



Connecticut Construction Industries Association

CCIA members include general contractors, construction managers, subcontractors, material producers, equipment dealers, suppliers, and affiliated professional firms.

Those firms include building contractors, heavy civil contractors, environmental contractors, utility contractors, and transportation contractors that engage in large and commercial sector contracting as their core business.

The Associated General Contractors (AGC) of Connecticut is the building division of CCIA. It is the Connecticut State Chapter of the Associated General Contractors of America

CCIA Members are both union and non-union firms.

www.ctconstruction.org



Three Primary Focus Areas for Successful Project Delivery

1. Administration
2. Flexibility
3. Economics



Administration

Project development and delivery are strained under pressure from various factors:

- Requirements from contracting reform
- Aggressive program of new authorizations
- Capacity of current staff
- Challenges to adding capacity
- Compliance Reviews
- Audits



Flexibility

Flexibility is needed to meet the unique requirements of every construction project.

- Not building the same facility in the same place over and over (ie. Dormitory, treatment plants)
- Different standards of practice on how work is divided (Depending on the size of the project)
- Demographics affect workforce and MBE/WBE/SBE requirements
- Local ordinances and participation requirements



Economics

If the economics don't work - Contractors won't bid state work.
The state, like any other owner, is at risk of losing good bidders.

The economics of contracting in Connecticut are not adding up:

- ▶ Cumbersome rules and regulations
 - State remains marred in "Compliance Mode"
 - Difficult decision making in "Culture of Fear"
- ▶ Extraordinary Overhead Costs for Compliance
- ▶ Non-Recoverable – Unlimited Exposure
 - Sovereign Immunity prohibiting subcontractor pass through claims
 - No Statute of Limitations
- ▶ Paperwork processing time results in contractors financing projects
- ▶ OSBI inspections without regard to scheduling and costs



A Word of Caution

Experience tells us that if we are going to consider new requirements, those requirements must:

- Be practical and realistic
- Not add to the burden
- Encourage participation / competition / opportunities
- Make economic sense
- Balance the system
- Ensure the intended outcomes are going to be achieved
- Weigh the unintended consequences