

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 23, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 23, 2015 in the State Office Building.

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

Members Absent: Edwin S. Greenberg, Chairman
John P. Valengavich

Staff Present: Brian A. Dillon, Director
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 APRIL 16, 2015. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of April 16, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-079 **Transaction/Contract Type:** RE / Purchase & Sale Agreement
Origin/Client: CAA/ CAA
Grantee: Metropolitan District Commission
Properties: Generally located along Brainard Road, Hartford
Project Purpose: Purchase & Sale Agreement for a property exchange
Item Purpose: Purchase & Sale Agreement between the Connecticut Airport Authority and the Metropolitan District Commission for the equal value exchange of approximately 3.775-acres of land for the purposes of providing additional runway safety at Hartford-Brainard Airport and infrastructure improvements to the MDC Water Pollution Facility.

Staff reported that the Connecticut Airport Authority has requested the administrative return of this item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-081 **Transaction/Contract Type:** AE / Task Letter

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Project Number: BI-RS-307 **Origin/Client:** DCS/SCSU
Contract: OC-DCS-MEP-0029
Consultant: Aztech Engineers, Inc.
Property: Southern Connecticut State University, New Haven
Project Purpose: Brownell Hall MEP Upgrades Project
Item Purpose: Task Letter #1A to compensate the consultant for additional services required for revisions to the project specifications and re-bidding the project.

Staff reported that this project involves the required mechanical, structural and electrical engineering for the completion of building wide “MEP” upgrades at Brownell Hall. The scope of services will include the replacement of the existing chiller, cooling towers and common air handling units as well as rooftop exhaust fans, domestic water piping, hot water storage tanks and existing pipe insulation. The overall scope of the improvements is also intended to include mechanical room upgrades including not be limited to LED emergency lighting, relocation of hot water mixing valves, additional light switches and receptacles. The last phase of the project will include the cleaning of all ductwork, installation of a closed loop water treatment system and the cleaning/servicing of existing electrical switch gear.

In December 2012, SPRB approved Aztech Engineers, Inc. (“AZE”) as one of six firms under the 4th series of On-Call MEP Engineering Services consultant contracts. Task Letter # 1 in the amount of \$99,700 was awarded to AZE under this contract. This contract was subsequently amended in December 2014 to extend the contract term until April 2015.

Task Letter #1A in the amount of \$23,875 is a new task letter and subject to SPRB approval because it is an extension of TL #1 and the cumulative value of task letters for this project now exceed \$100,000. The Construction Budget and total Project Budget have been revised to \$2,460,586 and \$3,272,403 respectively for this project. As detailed in the scope letter from AZE to DCS dated June 5, 2014 the \$23,875 fee is intended to compensate AZE for completion of revised contract documents & specifications for consistency with DCS program requirements due to the fact that this project was initially scoped as an Agency Administered Project. Unfortunately, the project bid results exceeded the \$2M threshold and the project can no longer be agency administered.

Staff recommended that SPRB approve Task Letter #1A for Aztech Engineers, Inc. to provide consulting design and construction administration services on this project.

PRB# 15-082 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-CTC-427 **Origin/Client:** DCS/BOR
Contract: BI-CTC-427-ARC
Consultant: Northeast Collaborative Architects, LLC
Property: Northwestern Connecticut Community College, Winsted
Project Purpose: Joyner Hall Replacement Project
Item Purpose: Contract Amendment to compensate the consultant for additional services related to various program revisions such as the removal of the second floor fit-out, vegetative roof, photovoltaic system and landscaping from the base bid.

Staff reported that the project involves the required architectural and engineering services to complete the demolition of the existing Joyner Building and construct a new 24,400 GSF state of the art Allied Health and Veterinary Technician Academic Building. In April 2012 the Board approved the contract for

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Northeast Collaborative Architects (NCA) to provide Architect Consultant Design Team Services from preliminary design until the completion of construction.

Contract Amendment #1 will compensate NCA and its sub-consultants \$131,800 for removal of the second floor fit-out, vegetative roof, photovoltaic system and landscape plantings from the base bid. These items will be included in the project as a supplemental bid form. As part of this contract amendment, NCA will be required to incorporate Addendums #1, #2 and #3 into the revised contract documents. The scope of work included in this contract amendment will also require NCA to revise the FF&E Plan to be consistent with the approved budget as well as re-bidding the project. This contract amendment will increase the overall project budget and construction budget to \$28,675,598 and \$20,176,352 respectively.

Staff recommended that SPRB approve Contract Amendment #1.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-079 – Mr. Norman moved and Mr. Josephy seconded a motion to return PRB File #15-079 to the Connecticut Airport Authority at its request. The motion passed unanimously.

PRB FILE #15-081 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #15-081. The motion passed unanimously.

PRB FILE #15-082 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-082. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary