

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 9, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 9, 2015 in the State Office Building.

**Members Present:** Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Edwin S. Greenberg, Chairman

**Staff Present:** Mary Goodhouse, Real Estate Examiner

Vice Chairman Millstein 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 March 2, 2015.** Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of March 2, 2015. The motion passed unanimously except for Mr. Valengavich and Mr. Millstein who abstained from voting.

### REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #15-030-A**      *Transaction/Contract Type:*      AG / Purchase of Develop. Rights  
*Origin/Client:*      DOA / DOA

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

The Board commenced its discussion of the above referenced item at 9:32 a.m. and concluded at 9:45 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

### OPEN SESSION

### REAL ESTATE – NEW BUSINESS

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**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>15-036</b>	<b>Transaction/Contract Type:</b>	AE / Contract Amendment
<b>Project Number:</b>	BI-CTC-442	<b>Origin/Client:</b>	DCS/CTC
<b>Contract:</b>	BI-CTC-442-ARC		Contract Amendment #2
<b>Consultant:</b>	Moser Pilon Nelson, Architects, LLC		
<b>Property:</b>	Naugatuck Valley Community College, Waterbury		
<b>Project Purpose:</b>	Renovations to Founders Hall Project		
<b>Item Purpose:</b>	Contract Amendment #2 to compensate the consultant for additional design phase services related to telecommunication infrastructure and completion of special inspection requirements.		

In general the project involves the completion of a pre-design space planning study and design documents for major renovations and improvements to Naugatuck Valley Community College's Allied Health and Nursing Program. The project will be focused on Founders Hall which comprises approximately 97,000 GSF and was originally constructed in 1962. The overall project is intended to include a re-design of the entire building including numerous building and life safety code improvements in addition to complete upgrades to the elevator, telecommunication, MEP and HVAC systems. The overall design is envisioned to incorporate teaching programs, large well equipped lab space, resources for simulated learning and "SMART" technology for conference room, flex space and faculty offices. The pre-design study once completed will assist in the establishment of the project scope and space programming needs based upon the established construction budget.

In December 2012, SPRB approved the contract (PRB #12-298) for Architect/Engineer Consultant Design Team Services for the completion of the Founders Hall Renovation Project from the initiation of a pre-design study and then schematic design until the completion of construction. The contract was approved with an overall compensation rate for basic services equaling \$3,620,000 and an additional \$528,505 for special services. As such the total project fee was \$4,148,505. The special services detailed in the project scope include a pre-design study, survey work and geotechnical engineering. In March 2014, the Board approved Contract Amendment #1 under PRB #14-072 in the amount of \$388,120. This contract amendment compensated the consultant for additional services related to the design of an auxiliary food service area, a campus wide signage consultant, telecommunications, A/V and FF&E design consultants and the re-design of an area for a fire protection laboratory.

Contract Amendment #2 in the amount of \$82,575 is intended to compensate MPN for the following additional project services:

- Telecommunications Ductbank Extension – Development of design documents inclusive of structural, civil and mechanical engineering requirements for the direct tie-in from a telecomm duct bank located along Ruth Parsons Drive. (\$26,145)
- Special Inspector Services – Approval of an agreement allowing for the Engineer of Record to provide the special inspection services as required under the CT Life Safety Code for the project. (\$56,430)

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As part of this amendment the construction has been revised to \$31,800,205 and overall project budget remains at \$43,728,828. Staff recommended that the Board approve Contract Amendment #2 for Moser Pilon Nelson Architects, LLC to provide additional design related services at the Naugatuck Valley Community College Founders Hall Project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-030-A** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-030-A. The motion passed unanimously.

**PRB FILE #15-036** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-036. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary