the following systems. It is incumbent on the CxA to provide for all building systems in the project including but not limited to:**

1. All air handling units and associated heating and cooling coils, etc.
2. All humidifiers
3. All exhaust fans
4. All return fans
5. All variable air volume (VAV) terminal units and associated reheat coils
6. All lab terminal units (supply and exhaust) and associated reheat coils
7. Chillers and all associated chilled water and condenser water pumps, etc.
8. Boiler, boiler combustion air fan, and all associated pumps, tanks, condensate pumps, etc.
9. All heat exchangers and associated pressure relief valves (PRVs)
10. Cooling towers
11. Chilled water distribution systems
12. Hot water heating distribution systems
13. Computer room air conditioning units and associated split system condensers

14. All unit heaters, cabinet heaters, etc.
15. Building automation and Direct Digital Controls and system interlocks
16. Emergency generator and associated transfer panels
17. Lighting control systems
18. Fire protection systems and equipment; fire alarm system interfaces with HVAC systems
19. Security Systems
20. Telecommunications Systems
21. Integrated life safety systems, alarms and devices
22. All lab fume hoods and bio-safety cabinets
23. Lab piping systems and lab gases
24. Lab vacuum pump
25. Lab air compressor
26. Pure water system generator and distribution system
27. Lab control system
28. All food service related building systems, hoods, fire suppression, life safety

**Building Envelope Commissioning:**

Envelope Commissioning Staff: The CxA shall provide staff that satisfy the following requirements:

Project Experience - at least 10 years of experience as an architect, contractor or related professional where they have direct hands on experience in dealing with the issues of roofing, waterproofing, opaque wall construction, entrances and glazing systems.

Demonstrable technical expertise in materials, systems and the building sciences as related to building enclosures.

Additional Staff: The CxA shall assign staff as appropriate for each project, as determined by mutual agreement of the CxA and DAS, who are licensed by the State of Connecticut as Professional Engineers in mechanical or electrical engineering.

In addition to the services provided under Building Systems Commissioning in Section 2, the CxA shall provide Building Envelope Commissioning services as detailed in the guidance documents referenced in Section 1.

Performance Objectives: The performance objectives required by the Owner for the building enclosure include the control of moisture, condensation, heat flow, air flow, water vapor flow, noise, fire, vibrations, energy migration, light, infrared radiation, ultraviolet radiation, structural performance, durability, resiliency, security, reliability, aesthetics, value, constructability, maintainability, and sustainability.

These services shall include, but are not limited to, the following for each phase of an assigned project:

Design Phase Activities:

Review of detailing, alternative building enclosure systems, plans and details for interface of the various enclosure systems, specifications.

Develop the envelope commissioning specifications and incorporate into the project specifications.

Develop criteria for performance of thermal analysis of the exterior envelope systems.

Provide advice on laboratory and field mock-ups of the envelope system.

Attend envelope component preconstruction meetings.

Attend design integration meetings associated with CT HPB.

Construction Phase Activities:

Perform periodic on-site quality control inspections of the work in progress and verify compliance with the contract documents. A written report with photographs will be prepared following each site visit.

Review submittals concurrent with the design team's review; analyze and critique applicable mock ups.

Monitor tests by contractors and sub-contractors, and document the results and prepare an Enclosure Test Records report.

- Requirements:
- Air leakage
  - Infrared imaging of roofing system
  - Static and dynamic water penetration
  - Sealant

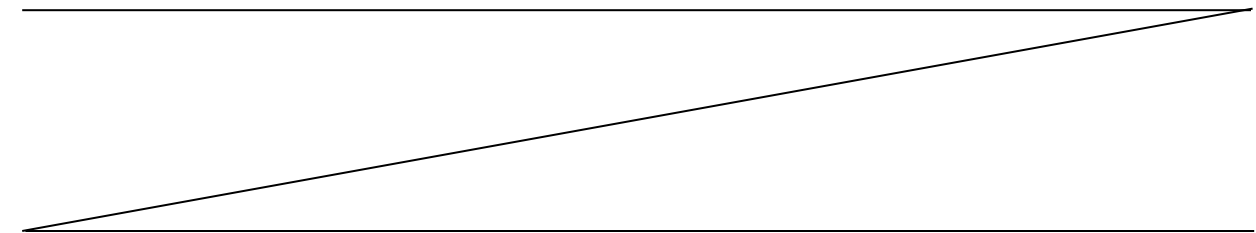
Post Construction Activities:

Prepare and deliver building enclosure preventative maintenance program including cyclical verification of building enclosure components with enforcement of warranty provisions.

Systems to be included in Building Envelope Commissioning:

Project specific lists of systems and equipment to be commissioned shall be developed for each project assigned. The systems to be provided with functional testing procedures shall include, but are not limited to, the following systems:

- Slab-on-grade
- Basement walls
- Roof systems
- Plaza decks over occupied spaces
- Opaque wall systems
- Glazed wall systems
- Entrances, soffits, and projections



**EXHIBIT D**  
**PHOTGRAPHIC AND VIDEO DOCUMENTATION SCOPE OF WORK**

The Construction Administrator shall provide web camera and photographic documentation services and is hereby authorized to engage the services of Construction Documentation of Connecticut, LLC d/b/a Multivista of Connecticut, 130 Business Park Drive, Armonk, NY 10501 to perform the duties as outlined below for this project. The Photographic and Video Documentation Provider may not be changed without DAS' prior written approval.

**A. Web Camera Hosting:**

Provide web camera hosting for the duration of the construction project. These services and equipment will include, but not be limited to:

1. Twenty-four (24) hours per day, seven (7) days a week live image stream.
2. Achieve static images every fifteen minutes between 6:00 a.m. and 6:00 p.m. local time, and perform live and historical reviews and time lapse video.
3. Camera stream re-broadcasting capable of supporting unlimited concurrent users as allowed on the available server bandwidth.
4. Provide one (1) Fixed Dome Camera.
5. Provide one (1) Cellular Connection Kit, including mounting brackets and power over internet hardware.
6. Provide one (1) 4G Modem.
7. Provide one (1) Multivista Camera Control System that allows for automatic power recycling and remote management.
8. Provide one (1) NEMA 4 rated composite enclosure.
9. Provide a three (3) year manufacturers warranty against defects for the camera and modem.
10. Provide On-line web hosting of the documentation on the Multivista website for the construction duration, accessible anywhere internet is available.
11. Provide password protected access to the Multivista web hosting site.

**Web Camera Hosting Fee:**

The fee for the web camera services shall be **Thirty-five Thousand Eight Hundred Seventeen Dollars (\$35,817.00)** and shall be paid as indicated below for the completion of the work specified when previously authorized in writing, and after the related work has been accepted by DAS. Said fee includes all subconsultants' fees and the Construction Administrator's overhead and profit.

- |    |   |                      |
|----|---|----------------------|
| A. | Initial Billing for purchase of webcam equipment, set up of platform and dedicated website:<br>Seven Thousand Three Hundred Sixty-One Dollars | (\$ 7,361.00)        |
| B. | Monthly Installments: (Six Hundred Dollars (\$600.00) X 42 Months):<br>Twenty-Five Thousand Two Hundred Dollars                               | <u>(\$25,200.00)</u> |
|    | Total Web Hosting Fee:  | \$32,561.00          |

**B. Photographic Documentation**

Provide photographic documentation for the duration of the construction project. These services and equipment will include, but not be limited to:

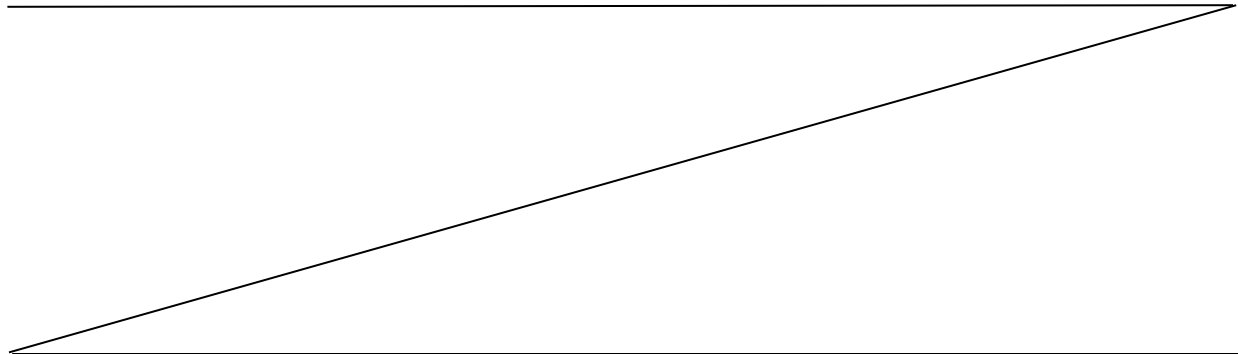
1. Provide a Site Survey, pre-construction photographs, to capture the site and its immediate surrounding areas to carefully memorialize existing conditions prior to the start of construction.

2. Provide Underground Plumbing Exact-Built photographs to capture the mechanical electrical and plumbing (MEP) under slab, on grade installation, prior to back fill, as directed by the Owner.
3. Provide five (5) three hundred sixty (360) degree interior progression photographs. Commence photographs on each level of the building at the time of substantial framing. Capture the milestones of the project as directed by the Owner.
4. Provide detailed interior MEP Exact-Built photographs to capture progression of the project. Commence photographs after rough-in of MEP systems is complete and prior to insulation and/or drywall or as directed by the Owner.
5. Take photographs at each site visit in a slideshow format to allow for the inclusion of images that do not fit into any regular monthly progression photographs.
6. Provide web-based platform accessible twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year.
7. Allow unlimited users to the web-based platform.
8. Allow unlimited upload of photos taken by on site personnel onto the Multivista web-based platform, with the ability to tag photos to the drawings, annotate, highlight, and email directly out of the platform.
9. Provide unlimited product support.
10. Provide on-site training, webex training and phone support.
11. Provide password protected and user access as determined by the Owner.

**Photographic Documentation Fee:**

The fee for the web camera services shall be **One Hundred Forty-four Thousand Nine Hundred Three** Dollars (\$144,903.00) and shall be paid as indicated below for the completion of the work specified when previously authorized in writing, and after the related work has been accepted by DAS. Said fee includes all subconsultants' fees and the Construction Administrator's overhead and profit.

- |  |                      |
|--|----------------------|
| A. Initial Billing for review of plans, strip plans, build website, attend meetings as necessary, and mobilization:    |                      |
| Thirty-two Thousand Nine Hundred Thirty-two Dollars and Fifty Cents  | (\$32,932.50)        |
| B. Monthly Installments: (Two Thousand Three Hundred Fifty-two Dollars and Thirty-two Cents (\$2,352.32) X 42 Months): |                      |
| Ninety-eight Thousand Seven Hundred Ninety-seven Dollars and Fifty Cents   | <u>(\$98,797.50)</u> |
| Total Photographic Documentation Fee:  | \$131,730.00         |





## Notice to Executive Branch State Contractors and Prospective State Contractors of Campaign Contribution and Solicitation Limitations

This notice is provided under the authority of Connecticut General Statutes §9-612 (f) (2) and is for the purpose of informing state contractors and prospective state contractors of the following law (italicized words are defined on the reverse side of this page).

### CAMPAIGN CONTRIBUTION AND SOLICITATION LIMITATIONS

No *state contractor, prospective state contractor, principal of a state contractor or principal of a prospective state contractor*, with regard to a *state contract or state contract solicitation* with or from a state agency in the executive branch or a quasi-public agency or a holder, or principal of a holder, of a valid prequalification certificate, shall make a contribution to (i) an exploratory committee or candidate committee established by a candidate for nomination or election to the office of Governor, Lieutenant Governor, Attorney General, State Comptroller, Secretary of the State or State Treasurer, (ii) a political committee authorized to make contributions or expenditures to or for the benefit of such candidates, or (iii) a party committee (which includes town committees).

In addition, no holder or principal of a holder of a valid prequalification certificate, shall make a contribution to (i) an exploratory committee or candidate committee established by a candidate for nomination or election to the office of State senator or State representative, (ii) a political committee authorized to make contributions or expenditures to or for the benefit of such candidates, or (iii) a party committee.

On and after January 1, 2011, no state contractor, prospective state contractor, principal of a state contractor or principal of a prospective state contractor, with regard to a state contract or state contract solicitation with or from a state agency in the executive branch or a quasi-public agency or a holder, or principal of a holder of a valid prequalification certificate, shall **knowingly solicit** contributions from the state contractor's or prospective state contractor's employees or from a *subcontractor or principals of the subcontractor* on behalf of (i) an exploratory committee or candidate committee established by a candidate for nomination or election to the office of Governor, Lieutenant Governor, Attorney General, State Comptroller, Secretary of the State or State Treasurer, (ii) a political committee authorized to make contributions or expenditures to or for the benefit of such candidates, or (iii) a party committee.

### DUTY TO INFORM

State contractors and prospective state contractors are required to inform their principals of the above prohibitions, as applicable, and the possible penalties and other consequences of any violation thereof.

### PENALTIES FOR VIOLATIONS

Contributions or solicitations of contributions made in violation of the above prohibitions may result in the following civil and criminal penalties:

**Civil penalties**—Up to \$2,000 or twice the amount of the prohibited contribution, whichever is greater, against a principal or a contractor. Any state contractor or prospective state contractor which fails to make reasonable efforts to comply with the provisions requiring notice to its principals of these prohibitions and the possible consequences of their violations may also be subject to civil penalties of up to \$2,000 or twice the amount of the prohibited contributions made by their principals.

**Criminal penalties**—Any knowing and willful violation of the prohibition is a Class D felony, which may subject the violator to imprisonment of not more than 5 years, or not more than \$5,000 in fines, or both.

### CONTRACT CONSEQUENCES

In the case of a state contractor, contributions made or solicited in violation of the above prohibitions may result in the contract being voided.

In the case of a prospective state contractor, contributions made or solicited in violation of the above prohibitions shall result in the contract described in the state contract solicitation not being awarded to the prospective state contractor, unless the State Elections Enforcement Commission determines that mitigating circumstances exist concerning such violation.

The State shall not award any other state contract to anyone found in violation of the above prohibitions for a period of one year after the election for which such contribution is made or solicited, unless the State Elections Enforcement Commission determines that mitigating circumstances exist concerning such violation.

Additional information may be found on the website of the State Elections Enforcement Commission, [www.ct.gov/seec](http://www.ct.gov/seec). Click on the link to "Lobbyist/Contractor Limitations."

## CONNECTICUT STATE ELECTIONS ENFORCEMENT COMMISSION

Rev. 07/18

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## DEFINITIONS

“State contractor” means a person, business entity or nonprofit organization that enters into a state contract. Such person, business entity or nonprofit organization shall be deemed to be a state contractor until December thirty-first of the year in which such contract terminates. “State contractor” does not include a municipality or any other political subdivision of the state, including any entities or associations duly created by the municipality or political subdivision exclusively amongst themselves to further any purpose authorized by statute or charter, or an employee in the executive or legislative branch of state government or a quasi-public agency, whether in the classified or unclassified service and full or part-time, and only in such person's capacity as a state or quasi-public agency employee.

“Prospective state contractor” means a person, business entity or nonprofit organization that (i) submits a response to a state contract solicitation by the state, a state agency or a quasi-public agency, or a proposal in response to a request for proposals by the state, a state agency or a quasi-public agency, until the contract has been entered into, or (ii) holds a valid prequalification certificate issued by the Commissioner of Administrative Services under section 4a-100. “Prospective state contractor” does not include a municipality or any other political subdivision of the state, including any entities or associations duly created by the municipality or political subdivision exclusively amongst themselves to further any purpose authorized by statute or charter, or an employee in the executive or legislative branch of state government or a quasi-public agency, whether in the classified or unclassified service and full or part-time, and only in such person's capacity as a state or quasi-public agency employee.

“Principal of a state contractor or prospective state contractor” means (i) any individual who is a member of the board of directors of, or has an ownership interest of five per cent or more in, a state contractor or prospective state contractor, which is a business entity, except for an individual who is a member of the board of directors of a nonprofit organization, (ii) an individual who is employed by a state contractor or prospective state contractor, which is a business entity, as president, treasurer or executive vice president, (iii) an individual who is the chief executive officer of a state contractor or prospective state contractor, which is not a business entity, or if a state contractor or prospective state contractor has no such officer, then the officer who duly possesses comparable powers and duties, (iv) an officer or an employee of any state contractor or prospective state contractor who has *managerial or discretionary responsibilities with respect to a state contract*, (v) the spouse or a *dependent child* who is eighteen years of age or older of an individual described in this subparagraph, or (vi) a political committee established or controlled by an individual described in this subparagraph or the business entity or nonprofit organization that is the state contractor or prospective state contractor.

“State contract” means an agreement or contract with the state or any state agency or any quasi-public agency, let through a procurement process or otherwise, having a value of fifty thousand dollars or more, or a combination or series of such agreements or contracts having a value of one hundred thousand dollars or more in a calendar year, for (i) the rendition of services, (ii) the furnishing of any goods, material, supplies, equipment or any items of any kind, (iii) the construction, alteration or repair of any public building or public work, (iv) the acquisition, sale or lease of any land or building, (v) a licensing arrangement, or (vi) a grant, loan or loan guarantee. “State contract” does not include any agreement or contract with the state, any state agency or any quasi-public agency that is exclusively federally funded, an education loan, a loan to an individual for other than commercial purposes or any agreement or contract between the state or any state agency and the United States Department of the Navy or the United States Department of Defense.

“State contract solicitation” means a request by a state agency or quasi-public agency, in whatever form issued, including, but not limited to, an invitation to bid, request for proposals, request for information or request for quotes, inviting bids, quotes or other types of submittals, through a competitive procurement process or another process authorized by law waiving competitive procurement.

“Managerial or discretionary responsibilities with respect to a state contract” means having direct, extensive and substantive responsibilities with respect to the negotiation of the state contract and not peripheral, clerical or ministerial responsibilities.

“Dependent child” means a child residing in an individual's household who may legally be claimed as a dependent on the federal income tax of such individual.

“Solicit” means (A) requesting that a contribution be made, (B) participating in any fundraising activities for a candidate committee, exploratory committee, political committee or party committee, including, but not limited to, forwarding tickets to potential contributors, receiving contributions for transmission to any such committee, serving on the committee that is hosting a fundraising event, introducing the candidate or making other public remarks at a fundraising event, being honored or otherwise recognized at a fundraising event, or bundling contributions, (C) serving as chairperson, treasurer or deputy treasurer of any such committee, or (D) establishing a political committee for the sole purpose of soliciting or receiving contributions for any committee. Solicit does not include: (i) making a contribution that is otherwise permitted by Chapter 155 of the Connecticut General Statutes; (ii) informing any person of a position taken by a candidate for public office or a public official, (iii) notifying the person of any activities of, or contact information for, any candidate for public office; or (iv) serving as a member in any party committee or as an officer of such committee that is not otherwise prohibited in this section.

“Subcontractor” means any person, business entity or nonprofit organization that contracts to perform part or all of the obligations of a state contractor's state contract. Such person, business entity or nonprofit organization shall be deemed to be a subcontractor until December thirty first of the year in which the subcontract terminates. “Subcontractor” does not include (i) a municipality or any other political subdivision of the state, including any entities or associations duly created by the municipality or political subdivision exclusively amongst themselves to further any purpose authorized by statute or charter, or (ii) an employee in the executive or legislative branch of state government or a quasi-public agency, whether in the classified or unclassified service and full or part-time, and only in such person's capacity as a state or quasi-public agency employee.

“Principal of a subcontractor” means (i) any individual who is a member of the board of directors of, or has an ownership interest of five per cent or more in, a subcontractor, which is a business entity, except for an individual who is a member of the board of directors of a nonprofit organization, (ii) an individual who is employed by a subcontractor, which is a business entity, as president, treasurer or executive vice president, (iii) an individual who is the chief executive officer of a subcontractor, which is not a business entity, or if a subcontractor has no such officer, then the officer who duly possesses comparable powers and duties, (iv) an officer or an employee of any subcontractor who has managerial or discretionary responsibilities with respect to a subcontract with a state contractor, (v) the spouse or a dependent child who is eighteen years of age or older of an individual described in this subparagraph, or (vi) a political committee established or controlled by an individual described in this subparagraph or the business entity or nonprofit organization that is the subcontractor.



Department of Revenue Services  
 State of Connecticut  
 Taxpayer Services Division  
 25 Sigourney St Ste 2  
 Hartford CT 06106-5032  
 (Rev. 07/09)

# CERT-134

## Exempt Purchases by Qualifying Governmental Agencies

**General Purpose:** Qualifying governmental agencies must issue this certificate to retailers when purchasing tangible personal property or enumerated services. For purposes of this certificate, qualifying governmental agencies include:

- The United States and its agencies;
- The State of Connecticut or its political subdivisions or their agencies;
- Certain other entities exempt under Connecticut law; and
- Persons acting as agents for any of these entities.

A qualifying governmental agency may use this certificate to purchase any tangible personal property for resale at any one of five fundraising or social events of a day's duration during any calendar year. The event must be exempt from tax under Conn. Gen. Stat. §12-412(94). Otherwise, governmental agencies are not allowed to purchase tangible personal property for resale with this certificate. See **Special Notice 98(11)**, *Exemption From Sales and Use Taxes of Sales by Nonprofit Organizations at Fundraising or Social Events*.

**Statutory Authority:** Conn. Gen. Stat. §12-412(1)(A)

**Instructions for the Purchaser:** An authorized person acting on behalf of a qualifying governmental agency must issue and sign this certificate to advise the seller of tangible personal property or taxable services that sales and use taxes do not apply to the purchase. The purchases must be made by the qualifying governmental agency using the agency's own funds.

Purchases made by individual employees who will be reimbursed by a qualifying governmental agency **do not** qualify for exemption under any circumstances, even if the purchases are made in the employee's official capacity.

If a purchaser other than an agency of the U.S. or the State of Connecticut, not named on the reverse of this certificate, is expressly exempted from state sales and use taxes by a federal or Connecticut statute, the purchaser must identify the exempting statute on the reverse of this certificate. If a purchaser is not expressly exempted by a federal statute, but believes it is exempt by reason of federal law, it must request a letter from the Department of Revenue Services (DRS) (address above) acknowledging the exempt status and attach a copy of the letter to this certificate.

**Purchases of Meals and Lodging:** In general, qualifying governmental agencies may **not** use this certificate to purchase meals and lodging, but must get preapproval from DRS for these purchases, and use **CERT-112**, *Exempt Purchase of Meals and Lodging by Exempt Entities*, or **CERT-123**, *Blanket Certificate for Exempt Qualifying Purchases of Meals or Lodging by an Exempt Entity*.

However, a qualifying governmental agency may purchase meals tax exempt using this certificate, without prior approval from DRS, when it will resell the meals at one of five fundraising or social events per year exempt under Conn. Gen. Stat. §12-412(94). See **Policy Statement 2003(4)**, *Purchases of Meals or Lodging by Exempt Entities*.

**Federal Government Purchases Not Requiring This Certificate:** The federal government has implemented the "GSA SmartPay" program, which uses four categories of cards: Fleet, Purchase, Travel, and Integrated Cards. Federal employees may purchase tangible personal property and services, including meals and lodging, tax exempt when using GSA SmartPay cards, if the purchases are billed to and paid by the federal government. U.S. government agencies making tax-exempt purchases using GSA SmartPay cards are not required to use any DRS certificates or to get preapproval for purchases. Some GSA SmartPay purchases **do not** qualify for exemption. See **Policy Statement 2009(2)**, *Retailer's Acceptance of U.S. Government "GSA SmartPay 2" Charge Cards for Exempt Purchases*.

**Instructions for Agents Making Purchases for Qualifying Governmental Agencies:** A person acting as the agent of a qualifying governmental agency making purchases of tangible personal property or enumerated services must issue this certificate to notify the seller sales and use taxes do not apply to the charges for the purchases.

The agent must:

- Complete and sign this certificate **as the purchaser**;
- Attach a copy of the document from the qualifying governmental agency that expressly designates the person as the agent for purchasing the types of goods or services being purchased; and
- Claim an exemption only on purchases of goods or services used exclusively by the qualifying governmental agency.

Keep a copy of this certificate, the documents attached, and records that substantiate the information entered on this certificate for at least six years from the date this certificate is issued.

**Instructions for the Seller:** Acceptance of this certificate, when properly completed and accompanied by any other required documents, relieves the seller from the burden of proving the sale and the storage, use, or consumption of the tangible personal property or taxable services are not subject to sales and use taxes. This certificate is valid only if taken in good faith from a person who is authorized to furnish it to the seller on behalf of a qualifying governmental agency. The good faith of the seller will be questioned if the seller has knowledge of facts that give rise to a reasonable inference the purchaser is not a qualifying governmental agency or an agent of a qualifying governmental agency or the items purchased will not be used exclusively by or on behalf of the qualifying governmental agency.

Keep this certificate, the documents attached, and bills or invoices to the purchaser for at least six years from the date the items or services were purchased. The bills, invoices, or records covering the purchase made under this certificate must be marked "Exempt Under CERT-134" to indicate an exempt purchase has occurred.

This certificate may be used for a single exempt purchase, in which case the box marked "Certificate for One Purchase Only" must be checked. This certificate may also be used for a continuing line of exempt purchases, in which case the box marked "Blanket Certificate" must be checked. It remains in effect for three years unless the purchaser revokes it in writing before the three-year period expires. CERT-134 may not be used as a blanket certificate for purchases of tangible personal property for resale at any one of five fundraising or social events per calendar year exempt under Conn. Gen. Stat. §12-412(94).

A qualifying governmental agency must pay for its exempt purchases with a check drawn on its own account or with a credit card issued in its own name (and not in the name of any of its members or officers). An exempt purchase of \$10 or less may be made using cash, as long as the purchase is made with the qualifying governmental agency's own funds, except a blanket certificate may not be used for cash purchases.

**For More Information:** Call Taxpayer Services at **1-800-382-9463** (Connecticut calls outside the Greater Hartford calling area only) or **860-297-5962** (from anywhere). **TTY, TDD, and Text Telephone users** only may transmit inquiries 24 hours a day by calling **860-297-4911**. Visit the DRS website at **www.ct.gov/DRS** to preview and download forms and publications.



Purchaser is:

- United States \_\_\_\_\_  State of Connecticut 06-6000798 DAS23000  
 Name of agency Name of agency (List exemption number, if any.)
- Federal credit union \_\_\_\_\_  Connecticut municipality \_\_\_\_\_  
 Name of credit union Town or district and agency
- Other entity exempted by Connecticut law \_\_\_\_\_  
 Name of entity Exempting Connecticut statute
- Other entity exempted by federal law \_\_\_\_\_  
 Name of entity Exempting federal statute  
 or check box if acknowledgment letter from DRS is attached.

 Connecticut Development Authority Agent of a qualifying governmental agency listed above (Attach documentation of appointment as agent.)

Name of agent: \_\_\_\_\_

Agent's CT Tax Registration Number: \_\_\_\_\_ Agent's Federal Employer ID Number: \_\_\_\_\_

Name of qualifying governmental agency: \_\_\_\_\_

Appointed agent for making the following types of purchases: \_\_\_\_\_

Address of purchaser: \_\_\_\_\_

Name of seller <b>Arcadis U.S., Inc.</b>	Address <b>213 Court Street, Suite 700, Middletown, CT 06457</b>	CT Tax Registration Number (If none, explain.)
		Federal Employer ID Number

Check one box:

- Blanket certificate (CERT-134 may not be used as a blanket certificate for purchases of tangible personal property for resale at any one of five fundraising or social events per calendar year exempt under Conn. Gen. Stat. §12-412(94). See below.)
- Certificate for one purchase only
- Purchases that qualify for exemption under Conn. Gen. Stat. §12-412(94). Indicate the number of prior fundraising or social events during this calendar year for which you claimed exemption under Conn. Gen. Stat. §12-412(94): \_\_\_\_\_

Check the appropriate box(es) and provide a written description of each item purchased:

- Tangible personal property  Taxable services

Description:

**Provide Construction Administration Services under DAS Contract No. BI-RT-889-CA****Declaration by Purchaser**

The item(s) described above are tangible personal property or services being purchased under the exemption provided in Conn. Gen. Stat. §12-412(1)(A) or other applicable statute. The purchase of these items is exempt from sales and use taxes.

I declare under penalty of law that I have examined this certificate (including any accompanying schedules and statements) and, to the best of my knowledge and belief, it is true, complete, and correct. I understand the penalty for willfully delivering a false return to DRS is a fine of not more than \$5,000 or imprisonment for not more than five years, or both.

State of Connecticut, Department of Administrative Services, 450 Columbus Boulevard, Hartford, CT 06103

By:  \_\_\_\_\_  
 59274CBDCF1A41C... Deputy Commissioner 5/26/2021  
 Signature of authorized person Title Date

If the purchaser is an entity exempted under Connecticut law other than Conn. Gen. Stat. §12-412(1)(A), I have entered the citation of the exempting law above. If the purchaser is an entity exempted under federal law, I have entered the citation of the exempting law above, or, if there is no specific statutory authority, I have attached a copy of the letter from DRS acknowledging the exempt status.

If the purchaser is an agent of a qualifying governmental agency, I have attached a copy of the document from the qualifying governmental agency expressly designating the purchaser as agent.



DEPARTMENT OF ADMINISTRATIVE SERVICES

June 17, 2021

Bullard Havens Technical High School  
Bridgeport, Connecticut  
Project Number: BI-RT-889  
**Contract Number: BI-RT-889-CA**

Mr. Brian Oblon  
Arcadis U.S., Inc.  
213 Court Street, Suite 700  
Middletown, CT 06457

Dear Mr. Oblon:

Your **Standard Fixed Fee Construction Administration Contract** dated **May 25, 2021**, for professional services for the subject project, has been fully executed and approved by all concerned parties. We are forwarding herewith a copy of this contract. Do not proceed with the contract work until you receive written notice to proceed from the Department of Administrative Services (DAS) project manager assigned to this project.

Attached is Department of Revenue Services CERT-134. This certificate should be referenced when indicating that the Connecticut Sales and Use Tax does NOT apply to the subject project.

All invoices must be directed to the DAS Project Manager who is assigned to the project. Please submit invoices on your letterhead that include the following information:

- Vendor's name and remittance address, Vendor's FEIN or SSN
- Invoice date, Contract/Project name and number
- Section(s) of the contract to which the bill relates and the amount billed

If you should have any questions in regard to the above, please contact the DAS Project Manager assigned to this project, Barbara Cosgrove, at [Barbara.Cosgrove@ct.gov](mailto:Barbara.Cosgrove@ct.gov).

Sincerely,

*Cathy Phelps*

Cathy Phelps  
Legal Services Unit

Enclosures: Contract No. BI-RT-889-CA  
CERT-134

cc: DAS Office of Legal Affairs, Policy and Procurement, w/copy of contract  
Craig Russell, Director, Construction Support Services, w/copy of contract  
Glenn Knapsack, DAS Project Accounting w/copy of contract  
Barbara Cosgrove, DAS Project Manager, w/copy of contract  
Peter McClure, DAS ADPM, w/copy of contract  
Randy Daigle, DAS Process Management, w/copy of contract

*Affirmative Action/Equal Opportunity Employer*

OFFICE OF LEGAL AFFAIRS, POLICY AND PROCUREMENT  
450 Columbus Boulevard, Suite 1307, Hartford, CT 06103