

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 1, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 1, 2013 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 25, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 25, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 13-166 **Transaction/Contract Type:** AE / New Contract
Project Number: DF-RD-275 **Origin/Client:** DCS/WCSU
Contract: DF-RD-275-CA
Consultant: LaRosa Building Group, LLC
Property: Western Connecticut State University, Danbury
Project Purpose: Renovations to Litchfield Residence Hall Project
Item Purpose: New contract to compensate the consultant for construction administration services from the start of the design phase through the completion of construction for various renovations and code upgrades to Litchfield Hall.

SPRB staff commented that this project involves the complete renovation of the existing Litchfield Residence Hall at Western Connecticut State University (“WCSU”) which comprises approximately

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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 the established \$6.61-Million dollar construction budget.

In July 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Construction Administration Teams* related to the **Renovations to Litchfield Residence Hall Project**. DCS elicited seven (7) responses to the advertisement out of which all respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows; DPMCT, Inc., KBE Building Corporation, LaRosa Building Group, LLC and The Morganti Group, Inc.. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified LaRosa Building Group, LLC (“LBG”) as the most qualified firm.

The compensation rate for this basic service is **\$264,400** plus an additional **\$48,563** for special service and/or sub-consultants. As such the total proposed contract is **\$312,963** for project CA services which amounts to a total fee of 4.73% of the overall construction budget and whereas the basic service fee is equivalent to 4.00% of the construction budget. The proposal by LBG excludes LEED requirements, scheduling services, construction inspections and limits the consultant to providing only one estimate at the completion of the construction document phase. DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to the issuance of CHEFA Series E Bonds. SPRB Staff recommended approval of this submittal.

PRB#	13-170	Transaction/Contract Type:	Commission Letter
Project Number:	BI-RD-226	Origin/Client:	DCS/WCSU
Contract:	BI-RD-226-OR	Commission Letter #1	
Consultant:	Hill International, Inc.		
Property:	Western Connecticut State University, Danbury		
Project Purpose:	WCSU Fine and Performing Arts Center Project		
Item Purpose:	Commission Letter to compensate the consultant for additional Field staff required during the construction phase of the project as well as increased Inspection and testing fees.		

SPRB Staff reported that project involves the design of a new 137,000± GSF Fine & Performing Arts Center on an existing parking lot at the West Side Campus of Western Connecticut State University. The facility will house 4 teaching / performing spaces, a 500-seat Concert Hall, 500-seat Proscenium Theater, 200-seat Studio Theater, 200-seat Recital Hall and support spaces. Other programmed academic spaces as part of the project include music and art studios, administrative offices, and classrooms. Public areas are intended to include a student lounge, art gallery, a common public lobby and cafe. The building will be constructed to qualify for LEED Silver certification.

In order, the original construction and total project budget estimates were **\$68,102,500 (\$497/GSF)** and **\$97,593,000 (\$712/GSF)**. In 2011, the construction budget was revised to **\$72,546,650 (\$529/GSF)** while maintaining the overall project budget of **\$97,593,000**.

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In 2005 the Department of Public Works now known as the Department of Construction Services (“DCS”) issued an RFP for Construction Administration services for this project. After completion of the process, Hill International, Inc. (“HII”) was selected as the most qualified firm and a contract was developed. The contract was subsequently submitted to the SPRB in January 2006 and then withdrawn by DPW due to project funding issues. In 2009, the Board approved a revised design phase CA Services (PRB #09-173) contract for HII in the amount of \$710,466. The final approval memo was based on a series of discussions and written correspondence between SPRB and DPW over concerns with the structure of the contract and timing of the selection process.

In March 2012 the Board approved the execution of HII’s original Construction Administrators Contract which was never executed with a new Owner’s Representative Contract. This approval was provided under PRB File #12-071As part of the revised project delivery method DCS has reduces HII’s fee schedule to a contract amount of \$2,140,234 and revised the project scope accordingly with this fee.

COMMISSION LETTER #1 – This commission letter will revise HII’s contract and provide compensation for the following additional services:

- Additional Administrative Assistance – Field staff required to support HII staff during the construction phase of the project.
- Increased Inspection and Testing Fees – The complexity of this construction has caused the statement of special inspections to be expanded and include additional materials testing, inspections for construction of the curtain wall, scaffolding erection and structural steel inspections.

SPRB staff recommended that this submittal be suspended pending the receipt of additional information concerning the scope and fee for testing services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-166- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-166. The motion passed unanimously.

PRB FILE #13-170- Mr. Millstein moved and Mr. Norman seconded a motion to suspend PRB File #13-170 pending a request for additional information. The motion passed unanimously.

The meeting adjourned.

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