

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 26, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 26, 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

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 JUNE 19, 2014 Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 19, 2014. The motion passed unanimously.

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 # 14-139-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:33 a.m. and concluded at 9:43 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

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

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EXECUTIVE SESSION

PRB # 14-162-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights

Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:44 a.m. and concluded at 10:00 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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-161 **Transaction/Contract Type:** AE / Amendment
Project Number: CF-RC-380 **Origin/Client:** DCS/CCSU
Contract: CF-RC-380-DBCA
Consultant: Symmes,Maini,McKee Associates Architecture & Engineering of CT, Inc.
Property: Central Connecticut State University, New Britain
Project Purpose: New Residence Hall Facility Project
Item Purpose: Contract Amendment #1 to compensate the consultant for expanded project construction administration services.

Staff reported that the project consists of the planned new construction of a seven floor residence hall which will be located between the Student Center Garage and Ella Grasso Boulevard at Central Connecticut State University. The building is estimated to be 220,000 GSF with the capacity to houses 612 students. It is anticipated that the project will comprise the construction of 153 student suites and 24 resident assistant units. The current parameters will require that each suite contain 2 double occupancy bedrooms with a small living area, bathroom and closets. The CT Department of Construction Services (“DCS”) is proposing to use a Design/Build delivery method for the project.

In September 2010 the Department of Public Works (“DPW”) now known as DCS issued a Request for Qualifications (RFQ) for *Design Build Criteria Architect and Consultant Design Services* related to the *New Residence Hall Facility at Central CT State University*. At the conclusion of the process Symmes, Miani, Mckee Assoc. Inc., (“SMMA”) was identified as the most qualified firm. Under the base contract approved by the Board (PRB #11-102), the Architect’s compensation rate for services is \$926,625 which is approximately 1.6% of the budget for the new construction estimated at \$58,076,989.

Under this contract SMMA was tasked with developing the *Design Build Criteria* for the project. SMMA’s role for this project also includes the development of operational and program needs for the project, review of design alternatives, development design requirements, development and oversight of the DB RFP process, additional consulting services to oversee the DB Team and coordination/implementation of the commissioning agent for the project.

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In June 2013, the Board approves Commission Letter #1 under **PRB #13-122**. This approval compensated SMMA for re-bidding and scope review services. DCS had opted to re-advertise and bid the project a second time and as such SMMA is requested additional compensation to once again participate in scope review meetings, review D-B entity submissions, participate in interviews and issue clarification documents as required. This contract shall compensate SMMA for additional and expanded construction phase services. As part of this contract amendment SMMA shall subcontract with Arcadis U.S., Inc. ("AUS") for full-time construction observation, scheduling support and general project management.

SPRB staff recommended that the Board suspend this contract and request additional information regarding the project scope.

OTHER BUSINESS

The Board briefly discussed with Staff the July 2011 DAS Violence in the Workplace Prevention Policy. The Board members briefly reviewed the policy and discussed the adoption of these requirements.

The Board took the following votes in Open Session:

PRB FILE #14-139-A – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-139-A. The motion passed unanimously.

PRB FILES #14-161 – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #14-161 for the purpose of receiving additional project information. The motion passed unanimously.

PRB FILE #14-162-A – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #14-162-A subject to but not limited to the results of a site inspection. The motion passed unanimously.

DAS Violence in the Workplace Prevention Policy - Mr. Norman moved and Mr. Millstein seconded a motion for the SPRB to adopt the DAS Violence in the Workplace Prevention Policy. The motion passed unanimously.

The meeting adjourned

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