



General Assembly

January Session, 2001

Raised Bill No. 1422

LCO No. 4903

Referred to Committee on Government Administration and Elections

Introduced by:
(GAE)

AN ACT CONCERNING THE RETENTION OF AN OWNER'S REPRESENTATIVE FOR CERTAIN LARGE CAPITAL PUBLIC BUILDING CONTRACTS.

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

1 Section 1. (NEW) As used in this section:

2 (1) "Owner's representative" means a consulting firm that provides
3 the overall management and coordination services needed to control
4 the cost, schedule and quality of the planning, designing, construction
5 and occupancy of a public building project. Said management and
6 coordination services may include, but are not limited to, (A) the
7 following predesign services: Existing facilities analysis, renovation
8 versus new construction analysis, site evaluation and selection, budget
9 and schedule master planning, risk identification and allocation and
10 design and construction contract evaluation; (B) the following design
11 services: Architect and engineer team management, cost estimating
12 and cost control, value engineering and life-cycle cost analysis,
13 governmental agency approvals, constructability analysis and
14 furniture, fixture and equipment coordination; (C) the following

15 construction services: On-site construction observation and
16 documentation, construction schedule and budget management, daily
17 activity documentation for status reports, change order evaluation and
18 negotiation and close-out coordination; and (D) the following
19 occupancy services: Move-in schedule and owner's staff training and
20 coordination.

21 (2) "Quasi public agency" has the same meaning as "quasi-public
22 agency", as defined in section 1-120 of the general statutes.

23 (3) "State agency" means an officer, department, board, council,
24 commission, institution or other agency of the executive, judicial or
25 legislative branch of state government.

26 Sec. 2. (NEW) (a) For each capital project for the construction,
27 alteration or repair of one or more buildings by a state agency or a
28 quasi-public agency, having a total cost of more than ten million
29 dollars, the agency shall retain an owner's representative to manage
30 and coordinate the planning, designing, construction and occupancy of
31 the project.

32 (b) Each owner's representative for a Department of Public Works
33 project shall be retained in accordance with the procedure set forth in
34 sections 4b-56 to 4b-58, inclusive, of the general statutes for the
35 retention of a consultant. Each owner's representative for a project
36 supervised by another state agency shall also be retained in accordance
37 with the procedures set forth in said sections 4b-56 to 4b-58, inclusive,
38 except that (1) the executive head of such supervising agency shall
39 establish an owners' representative selection panel in lieu of the
40 construction services selection panel required under said sections 4b-
41 56 to 4b-58, inclusive, and (2) the executive head of such supervising
42 agency, in lieu of the Commissioner of Public Works, shall negotiate a
43 contract with an owners' representative.

44 Sec. 3. This act shall take effect July 1, 2001.

GAE *Joint Favorable*