



# Senate

General Assembly

**File No. 9**

January Session, 2001

Substitute Senate Bill No. 794

*Senate, February 21, 2001*

The Committee on Government Administration and Elections reported through SEN. FONFARA of the 1st Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

## **AN ACT CONCERNING CONSULTANTS ON STATE PROJECTS AND THE DEMOLITION OF STATE FACILITIES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subdivision (4) of section 4b-24 of the general statutes is  
2 repealed and the following is substituted in lieu thereof:

3 (4) The commissioner may designate projects to be accomplished on  
4 a total cost basis for (A) new facilities to provide for the substantial  
5 space needs of a requesting agency, [or] (B) the installation of  
6 mechanical or electrical equipment systems in existing state facilities,  
7 or (C) the demolition of any state facility that the commissioner is  
8 authorized to demolish under the general statutes. If the commissioner  
9 designates a project as a designated total cost basis project, the  
10 commissioner may enter into a single contract with a private developer  
11 which [includes] may include such project elements as site acquisition,  
12 [if applicable,] architectural design and construction. All contracts for

13 such designated projects shall be based on competitive proposals  
14 received by the commissioner, who shall give notice of such project,  
15 and specifications [therefor] for the project, by advertising, at least  
16 once, in a newspaper having a substantial circulation in the area in  
17 which such project is to be located. The commissioner shall determine  
18 all other requirements and conditions for such proposals and awards  
19 and shall have sole responsibility for all other aspects of such contracts.  
20 [If applicable, such] Such contracts shall state clearly the  
21 responsibilities of the developer to deliver a completed and acceptable  
22 [facility] product on a date certain, the maximum cost of the project  
23 and, as a separate item, the cost of site acquisition, if applicable. No  
24 such contract may be entered into by the commissioner without the  
25 prior approval of the State Properties Review Board and unless  
26 funding has been authorized pursuant to the general statutes or a  
27 public or special act.

28 Sec. 2. Subsection (g) of section 4b-55 of the general statutes is  
29 repealed and the following is substituted in lieu thereof:

30 (g) "Project" means any state program requiring consultant services  
31 if (1) the cost of such services is estimated to exceed fifty thousand  
32 dollars or, in the case of a constituent unit of the state system of higher  
33 education, the cost of such services is estimated to exceed three  
34 hundred thousand dollars, [or] and (2) the construction costs in  
35 connection with such program are estimated to exceed five hundred  
36 thousand dollars; or, in the case of a constituent unit of the state  
37 system of higher education, other than The University of Connecticut,  
38 the construction costs in connection with such program are estimated  
39 to exceed two million dollars.

**GAE** JOINT FAVORABLE SUBST.

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

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**OFA Fiscal Note**

**State Impact:** None (Bond Funds)

**Affected Agencies:** Department of Public Works

**Municipal Impact:** None

**Explanation**

**State Impact:**

As this bill would formalize a current practice of the agency, there would be no additional funding required as a result of the adoption of this bill.

**OLR Bill Analysis**

sSB 794

***AN ACT CONCERNING CONSULTANTS ON STATE PROJECTS  
AND THE DEMOLITION OF STATE FACILITIES.*****SUMMARY:**

This bill expands the public works commissioner's authority to select project consultants without sending out a request for proposals or going through a formal selection process.

It also authorizes him to award demolition contracts to a single contractor most qualified to perform all phases of the project rather than to the lowest responsible qualified bidder for each project component. He may already award new construction contracts and contracts for installing mechanical or electrical equipment systems on this so-called "total cost basis."

Like the other contracts awarded on a total cost basis, the (1) demolition contracts must be based on competitive proposals and pre-approved by the State Properties Review Board, (2) legislature must have authorized funds for contract, and (3) commissioner is solely responsible for determining the contractor best qualified to do the work.

EFFECTIVE DATE: October 1, 2001

**CHOOSING CONSULTANTS**

The bill allows the commissioner to select project consultants from an informal list for higher education construction projects above \$2 million and all other projects above \$500,000 as long as actual consultant costs remain at \$300,000 or less in higher education projects and \$50,000 or less in all other projects. By law, "consultants" are registered or licensed architects, professional engineers, landscape architects, land surveyors, accountants, interior designers,

environmental professionals, and construction administrators, planners, construction managers, and financial specialists.

**COMMITTEE ACTION**

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 18    Nay 0