

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 4, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 4, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 28, 2015. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 28, 2015. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-276	Transaction/Contract Type: AE / New Contract
Project Number:	BI-RC-390	Origin/Client: DCS/CCSU
Contract:	BI-RC-390-CA	
Consultant:	Strategic Building Solutions, LLC	
Property:	Central Connecticut State University, New Britain	
Project Purpose:	Renovation & Expansion of Willard and DiLoreto Halls Project	
Item Purpose:	New Contract to compensate the consultant for construction administration services from the initiation of a pre-design study phase, subsequent design phases and construction phase services for the completion of planned renovations and 35,000 GSF addition to these buildings.	

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 4, 2016

Page 2

Staff reported that in general the project involves the complete renovation of the existing Willard (60,100 GSF) and DiLoreto (45,500 GSF) Halls at Central Connecticut State University (“CCSU”) as well as a 35,500 GSF addition envisioned as an “in-fill” structure. The proposed renovation project is intended to include all required life safety system code improvements, evaluation and upgrades to existing mechanical systems, new HVAC systems, new windows/roof, building envelope improvements, renovated common space as well as exterior drainage, site lighting and parking lot improvements to the immediate surroundings of these buildings. The new addition will include but not be limited to a new main entrance, ADA accessible elevator, an atrium with natural lighting, inter-connection to the campus energy plant and an INVENSYS energy management system. The overall project is intended to be designed to meet LEED Silver Requirements and also requires the completion of a pre-design study by the consultant design team to evaluate and prioritize the scope within the established \$42.4-Million dollar construction budget. The pre-design study will also assist in the evaluation and plan for the relocation of various operations such as Admissions, Financial Aid, Registrar, English Department, Modern Language Department, Health Services, Counseling Center, Veterans Center and Co-operative Education within the buildings.

In January 2013 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administration Consultant Design Teams related to the Renovation & Expansion of Willard and DiLoreto Hall Project. DCS elicited five responses to the advertisement of which all respondents were considered “responsive”. After completion of the internal review process, four of the firms were selected for short-list interviews: Diversified Project Management CT, Inc., Giordano Construction Co, Inc., The Morganti Group Inc. and Strategic Building Solutions, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Strategic Building Solutions, LLC (“SBS”) as the most qualified firm.

This contract is for Construction Administration Consultant Design Team Services for the completion of the Renovation & Expansion of Willard and DiLoreto Hall Project from the initiation of a pre-design study and then schematic design until the completion of construction. The overall compensation rate for this basic service is \$1,617,880 with an additional \$287,320 for special services for a total project fee of \$1,905,200. The special services detailed in the project scope include building commissioning services, estimating services and project scheduling.

While the overall basic services fee percentage of 3.81% is within the guideline rate of 5% of construction budget for CA services, Staff recommended that the Board suspend action on this contract pending receipt of additional information regarding scope of the contract.

PRB#	15-287	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-CTC-504	Origin/Client: DCS/BOR
Contract:	OC-DCS-MDE-0030	
Consultant:	Kohler Ronan, LLC	
Property:	Northwestern Community College, Winsted	
Project Purpose:	Boiler and Chiller Replacement Project	
Item Purpose:	Task Letter #2A to compensate the consultant for additional design services required for the completion of mechanical system design work, building management system integration and project commissioning services.	

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 4, 2016

Page 3

In general, this project involves the completion of a pre-design study, engineering documents, commissioning and construction administration services for the completion of the Boiler & Chiller Replacement Project at Greenwoods Hall. The overall scope of the improvements is intended to include but not be limited to the replacement of two (2) 2,500 MBH dual fuel cast iron boilers, associated breaching as well as the installation of one air cooled chiller. All equipment will be specified for compatibility with the existing Siemens DDC Control system. The overall project scope includes both expanded CA services and commissioning by Kohler Ronan, LLC.

In November 2014, SPRB approved Kohler Ronan, LLC (“KRL”) as one of seven firms under the 5th On-Call Multi-Disciplinary Consultant Services contracts. KRL has previously been approved for Task Letter #2 for the Northwestern CC Boiler/Chiller Project in the amount of \$107,750 (PRB #15-171).

Task Letter #2A in the amount of \$23,500 is a new task letter that is an extension of Task Letter #2 previously approved by the SPRB. The Construction Budget and total Project Budget will remain at \$875,000 and \$1,198,750 respectively for this project. As detailed in the scope letter from KRL to DCS dated November 2, 2015 the \$23,500 fee is intended to compensate KRL for the following project scope: completion of additional design services to complete the inventory of existing mechanical equipment, evaluate the current “zoning” configuration of the entire system, review design parameters for integration of a new “Building Management System” (“BMS”) with the campus wide BMS using a Siemens platform; provide commissioning phase services inclusive of functional testing for the new system and controls; and additional construction administration services for the expanded project scope which will include a review of shop drawings, construction observation reports, coordination of testing labs, RFI reviews, weekly job meetings, commissioning and review/approval of the contractor requisitions.

Staff recommended that the Board approve Task Letter #2A for Kohler Ronan, LLC to provide additional consulting design and construction administration services on this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-276 – Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #15-276, pending receipt of additional project information. The motion passed unanimously.

PRB FILE #15-287 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-287. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary