

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 18, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 18, 2015 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 MAY 11, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 11, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 15-103 **Transaction/Contract Type:** RE/New Lease

Origin/Client: DAS/JUD

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

The Board commenced its discussion of the above referenced lease at 9:35 a.m. and concluded at 9:40 a.m.

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

OPEN SESSION

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 18, 2015

Page 2

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 15-096 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-843 **Origin/Client:** DCS/DOE
Contract: BI-RT-843-ARC
Consultant: Tai Soo Kim Partners, LLC
Property: H.C. Wilcox Technical High School, Meriden
Project Purpose: H.C. Wilcox Technical High School Campus Additions & Renovations Project
Item Purpose: Contract Amendment #4 to compensate the consultant for additional design and construction administration services for an open air bus structure.

SPRB previously suspended this file on May 11, 2015 due to concerns regarding the scope of work, type of bus structure and estimated construction costs. The DCS Project Manager provided the Board the following additional information: the actual facility will be an open air bus storage facility. The design team is evaluating the use of metal clad skin, brick or masonry block wall construction. The CA has established a construction budget of \$650,000 and provided SPRB a copy of the DCS Agency Construction Change Order Request Form.

Staff recommended approval of Contract Amendment #4 for Tai Soo Kim Partners, LLC to provide additional project related services for the design of an open air bus structure as part of the H.C. Wilcox Technical High School Project.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-102 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-CTC-467 **Origin/Client:** DCS/BOR
Contract: BI-CTC-467-ARC
Consultant: Mitchell/Giurgola Architects, LLP
Property: Norwalk Community College, Norwalk
Project Purpose: Phase III Master Plan Improvements Project
Item Purpose: Contract Amendment #1 to revise the consultant’s contract without a fee increase to modify the project scope for consistency with the design and construction recommendations developed as part of the pre-design study.

In general this project involves the last phase of planning and upgrades for Norwalk Community College. Under this Phase III project, new construction and building renovations will be completed at various areas throughout the campus. The project will include a building addition for a new student center, food service/kitchen and dining area at the West Campus Building as well as a raised pedestrian bridge to connect the East and West Campus over Richards Avenue. Building interior renovations will occur at both campuses and focus on library renovations, theater improvements and upgrades within the educational culinary laboratory space.

In September 2013, DCS approved the selection of Mitchell / Giurgola Architects, LLP (“MGA”) as the consultant for this project. (PRB File #14-171)

The overall compensation rate approved for basic services was \$2,649,436 with an additional \$612,677 for special services. As such the total project fee approved under PRB #14-171 was \$3,262,113.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 18, 2015

Page 3

Contract Amendment #1 is proposing to revise the project scope based on the completion of the predesign study. In general the endorsed project scope will include the following construction projects at three separate campus locations. These projects are as follows:

- West Campus – Building additions and renovations for the creation of a new student center, food service facility, kitchen and dining area.
- Pedestrian Bridge – Construction of a structure over Richards Avenue that will connect the East and West Campus.
- Theater Renovations – Renovation of the existing theater into a state of the art venue including the construction of new dressing rooms, a loading dock for staging, a new green room and additional theater support services.

All of this work is consistent with the original project scope provided to the Board under PRB #14-171. As part of this contract amendment there is no change in the architect’s fee; the total project budget and construction budget will still remain at \$34,851,387 and \$22,501,880 respectively.

Staff recommended approval of Contract Amendment #1 for Mitchell / Giurgola Architects, LLP to provide a revised scope of services for design and construction related services at the Norwalk Community College Phase III Master Plan Improvements Project.

PRB#	15-104	Transaction/Contract Type:	AE / Contract Amendment
Project Number:	CF-RD-275	Origin/Client:	DCS/WCSU
Contract:	CF-RD-275-ARC		
Consultant:	OakPark Architects, LLC		
Property:	Western Connecticut State University, Danbury		
Project Purpose:	Renovations to Litchfield Hall Project		
Item Purpose:	Contract Amendment #1 to compensate the consultant for additional design and CA services related to the development of a building wide brick veneer, masonry wall removal and the replacement of aluminum framed exterior windows as part of the project.		

Staff reported that in general the project involves the complete renovation of the existing Litchfield Residence Hall at Western Connecticut State University (“WCSU”) which comprises approximately 54,000 GSF of building area. The proposed renovation project is intended to include all required life safety system code improvements, evaluation and upgrades to existing mechanical systems, new HVAC systems, installation of a standby generator unit as well as renovated common space and dorm room areas. The overall project is intended to be designed to meet LEED Silver Requirements and also requires the completion of a pre-design study by the consultant design team to evaluate and prioritize the scope within an initial construction budget established at \$6.61-Million dollars.

The Department of Construction Services (“DCS”) selected OakPark Architects, LLC (“OPA”) as the most qualified firm for this project, and in July 2013, SPRB approved the contract (PRB #13-144) for OPA to provide Architect/Engineer Consultant Design Team Services for the completion of the Renovations to Litchfield Residence Hall Project from the initiation of a pre-design study and then schematic design until the completion of construction. The overall compensation rate approved for basic services was \$591,900 with an additional \$71,000 for special services, and total project fee approved by SPRB was \$662,900. The special services detailed in the project scope included a pre-design study, survey work, energy modeling and post occupancy commissioning.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 18, 2015

Page 4

Contract Amendment #1 in the amount of \$211,600 will revise the project scope and compensate the consultant design team for the following additional scope items:

- Design and CA services for a thin brick veneer system along the entire building exterior.
- Removal of a masonry wall at the northeast corner of the building.
- Replacement of aluminum framed exterior windows as a supplemental bid item.
- MEP and HVAC design revisions based on the new exterior envelope improvements.
- Additional survey services for topographical elevations along a 36" stormwater line.
- Additional Project Cost Estimating.

As part of this contract amendment the total project budget and construction budget will be increased to \$15,128,300 and \$10,194,000 respectively. DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to CHEFA Series A Bond Issuance.

Staff recommended that the Board approve Contract Amendment #1 for OakPark Architects to provide additional design related services at the Western Connecticut State University Renovations to Litchfield Residence Hall Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-096 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-096. The motion passed unanimously.

PRB FILE #15-102 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-102. The motion passed unanimously.

PRB FILE #15-103 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-103. The motion passed unanimously.

PRB FILE #15-104 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #15-104. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary