

Operations Memorandum

То:	New Haven Board of Education Finance and Operations Committee
From:	Michael J. Pinto, COO
Date:	July 20, 2020
Re:	F&O Agenda Item Request/Approval
	Agreement with Gilbane for Program Management Services

Contractor Name: Gilbane Building Company

Contractor Address: 7 Jackson Walkway, Providence, RI 02903

Is the contractor a Minority or Women Owned Small Business? $\rm N/A$

Renewal or Award of Contract/Agreement? Renewal Agreement

Total Amount of Contract/Agreement and the Hourly or Service Rate: An amount not to exceed \$145,916.

Contract or Agreement #:

Funding Source & Account #: Various School Construction Project Accounts The cost of the Program Management contract is funded from the school construction grants accounts and is reimbursed by the State at the individual project reimbursement rates.

Key Questions: (Please have someone ready to discuss the details of each question during the Finance & Operations meeting or this proposal might not be advanced for consideration by the full Board of Education):

1. What specific service will the contractor provide:

The contractor provides substantial progress with the management of the overall design, construction, and cost reimbursement process and New Haven School Construction Program continues to be recognized regionally for its overall scope and accomplishments.

2. How was the contractor selected? Quotes? RFP? Sealed Bid or Sole Source? <u>Please</u> <u>describe the selection process</u> including other sources considered and the rationale for selecting this method of selection:

The contract for Program Management services was initiated in July 2016 following a Request for Qualifications by the City Purchasing Department. Which has been amended from time to time, as needed.

- 3. If this is a renewal with a current vendor, has the vendor's performance been satisfactory under the existing contract or agreement?
- 4. If this Contract/Agreement is a Renewal has cost increased? If yes, by how much? The contract value has decreased to the amount \$145,916.00.
- 5. If this Contractor is New has cost for service increased from previous years? If yes, by how much? $\rm N/A$
- 6. Is this a service existing staff could provide? Why or why not? The contractor has been in a good standing relationship with the New Haven Public Schools 1998, and during that time has implemented and continue to refine the contracting approach for design and construction management services for NHPS.



June 26, 2020

Atty. John Hawley Gilbane Building Company 7 Jackson Walkway Providence, RI 02903

Dear Attorney. Hawley:

I am writing you as we have received your proposal and found it reasonable for upcoming year. To confirm your interest in renewing your contract with the Board of Education with the management of the overall design, construction, and cost reimbursement process and New Haven School Construction Program.

If you are interested in renewing your contract with us, kindly submit your proposal, including specific areas of services to be rendered. We will be submitting for the next Finance & Operations Committee Meeting for review.

Please respond to this communication confirming the understanding of the agreement. Also include a Certificate of Liability Insurance and a completed copy of the attached Disclosure Affidavit.

Should you have any questions or concerns, please feel free to contact me at any time to discuss in more detail.

You may submit our proposal letter via email to me at <u>Michael.pinto@nhboe.net</u>. Please copy Salina Manning at <u>Salina.Manning@new-haven.k12.ct.us</u> on all correspondence. Please submit your letter of proposal and supporting documentation no later than 5:00pm on July 1, 2020.

Thank you for your consideration of this opportunity. We look forward to your confirmation.

Very truly yours,

Michael J. Pinto

Enclosure

	NEW HAVEN SCHOOLS MANAGEMENT STAFF		2016 Co Option 2019-	Year 3	Actual Hours/ Cost	Unused Portion (credit) proposed	
ITEM #	POSITIONS	PERSON					
PROGRA	M ADMINISTRATION		HOURS	\$'S			
1	PROGRAM DIRECTOR	BOB LYNN	248	\$41,664	194	(9,072)	
3	PROGRAM MANAGER	TOM SMITH	2,080	\$218,400	1,620	(48,300)	
11	PROGRAM FINANCIAL & ACCOUNTING	LAURA TRYON & GLORIA TALLION	520	\$49,140	730	19,798	
15	TECHNICAL & CLERICAL SUPPORT	NANCY COTTRELL	1,176	\$80,262	1,438	17,882	
17	MANAGER OF ENGINEERING	WEB GROUTEN	416	\$68,750	215	(33,218)	
		PAUL GIANQUINTO			107	12,305	
		SUBTOTAL- ONSITE PM STAFF	4,440	\$458,216		(40,605)	
HOME OF	FICE SUPPORT & REIMBURSABLE SERVICES] Γ					
22	SUPPORT SERVICES	HOME OFFICE SUPPORT		\$28,600	\$28,600	0	
23	REIMBURSABLE PR EXPENSES	PRINTING, PHONE, CEREMONIES		\$45,980		(42,480)	
24 PROGRAM ACCOUNTING		VARIOUS GILBANE (ACCOUNTING)		\$10,000	\$10,000	0	
		SUBTOTAL-HOME OFFICE SUPPORT		\$84,580		(42,480)	
		TOTALS		\$542,796		(83,085)	
OTHER S	TAFF SUPPORT COSTS] Γ					
25	COMPUTERS, MIS, WEBSITE SUPPORT			\$26,221	\$23,861	(2,360)	
26	VEHICLES			\$9,776	\$8,896	(880)	
27	PM OFFICE SPACE / SUPPLIES			\$157,936	\$143,722	(14,214)	
		SUBTOTAL		\$193,933		(17,454)	
	GILBA	NE BASIC SERVICES ESTIMATED TOTALS		\$736,729	Credit	(100,539)	
GILBA	NE OPTIONAL SERVICES	ENTITY					
28							
29	GILBANE eTOP SERVICES (1 SCHOOL)						
30	ENROLLMENT PROJECTIONS (PROWDA)	OUTSIDE CONSULTANTS					
		TOTAL OPTIONAL SERVICES					
		TOTAL GILBANE PM SERVICES		\$736,729	New total	\$636,190	

	NEW HAVEN SCHOOLS MANAGEMENT STAFF	Option	ontract Year 3 -2020	c	option \ 2020-2						
ITEM #	POSITIONS	PERSON									
PROGRA	M ADMINISTRATION		HOURS	\$'S	HOURS	Rate	s \$'S		WKS	HRS	TOTAL
1	PROGRAM DIRECTOR	BOB LYNN	248	\$41,66	4	0	\$	0			
2	PROGRAM MANAGER	TOM SMITH	2,080	\$218,40	0 41	6 \$ 1	10 \$45,76	0 Full year	52	8	416
3	PROGRAM FINANCIAL & ACCOUNTING	LAURA TRYON	520	\$49,14	0 10	4 \$	99 \$10,29	6 Full year	52	2	104
4	PROGRAM FINANCIAL & ACCOUNTING	GLORIA TALLION	520	\$49,14	0 10	4 \$	99 \$10,29	6 Full year	52	2	104
5	TECHNICAL & CLERICAL SUPPORT	NANCY COTTRELL	1,176	\$80,26	2 20	8 \$	71 \$14,76	8 6 months	52	4	208
6	MANAGER OF ENGINEERING	WEB GROUTEN	416	\$68,75	0 20	8 \$ 1	72 \$35,77	6 Full year	52	4	208
		SUBTOTAL- ONSITE PM STAFF	4,960	\$458,21	6 1,04	0	\$116,89	6			
HOME OF	FICE SUPPORT & REIMBURSABLE SERVICES										
7	SUPPORT SERVICES	HOME OFFICE SUPPORT		\$28,60	0	\$ 2	50 \$13,00	0			
8	REIMBURSABLE PR EXPENSES	TRAVEL / PARKING EXPENSE		\$45,98	0		\$6,00	0			
9	PROGRAM ACCOUNTING	HOME OFFICE GILBANE (ACCOUNTING)		\$10,00	0	\$ 1	35 \$7,02	0			
		SUBTOTAL-HOME OFFICE SUPPORT		\$84,58	0		\$26,02	0			
		TOTALS		\$542,79	6		\$142,91	6			
OTHER S	TAFF SUPPORT COSTS										
25	COMPUTERS, MIS, WEBSITE SUPPORT			\$26,22	1		in rates				
26	VEHICLES			\$9,77	6		in rates				
27	PM OFFICE SPACE / SUPPLIES			\$157,93	6		\$3,00	0			
		SUBTOTAL		\$193,93	3		\$3,00	0			
	GILBA	ANE BASIC SERVICES ESTIMATED TOTALS		\$736,72	9		\$145,91	6			
		TOTAL OPTIONAL SERVICES									
TOTAL GILBANE PM SERVICES				\$736,72	9	Т	otal \$145,91	6			
				\$ (100,53	9)						
		TOTAL AMENDED GILBANE PM SERVICES		\$636,19	0						

Appendix B Contract Renewal Staffing Plan FY '19-20

FOURTH AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICES DATED AUGUST 10, 2016 BY AND BETWEEN THE CITY OF NEW HAVEN BOARD OF EDUCATION ("OWNER") AND GILBANE BUILDING COMPANY ("CONSULTANT")

FOURTH AMENDMENT dated as of the _____ day of _____ , 2019 by and between the City of New Haven Board of Education of 54 Meadow Street, New Haven, Connecticut 06519 ("Owner") and Gilbane Building Company of 7 Jackson Walkway, Providence, Ri 02903.

WHEREAS, the Owner and the Consultant entered into an agreement dated August 10, 2016 ("Agreement", A16-0914), Amendment #1 (A17-0080), Amendment #2 (A17-0774) and Amendment #3 (A18-0722) for the provision of commissioning services in connection with the School Construction Program ("Project"); and

WHEREAS, the Owner has requested the Consultant to provide additional services to the project.

NOW THEREFORE, the parties hereto do hereby agree as follows:

- <u>Additional Compensation</u>: In exchange for the additional services to be provided by the Consultant, the Owner agrees to pay the Consultant an amount not to exceed Seven Hundred Thirty Six Thousand, Seven Hundred Twenty Nine Dollars and No Cents (\$736,729.00). The Consultant acknowledges, agrees and confirms that in accordance with the terms of the Agreement, the Consultant shall not be entitled to any compensation in excess of the Additional Compensation referenced herein.
- <u>Not to Exceed:</u> This additional payment will result in an increase of the Contract value from Five Million, Ninety Thousand, Seven Hundred Sixteen Dollars and No Cents (\$5,090,716.00) to a new Contract Value not to exceed Five Million, Eight Hundred Twenty Seven Thousand, Four Hundred Forty Five Dollars and No Cents (\$5,827,445.00).
- 3. <u>Additional Services:</u> In exchange for the additional payment described in the preceding paragraph, the Consultant agrees to provide the additional services as indicated in Exhibit A and B attached to this Agreement and fully incorporated herein.
- 4. <u>No Waiver:</u> Except as specifically described in this Amendment, nothing in this Agreement shall be construed as a waiver by the Board of any of the provisions of this Agreement.

- 5. <u>Effectiveness</u>: On and after the date hereof, each reference in the Agreement to "the Agreement," "this Agreement", "hereunder," "hereof," "herein," or words of like import shall mean and be in reference to the Agreement as amended.
- 6. <u>Survival</u>: Except as otherwise amended herein, the Agreement shall remain In full force and effect. Subject to the amendment specifically described herein, the Consultant and the Board hereby ratify and confirm the remaining provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed three (3) counterparts of this Agreement as of the day and year first above written.

WITNESS

1.1

NEW HAVEN BOARD OF EDUCATION

Darnell Goldson President, Board of Education

WITNESS

an Koberts

GILBANE BUILDING COMPANY

Em R. Hawky Vice Reside

Duly Authorized

Approved as to Form and Correctness

Stacy Lynn Werner Senior Assistant Corporation Counsel

Э

THE CITY OF NEW HAVEN

BUREAU OF PURCHASES 200 Orange Street

New Haven, Connecticut 06510 (203) 946-8201 - FAX (203) 946-8206



DISCLOSURE & CERTIFICATION AFFIDAVIT

CONTRACTOR/VENDOR NAME	Gilbane Building Company
CONTRACTOR/VENDOR ADDRESS	7 Jackson Walkway, Providence, RI 02903
TELEPHONE /FAX	860 368-5100
CONTACT/E-MAIL ADDRESS	JOHN HAWLEY - JHAWLEY@GILBANECO.COM
AGREEMENT FOR:	SCHOOL CONSTRUCTION PROGRAM
SOLICITATION TITLE & NUMBER, IF APPLICABLE	

For the purposes of this Disclosure and Certification Affidavit, the following definitions apply:

- "Person" means one (1) or more individuals, partnerships, corporations, associations, or joint ventures.
- (b) "Contract" means any agreement or formal commitment entered into by the city to expend funds in return for work, labor, services, supplies, equipment, materials or any combination of the foregoing, or any lease, lease by way of concession, concession agreement, permit, or per agreement whereby the city leases, grants or demises property belonging to the city, or otherwise grants a right of privilege to occupy or to use said property of the city.
- (c) "City" means any official agency, board, authority, department office, or other subdivision of the City of New Haven.
- (d) "Affiliate Entity" means any entity listed in sections 9 or 10 below or any entity under common management with the Contractor.

State of Connecticut		County of New Haven		Ss.				
l <u>, Joh</u>	n Hawley (type or print your n	ame above)		being first duly sworn, hereby deposes and says that:				
1.	I am over the age of 18 and understand relying on my representations herein.	the obligations of ma	king statements u	nder oath; I understand that the City of New Haven is				
2.	OR I am an individual and my name is Robert Lynn John Hawley							
	(Insert Company Name above	U	र,	if an individual, type your name above)				
3.	. I am fully informed regarding the preparation and terms of the above referenced agreement (the "Agreement") and of all pertinent circumstance related thereto.							
4.	relevant tax obligations to this Affidavit): X As required by Conn. Gen. Stat. §12-4 Contractor) has filed a list of taxable person The Contractor (including any owner, with the City of New Haven for the most red lease or other agreement. The Contractor or an owner, partner, the City of New Haven or ii) owes back taxa	2, the Contractor (and nal property with the C partner, officer or auth cent grand list and doe officer, representative, es and has executed a	each owner, partne ity of New Haven for norized signatory the s not owe any back , agent or Affiliate En n agreement with th	w are accurate, attach an explanation of the status of the r, officer, authorized signatory or Affiliate Entity of the r the most recent grand list and all taxes are current. ereof) is not required to file a list of taxable personal property taxes to the City of New Haven, either directly or through a ntity of the Contractor either i) has a PILOT agreement with e City of New Haven to pay said back taxes in installment d the payments under said agreement are not in default.				
5.	Other than as may be described in section Entity) does not have any outstanding mon			ner, partner, officer, other authorized signatory or Affiliate				
6.	State Registration number is 93-828-23	ion, partnership, limite on, partnership, limited	d liability company o	or sole proprietorship and its Connecticut Secretary of the sole proprietorship but is registered to do business in the				

Contractor is a foreign corporation, partnership, limited liability company or sole proprietorship and is not registered to do business in the State of Connecticut. The Contractor is registered in the State of _______ and the State business registration number is _______. Contractor has confirmed with the Connecticut Secretary of the State that the services it will provide pursuant to the Agreement do not constitute doing business in the State of Connecticut and no registration with the Connecticut Secretary of the State is required. Contractor does otherwise have the following State of Connecticut registrations, certificates or approvals relevant to the Agreement (if not applicable, state not applicable):

7. The following list is a list of the names of <u>all</u> persons affiliated with the business of the Contractor who are also affiliated with the City of New Haven. For purposes of this Affidavit, "affiliated with the business of the Contractor" includes any current or former employee (including officers) of the Contractor or any owner, board member or agent of the Contractor, or of any subsidiary or parent company of the Contractor, and "affiliated with the City of New Haven" means any employee, agent, public official, board member, commissioner or any other person serving in an official capacity for or on behalf of the City of New Haven. If none state none. Use additional sheet if necessary (must be on company letterhead and notarized):

Γ	Name	City Affiliation Role & Time Frame	Contractor Affiliation Role & Time Frame	DOB
1	None			
2				

8. The following list is a list of all contracts in which either the Contractor, any person affiliated with the business of the Contractor or an Affiliate Entity of the Contractor provides, or has provided, services or materials to the City within one (1) year prior to the date of this disclosure. If none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):

Name of Contractor or Affiliate	Affiliation (if applicable)	Contract Number	DOB
1 None			
2			

 The Contractor possesses an ownership interest in the following business organizations, if none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):

Organization Name	Address	Type of Ownership
1 None		
2		
	L.	

10. The following persons and/or entities possess an ownership interest in the Contractor. If the Contractor is a corporation, list the names of each stockholder whose shares exceed twenty-five (25) percent of the outstanding stock. If none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):

	Name	Title	% of Ownership	DOB
1	None			
2				

11. If the Contractor conducts business under a trade name, the following additional information is required: the place where such entity is incorporated or is registered to conduct such business; and the address of its principal place of business, if none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):

	TRADE NAME	PLACE OF INCORPORATION/REGISTRY	PRINCIPAL PLACE OF BUSINESS
1	Gilbane Building Co.	Rhode Island	Providence, RI
2			

I hereby certify that I am duly authorized to sign this Affidavit and that the person who will sign the Agreement with the City on behalf of the Contractor will be duly authorized to execute the same. I hereby further certify that the statements set forth above are true and complete on the date hereof and that I, or another authorized individual of the Contractor, will promptly inform the City, in writing, if any of the information provided herein changes or is otherwise no longer accurate at any point during the execution of the above referenced Agreement. I understand that any incorrect information, omission of information or failure of the Contractor to update this information, as described in the foregoing sentence, may result in the immediate termination of any and all agreements the Contractor has with the City of New Haven and disqualification of the Contractor to further contract with the City.

(Signed) Vice Resident
Title:
Subscribed and sworn to before me this 24M day of NUMPE 2020
1 Galla Choracon in A LOCION
(Title)
My commission expires 4/30/23 My Commission 27HIS FORM MUST BE NOTARIZED
My commission expires
(This form shall be updated if the Agreement contemplated hereby is not executed within six months of the date hereof.)
PUBLICO S
WNECT



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/19/2020

C B	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed.									
lf	MPORTANT: If the certificate holder SUBROGATION IS WAIVED, subjec his certificate does not confer rights	t to tl	he ter	ms and conditions of th	e polic	y, certain po	olicies may i			
PRC	DUCER				CONTAC NAME:	Stephen T	urner			
	iant Insurance Services, Inc.					, Ext): 617-53		FAX (A/C, No):	617-53	5-7205
	1 Oliver Street, 4th Floor ston, MA 02110				É-MAII	s: sturner@		(A/C, NO).	011 00	01200
	SION, MA 02110				ADDRES					
								RDING COVERAGE		NAIC #
							s Indemnity C	• •		25658
	JRED bane Building Company				INSURE	кв: Charter (Oak Fire Insu	rance Com		25615
	lackson Walkway				INSURE	R c : Traveler	s Indemnity C	Company of		25666
	ovidence, RI 02903				INSURE	RD:				
					INSURE	RE:				
					INSURE	RF:				
co	VERAGES CEF	TIFI	CATE	NUMBER: 590270310				REVISION NUMBER:		
	HIS IS TO CERTIFY THAT THE POLICIES				/E BEEI	N ISSUED TO			HE POL	ICY PERIOD
C	NDICATED. NOTWITHSTANDING ANY R ERTIFICATE MAY BE ISSUED OR MAY XCLUSIONS AND CONDITIONS OF SUCH	PERT	AIN,	THE INSURANCE AFFORD	ED BY "	THE POLICIE	S DESCRIBED	D HEREIN IS SUBJECT TO		
INSR LTR	TYPE OF INSURANCE		SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	VTC2KCO - 2E970978 - 20		6/30/2020	6/30/2021	EACH OCCURRENCE	\$ 3,000	000
						0.00.2020	5. 50/ EUE I	DAMAGE TO RENTED	• /	,
								PREMISES (Ea occurrence)	\$ 1,000	
	XCU included							MED EXP (Any one person)	\$ 10,00	
	l							PERSONAL & ADV INJURY	\$3,000	,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$6,000	,000
	POLICY X PRO- JECT LOC							PRODUCTS - COMP/OP AGG	\$6,000	,000
	OTHER:								\$	
С	AUTOMOBILE LIABILITY	Y	Y	VTECAP - 2E97098A - 20		6/30/2020	6/30/2021	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000	,000
	X ANY AUTO							BODILY INJURY (Per person)	\$	
	OWNED SCHEDULED							BODILY INJURY (Per accident)	\$	
	AUTOS ONLY AUTOS HIRED NON-OWNED							PROPERTY DAMAGE	\$	
	AUTOS ONLY AUTOS ONLY							(Per accident)	\$	
	OCCOR							EACH OCCURRENCE	\$	
	EXCESS LIAB CLAIMS-MADE	-						AGGREGATE	\$	
	DED RETENTION \$								\$	
B B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		Y	VTC2OUB - 3P809062 - 20		6/30/2020		X PER OTH- STATUTE ER		
آ		N/A		VTROUB - 3P811961 - 20		6/30/2020	6/30/2021	E.L. EACH ACCIDENT	\$ 1,000	,000
	(Mandatory in NH)	A						E.L. DISEASE - EA EMPLOYEE	\$ 1,000	,000
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	\$ 1,000	.000
		1								
DES	CRIPTION OF OPERATIONS / LOCATIONS / VEHIC	LES (A		101. Additional Remarks Schedul	e, mav be	attached if more	e space is require	ed)		
RE	: Gilbane Project #11-2445, Program M	anage	ement	for New Haven Board of E	Educatio	on.				
	y of New Haven and New Haven Board									
fav	ited to the operations of the Insured unc or of above mentioned additional insure	ds wi	th res	pect to insured operations	where r	equired by w	ritten contrac	t but limited to the operation	ons of t	the Insured
une	der said Contract and executed prior to	a loss	, with	respect to the Automobile,	Gener	al Liability an	d Workers Co	ompensation policies. It is	further	agreed that
the	General Liability each occurrence/aggr	egate	is wr	itten on a per project basis	for Sch	ool Construc	tion Program	•		
CE	RTIFICATE HOLDER				CANC	ELLATION				
								ESCRIBED POLICIES BE C		
								EREOF, NOTICE WILL E	BE DEI	-IVERED IN
	New Haven Board of Educ	catior	۱		ACC	URDANCE WI	TH THE POLIC	Y PROVISIONS.		
	Attn: School Construction	~ "								
	54 Meadow Street 8th Flo New Haven CT 6519	or			AUTHOR					
					11	A)AVC	11			
	FUMAN									

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