

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 7, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 7, 2014 in the State Office Building.

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

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 31, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 31, 2014. The motion passed unanimously.

COMMUNICATIONS

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 # 14-075 **Transaction/Contract Type:** RE / Amendment
Origin/Client: DAS/ DCF

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

The Board commenced discussion of the proposed Amendment 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.

Mr. Pepe left the meeting at 9:55 a.m.

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OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-083 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-Q-662 **Origin/Client:** DCS/MD
Contract: OC-DPW-MDE-0022
Consultant: Alfred Benesch & Company, Inc.
Property: Camp Hartell, Windsor Locks, CT
Project Purpose: Camp Hartell Utility and Infrastructure Improvements Project
Item Purpose: Task Letter #3A to compensate the consultant for design and construction administration services related additional roadway and underground utility infrastructure which are beyond the scope of the original contract.

Staff reported that in general this project involves the design of site and roadway improvements, utility upgrades and minor drainage enhancements to the northern entrance of Camp Hartell. These improvements shall also include the demolition of an existing structure, replacement of 2,500 LF of water line, re-alignment of the front entrance roadway, evaluating gas services to the site, relocation of above ground cable and power lines and lastly the removal of the firing test pit.

Task Letter #3A is a new task letter and subject to SPRB approval because the cumulative value of task letters for this project exceeds \$100,000. The Department of Construction Services (“DCS”) previously requested that SPRB review Task Letter #3 even though it was under \$100,000. The scope of the Task Letter #3A is as follows:

- Completion of additional design work required for the installation of approximately 1,600 – LF of electrical duct bank. The scope of services required for the development of the cabling, transformer and gear requirements shall be provided by an electrical engineering firm acting as a sub-consultant to ABC. This scope shall include the schematic, design development and construction plans and specifications for this part of the project.
- The site improvements initially included the replacement of 2,500 LF of water line, re-alignment of the front entrance roadway. To complete this loop the design has been expanded to include an additional 1,600 LF of water line and the associated design services.
- The roadway design has been revised from 1,500 LF to 2,000 LF which will require additional design profiles, storm drainage and survey work.
- Limited construction administration services based on a 180 project construction schedule.

Staff recommended that SPRB approve Task Letter #3A for Alfred Benesch & Company, Inc, to provide additional consulting design and construction administration services on this project. DCS has confirmed that funding is available for this project.

PRB# 14-085 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-842 **Origin/Client:** DCS/DOE
Contract: BI-RT-842-ARC Contract Amendment #4

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Consultant: Northeast Collaborative Architects, LLC
Property: J.M. Wright Technical High School, Stamford
Project Purpose: Campus Additions and Renovations Project
Item Purpose: Contract Amendment #4 to compensate the consultant for additional design services related to client agency requests, unforeseen conditions and expansion of the project scope

Staff reported that on the basis of a Master Plan dated 2001, the initial project scope at the J. M. Wright Technical High School included the renovation of the entire existing school plant consisting of 196,667± GSF and the addition of a new 3,700± GSF fitness center and chiller plant (on slab) for a total project area of 200,367 GSF. In June 2005 Northeast Collaborative Architects, LLC (“NCA”) formerly known as Bianco Giolitto Weston Architects, LLC were selected for the project. In January 2009 the original project design-bid-build construction documents were completed by NCA and accepted by DPW. The project was never put out to bid and then in August 2009 the school was closed due to an anticipated decline in enrollment.

Subsequently in September 2011, SPRB approved Contact Amendment #2 to modify NCA’s contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope in addition to new project delivery system; a Construction Manager at Risk. This approval was identified as PRB File #11-099 and established a new design fee at \$5,805,900 for the established construction budget of \$55,410,000. Due to this large programmatic change 80% of the established design work was considered obsolete based on program and code changes over the past 5 years. As such, SPRB completed an evaluation of this proposal as new stand-alone project when comparing the design fees to the overall construction budget. Therefore while the contractual agreement with NCA amounts to over \$7.5-Million dollars in services the actual fee expenditures for the contract were evaluated based on a project design scope of \$5.8-Million dollars.

More recently in August 2012 the Board approved Contract Amendment #3 (PRB #12-174) which modified NCA’s contract and provided the State a credit in the amount of (-\$675,600) for the elimination of the building integrated roof mounted photovoltaic system, simplified energy management system design, modifications to the chiller plant design and removal of the LEED Gold requirement.

PRB #14-085, Contact Amendment #4 in the amount of \$170,123 will modify NCA’s contract and compensate the consultant for additional design services related to unforeseen electrical and lighting program revisions, agency requests for the re-design of the carpentry and media production labs, additional design work required to include air conditioning in the gym as well as structural, air handling and sanitary system redesign caused by unforeseen conditions. In addition, the proposal includes an additional \$25,000 contingency for future unforeseen or client agency requested changes. Staff recommended that the Board approve Contract Amendment #4 for additional design requirements to address various client agency proposal and unforeseen conditions.

General Discussion of DCS Contracting Process. Department of Construction Services Deputy Commissioner Pasquale Salemi joined the meeting at 10:15 a.m. for a general discussion of the on-call contracting process, and the DCS procedures regarding a contingency fee allowance to be included at the start of a task letter. The Commissioner also discussed ongoing attempts by the agency to streamline the process for amending task letters. Deputy Commissioner Salemi left the meeting at 10:45 a.m.

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REAL ESTATE- NEW 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 # 14-084 **Transaction/Contract Type:** RE / Amendment

Origin/Client: DAS/ JUD

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

The Board commenced discussion of the proposed Amendment at 10:46 a.m. and concluded at 10:57 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

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-075 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-075. The motion passed unanimously.

PRB FILE #14-083 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-083. The motion passed unanimously.

PRB FILE #14-084 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-084. The motion passed unanimously.

PRB FILE #14-085 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-085. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary