



General Assembly

January Session, 2021

**Committee Bill No. 6327**

LCO No. 4481



Referred to Committee on GOVERNMENT ADMINISTRATION  
AND ELECTIONS

Introduced by:  
(GAE)

**AN ACT CONCERNING THE APPROVAL OF AMENDMENTS TO  
TOTAL COST BASIS CONSTRUCTION STATE CONTRACTS.**

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

1 Section 1. Subsection (b) of section 4b-24b of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective October*  
3 *1, 2021*):

4 (b) The commissioner may designate projects to be accomplished on  
5 a total cost basis for (1) new facilities to provide for the substantial space  
6 needs of a requesting agency, (2) the installation of mechanical or  
7 electrical equipment systems in existing state facilities, or (3) the  
8 demolition of any state facility that the commissioner is authorized to  
9 demolish under the general statutes. If the commissioner designates a  
10 project as a designated total cost basis project, the commissioner may  
11 enter into a single contract with a private developer which may include  
12 such project elements as site acquisition, architectural design and  
13 construction. The commissioner shall select a private developer from  
14 among the developers who are selected and recommended by the award  
15 panels established in this subdivision. All contracts for such designated

16 projects shall be based on competitive proposals received by the  
 17 commissioner, who shall give notice of such project, and specifications  
 18 for the project, by posting notice on the State Contracting Portal. No  
 19 contract which includes the construction, reconstruction, alteration,  
 20 remodeling, repair or demolition of any public building for work by the  
 21 state for which the total cost is estimated to be more than five hundred  
 22 thousand dollars may be awarded to a person who is not prequalified  
 23 for the work in accordance with section 4a-100. The commissioner shall  
 24 determine all other requirements and conditions for such proposals and  
 25 awards and shall have sole responsibility for all other aspects of such  
 26 contracts. Such contracts shall state clearly the responsibilities of the  
 27 developer to deliver a completed and acceptable product on a date  
 28 certain, the maximum cost of the project and, as a separate item, the cost  
 29 of site acquisition, if applicable. No such contract may be entered into  
 30 by the commissioner without the prior approval of the State Properties  
 31 Review Board and unless funding has been authorized pursuant to the  
 32 general statutes or a public or special act. The approval of the State  
 33 Properties Review Board shall not be required for any amendment to  
 34 such contract that is within the scope and character of the original  
 35 project under such contract, provided the amendment is approved by  
 36 the commissioner.

|   |                 |           |
|---|-----------------|-----------|
| This act shall take effect as follows and shall amend the following sections: |                 |           |
| Section 1   | October 1, 2021 | 4b-24b(b) |

**Statement of Purpose:**

To not require the approval of the State Properties Review Board for certain amendments to total cost basis construction contracts.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*

Co-Sponsors: REP. FOX, 148th Dist.

H.B. 6327

