

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 19, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 19, 2016 in the State Office Building.

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

**Members Absent:** Bennett Millstein, Vice Chairman  
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 11, 2016.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 11, 2016. 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 4, 2016 listing property acquisitions, not in excess of \$5,000, processed during the month of December 2015.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>15-281</b>	<b>Transaction/Contract Type:</b> AE /Contract Amendment
<b>Project Number:</b>	BI-CTC-437	<b>Origin/Client:</b> DCS/CTC
<b>Contract:</b>	BI-CTC-437-CA	
<b>Consultant:</b>	The Morganti Group, Inc.	
<b>Property:</b>	Asnuntuck Community Technical College, Enfield	

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 19, 2016

Page 2

**Project Purpose:** Various Campus Renovations Project  
**Item Purpose:** Contract Amendment #1 to compensate the consultant for extended construction administration services beyond the contractual end date of the project.

Staff reported that this project involves the completion of a pre-design study and schematic design documents for major renovations and improvements to Asnuntuck Community Technical College (“ACTC”) which was originally constructed in 1969. The existing facility is comprised of one building containing 166,000 SF situated on 36.7-acres. This contract is also intended to include the complete design services required for the expansion of the Manufacturing Technology Program which currently resides at ACTC. ACTC has dedicated \$1.1-Million of funding to this program as part of this overall project. The overall project is intended to include a re-design of the main entrance, roof replacement and expansion to the manufacturing program. The project may also include upgrades to both the MEP and HVAC systems and possible construction of additional building area. The pre-design study once completed will assist in the establishment of the project scope and priorities based upon an established total construction budget of approximately \$9.4-Million.

On June 10, 2013, the Board approved The Morganti Group, Inc. (“MGF”) to provide construction administration services on this project. The compensation rate for this basic service was \$410,980, which amounted to a total basic services fee of 4.95%. This fee percentage was based on a pure construction budget of \$8.3-Million which excluded the \$1.1-Million Early Manufacturing Technology Program equipment grant.

Contract Amendment #1 is intended to compensate MGI \$59,360 for additional 149 contract days of limited construction activity related to the Early Manufacturing Technology Program Project. In a letter dated November 20, 2014 MGI referenced the weekly contractual field rate of \$2,700/week which was valued at approximately \$78,000 based on the extended project schedule. MGI subsequently agreed to reduce its field time to be more consistent with the contractor works and field production activities. The final fee was based on this agreement amounted to \$59,360.

Staff recommended that the Board approve this contract amendment.

<b>PRB#</b>	<b>16-004</b>	<b>Transaction/Contract Type:</b> “On-Call”
<b>Origin/Client:</b>	DCS /DCS	<b>Contract:</b> OC-DCS-CA-0019
<b>Consultant:</b>	Strategic Building Solutions, LLC	
<b>Project Purpose:</b>	Construction Administration On-Call Series	
<b>Item Purpose:</b>	Contract amendment for On-Call Construction Administration firms to provide the State of Connecticut consulting services for a wide array of state new construction and renovation projects. This amendment will increase the maximum cumulative fee under this series is \$1,000,000 and extend the expiration date of these contracts until March 20, 2017.	

This item is related to Contract Amendment #1 for the 5<sup>th</sup> series of On-Call Construction Administration Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). These contracts were originally awarded at various times between June and August of 2014. The purpose of these contract amendments is to increase the maximum contract amount from \$500,000 to \$1,000,000 and

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 19, 2016

Page 3

extend the common expiration date of September 30, 2016 to March 20, 2017. All other contract provisions will remain in effect.

Staff recommended Board approval for the Contract Amendment of OC-DCS-CA-0019, for Strategic Building Solutions, LLC. The amendment increases the maximum contract amount increased from \$500,000 to \$1,000,000 and the contract expiration date extended to March 20, 2017. The consultant has provided the required Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-281** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-281. The motion passed unanimously.

**PRB FILE #16-004** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-004. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary