

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 2, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 2, 2012 in the State Office Building.

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

Staff Present: Brian A. Dillon, Director

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 MARCH 26, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 26, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 12-041 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-CTC-409 **Origin/Client:** DCS/CTC
Contract: BI-CTC-409-CAC
Consultant: Gilbane Building Company
Property: Gateway Community College, New Haven

Project Purpose: Construction of Downtown Gateway Community College
Item Purpose: Contract Amendment #1 to compensate the Construction Administrator for additional FF&E services.

SPRB Staff presented the Board an email dated March 15, 2012 providing more information related to the additional costs for managing the FF&E for this project. SPRB staff also provided the Board information based on verbal discussions with the DCS project manager. SPRB members briefly discussed the email and directed staff to request additional information from DCS. The Board then briefly discussed the current status of the proposal and jointly agreed that the project should remain suspended until further information can be provided by DCS and as such further action is not required.

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ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-083 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-CTC-445 **Origin/Client:** DCS/MCC
Contract: OC-DPW-ARC-0034 Task Letter #2B
Consultant: Amenta/Emma Architects, P.C.
Property: Manchester Community College, Manchester

Project Purpose: Office of Civil Rights Accessibility Review
Item Purpose: Task Letter #2B to compensate the consultant for design services and construction administration related to various ADA improvements throughout 20,000 SF of building space on the campus.

SPRB Staff stated that the design and construction administration for this project involves approximately 20,000 SF of improvements throughout three buildings at the Manchester Community College (“MCC”) campus. The United States Department of Education Office of Civil Rights (“OCR”) is requiring the completion of this work as part of a facilities accessibility review recently completed by the Agency. This work is being performed pursuant to a corrective action plan submitted by the State of Connecticut and approved by the “OCR” with a required construction completion date of December 2013. In general, the work requires the total renovation of all “non-ADA compliant” interior finishes such as plumbing fixtures, grab bars and accessories for all 26 bathrooms in addition to specific modifications to all work area surfaces, millwork, fixtures, isolated doors, labs and common spaces.

This a new task letter and is subject to SPRB approval because it is over \$100,000 and an extension of the fee approved for previous Informal Task Letter’s #2 and #2A at a cost of \$33,800. The cumulative design fee for this project is now \$161,200. The total Construction Budget for the project is \$1,615,000 and the Architect’s *total fee* for the project is \$127,500. The overall project budget is \$2,022,500.

The Task Letter is intended to compensate the Architect for the following project scope:

- Completion of design development and construction plans and specifications for the project. The final plans are required to address all issues in the OCR ADA report and be scheduled for completion by December 2013.
- Limited construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope.
- DCS has confirmed that funding is available for this project.

SPRB staff stated that the architect’s *base fee* as a percentage of Construction Budget is 7.89% whereas the maximum guideline rate for this Group B renovation construction project is 9.5%, with up to 1% for construction administration for a maximum fee of 10.50%. SPRB staff recommended approval of this task letter.

PRB# 12-084 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ROOF-0022
Consultant: Gale Associates, Inc.

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Project Purpose: New On-Call Contract

Item Purpose: To provide DCS with engineering and consulting services required for buildings under the direct care of DCS. The contract shall embrace the entire spectrum of general roof design and shall encompass existing roofs on all state owned structures, buildings and additions.

SPRB Staff stated that this is the 5th series of On-Call Roof Consultant Service contracts awarded by DPW/DCS since 2002. This is the fourth submittal under this contract; the Board has previously approved the firms of *Martin A. Benassi – Architect, LLC.*, *Hoffman Architects, Inc.*, and *Simpson Gumpertz & Heger, Inc.* under PRB Approvals #11-086 through #11-088 respectively. This proposal is related to the approval of Gale Associates Inc. (“GAI”) as the fourth firm under this contract solicitation.

The On-Call Contracts that are the subject of this proposal have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 10/31/2013. The standard contract provisions employed under this 5th series are generally consistent with the previous series.

DCS has made some minor revisions to the boilerplate contract for this series to include the following; state’s rights for inspections, new non-discrimination language and sovereign immunity language. In addition, DCS has informed SPRB staff that they have modified the review process to eliminate the need for shortlist interviews and have based the entire recommendation on the submittal provided by each firm.

The firm was originally established in 1964 and has offices throughout the United States. The firm has over 100 professionals included registered architects, scientists and engineers. Gale Associates Inc. has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

GAI’s Architecture Corporation License (ARC.0001131) with the CT State DCP is active. GAI scored a total of 477 out of a possible 500 points and was identified as one of the four most qualified. SPRB staff recommended approval of this proposal.

PRB#	12-085	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-ENV-0020
Consultant:	GEI Consultants, Inc.	

Project Purpose: New On-Call Contract

Item Purpose: To provide DCS with engineering and environmental consulting services for site assessments, remediation plans, pollution prevention reviews and other associated environmental services for sites under the care and control of the State of Connecticut.

This is the 5th series of On-Call General Environmental Consultant Service contracts awarded by DPW/DCS since 2002. This is the fourth submittal under this contract; the Board has previously approved the firms of *TRC Environmental Corporation*, *Fuss and O’Neill, Inc.*, and *Diversified Technology Consultants, Inc.* under PRB Approvals #12-065 through #12-067 respectively. This proposal is related to the approval of GEI Consultants, Inc. (“GEI”) as the fourth firm under this contract solicitation.

The On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 06/18/2014. The standard contract provisions employed under this 5th series are generally consistent with the previous series.

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The firm was originally established in 1970 and has 13 offices throughout the United States. The firm has over 400 professionals included registered engineers, scientists and Licensed Environmental Professionals. GEI has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

GEI's Engineering Corporation License (ARC.0000393) with the CT State DCP is active. GEI scored a total of 458 out of a possible 500 points and was identified as one of the four most qualified firms. SPRB Staff recommended approval of this on-call contract.

OTHER BUSINESS

Mr. Ronald Macchio from the Judicial Branch and Shane Mallory from DAS entered the meeting at 9:55. They briefly discussed with the Board some general ongoing parking issues related to Judicial Branch facilities. Mr. Macchio then stated that they are looking at various approaches for entering into cost effective agreements in the future. Chairman Greenberg and the Board all stated that they looked forward to working with the Judicial Branch and DAS in the future to identify and implement efficient and cost effective solutions to issues such as this. Mr. Mallory and Mr. Macchio then departed the meeting at 10:15.

The Board took the following PRB File Votes in Open Session:

PRB FILE #12-083 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-083. The motion passed unanimously.

PRB FILES #12-084 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12-084. The motion passed unanimously.

PRB FILE #12-085- Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #12-085. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary