

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 12, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 12, 2015 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF January 5, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 5, 2015. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated January 7, 2014 listing property acquisitions, not in excess of \$5,000, processed during the month of December 2014.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-318	Transaction/Contract Type: AE / Contract Amendment
Project Number:	BI-JA-217	Origin/Client: DCS/DOC
Contract:	BI-JA-217	
Consultant:	Navigant Consulting, Inc.	
Property:	York Correctional Institution, Niantic	
Project Purpose:	Claims Analysis for Building Defects Project	
Item Purpose:	Contract Amendment #4 to compensate the consultant for additional services related to the ongoing mediation process for the project.	

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Staff reported that between 1991- 1997, 22 new buildings were added to York Correctional Institution at a cost of approximately \$50,000,000. Soon after completion the buildings evidenced problems with water intrusion, cracks in the masonry façade and efflorescence and organic growth on the exterior facades. Most problems were attributed to flawed designs and wall construction, particularly flashing and weep installation. DCS's most recent memorandum estimates the potential lawsuit will be valued between \$17 million and \$22 million. In conjunction with the above, the State is suing 13 companies for the cost of repairs.

This item, Contract Amendment #4, will increase NCI's total fee by \$500,000 from \$1,488,980 to \$1,988,980. This additional scope and compensation is being requested due to the fact that the AG's Office identified the need for a larger effort and scope in supporting MEL during the mediation process. The additional work is scheduled to include a review of code related document and supporting reports, a review of approximately 60 boxes of information supplied by the Defendants, a limited review of an additional 120 boxes of miscellaneous files and the completion of an updated Phase I Architectural Analysis Report.

Staff recommended SPRB approve Contract Amendment #4 for NCI to provide continued support to the AGs Office and McCarter English, LLP regarding the State's ongoing claim and mediation process with various contractors and consultant's regarding the York Correctional Center Construction Project.

PRB#	14-319	Transaction/Contract Type: AE / Task Letter
Project Number:	CF-RC-382	Origin/Client: DCS/CCSU
Contract:	OC-DCS-CA-0019	
Consultant:	Strategic Building Solutions, LLC	
Property:	Central Connecticut State University, New Britain	
Project Purpose:	New Dining Facility Project	
Item Purpose:	Task Letter #1 to compensate the consultant for construction phase CA services as well as limited scheduling and budget support.	

Staff reported that this project consists of the design of a new 22,000 GSF dining facility on the north end of campus. The new facility is planned to accommodate the dining needs of 1,400 students and include food preparation areas, various serving configurations, a dishwashing area, waste disposal and storage rooms with required cooler/freezer space. The overall facility will also include a modernized dining area, administrative space and restrooms. The construction budget and project budget were originally established at \$6,118,000 and \$10,304,000 respectively. More recently, the latest B-100 has increased the construction budget to \$7,759,590 while maintaining the overall project budget at \$10,304,000. This increase has been accomplished by removing the equipment line item from the project budget. It is anticipated that the kitchen equipment will be purchased and installed outside of the construction budget. In November 2012 the Board approved the contract (PRB #12-274) for Centerbrook Architects & Planners, LLP to provide consulting design services.

In June 2014, the Board approved Strategic Building Solutions, LLC ("SBS") as one of six firms under the latest On-Call Construction Administrator Series of consultant contracts. These contracts expire on September 20, 2016, and have a maximum cumulative fee of \$500,000.

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Task Letter #1 is a new task letter in the amount of \$123,200 is a continuation of the informal task letter in the amount of \$77,718 approved for preconstruction services under OC-DPW-CA-0010. The Construction Administrator's cumulative fee for the project is \$200,918. As detailed in the scope letter from SBS to DCS dated October 10, 2014 the scope for the additional \$123,200 under this task letter is intended to compensate the Construction Administrator for construction administration services over a 14-month construction period which includes three months of project close-out. SBS will also provide project schedule oversight, budget review, construction cost reconciliation as well as health and safety plan inspections. SBS will lead all project meetings, track submittals/RFIs and oversee the scheduling and completion of all required inspections.

Staff recommended that the Board approve Task Letter #1 for Strategic Building Solutions, LLC. The overall cumulative basic service fee of \$200,918 is 2.59% of the construction budget.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-318– Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-318. The motion passed unanimously.

PRB FILE #14-319– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-319. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary