

STATE PROPERTIES REVIEW BOARD

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

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

Members Present: Edwin S. Greenberg, Chairman
Bennet 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 March 28, 2016 and March 30, 2016. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 28, 2016 and March 30, 2016. The motion passed unanimously.

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

EXECUTIVE SESSION

REAL ESTATE- UNFINISHED BUSINESS

PRB # 16-039-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 proposed purchase at 9:40 a.m. and concluded at 9:55 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

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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 # 16-073 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ DCF

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6) (D) & 1-210(b)(24)

The Board commenced its discussion of the proposed lease at 9:55 a.m. and concluded at 10:20 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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 16-072 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-862 **Origin/Client:** DCS/DOE
Contract: BI-RT-862-ENG
Consultant: Gale Consultants, Inc.
Property: Windham Technical High School, Willimantic
Project Purpose: Roof Replacement and Mechanical Improvements Project
Item Purpose: Contract Amendment #2 to compensate the consultant for expanded construction administration services.

In general this project involves the design and complete renovation of the existing roof and mechanical units at Windham Technical High School (“WTHS”). The overall roof area at WTHS comprises approximately 140,000 GSF of building area. The proposed project scope is also intended to include the completion of an asbestos/hazardous material survey, evaluation of the existing roof drainage, design options for various roofing systems, an assessment of the existing RTUs and an analysis of LEED options. The project was initially established with a \$4.20-Million dollar construction budget.

In July 2013, SPRB approved the contract for Architect/Engineer Consultant Design Team Services for the completion of the WTHS Roof Replacement & Mechanical Improvements Project. (PRB #13-154) The project involved the initiation of an existing conditions evaluation study and then the development of various design phase documents through the completion of construction. The overall compensation rate for basic service was \$347,485 with an additional \$21,575 for special services for a total project fee of \$369,060. The special services detailed in the project scope included environmental testing, roof cuts and cost estimating. In March 2014 the Board approved Commission Letter #1 (PRB #14-071) in the amount of \$36,130. This additional funding was required to compensate GCI for additional design services

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beyond those originally identified in the contract. Due to the expansion of the project scope identified in this commission letter DCS increased the construction budget and overall project budget to \$4,912,389 and \$6,713,056 respectively. More recently in January 2015 the Board approved Contract Amendment #1 (PRB File #14-320) to compensate the consultant for the design services required for the installation of in line duct smoke detectors, RTU convenience outlets, programmable thermostats on all New AC Units, new controls on all proposed HVAC replacement units and the integration of dedicated thermostats for the small dining room and electrical shop mezzanine.

Contract Amendment #2 will once again modify GCI's contract and provide for an additional \$177,350 in consulting fees to provide expanded project construction administration services. This work shall include but not be limited to daily on-site inspection services inclusive of attendance at project meetings; coordination of special inspections services, review of shop drawings, project schedules and RFIs; and provide weekly inspections reports, maintain a photo log and review change orders.

Staff recommended that the Board approve Contract Amendment #2 for Gale Consultants Inc. to provide additional design related services at the Windham Technical High School Roof Replacement & Mechanical Improvements Project.

OTHER BUSINESS

The Board took the following votes in Open Session.

PRB FILE #16-039-A – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-039-A. The motion passed unanimously.

PRB FILE #16-072 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #16-072. The motion passed unanimously.

PRB FILE #16-073 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-073. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary