

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 1, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 1, 2016 in the State Office Building.

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

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 25, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of July 25, 2016. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-187	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-RD-290	Origin/Client:	DCS/WCSU
Contract:	BI-RD-290-CA		
Consultant:	O&G Industries, Inc.		
Property:	Western Connecticut State University, Danbury		
Project Purpose:	Higgins Hall Major Renovations Project		
Item Purpose:	New Contract to preconstruction services, construction phase administration services and commissioning in connection with the Higgins Hall Major Renovations Project at Western Connecticut State University Project.		

Staff reported that this project involves the design and construction of a planned major renovation to Higgins Hall at the Western Connecticut State University (“WCSU”) Campus. Higgins Hall is comprised of two buildings encompassing approximately 90,000 GSF of existing structure. The overall goal of the

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project is to complete a major “like new” renovation of the existing structure inclusive of complete space re-programming and utilization. The primary goal of the project is to create an updated plan and atmosphere for classrooms, faculty offices and support services area. The project program may include a small building addition to establish a more formal building entrance that is cohesive with planned program and space layout. As part of the project, all building systems will be replaced including but not limited to HVAC Systems, Plumbing, electrical Services, A/V equipment and telecommunication requirements. The overall construction and total project budget have been established at \$22,184,486 and \$34,576,000 respectively.

In July 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administrator Consultant Teams related to the WCSU Major Renovations to Higgins Hall Project. DCS elicited 7 responses to the advertisement of which all of the respondents were considered “responsive”. DCS then proceeded to review the 7 submittals and after the completion of the internal review process, 5 firms were selected for short-listed interviews. These firms were as follows, Hill International, Inc., Newfield Construction, Inc., Downes Construction Company, LLC, O&G Industries, Inc. and Diversified Technology Consultants, 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 O&G Industries, Inc. (“O&G”) as the most qualified firm.

This contract is for Construction Administrator Consultant Teams for the completion of the WCSU Major Renovations to Higgins Hall Project from preconstruction phase services, into bidding, through the completion of construction and the subsequent project close-out. The overall compensation rate for this basic service is \$1,019,137 with an additional \$133,539 for special services, for a total project fee of \$1,152,676. The special services detailed in the project scope include mechanical building system commissioning and building envelope commissioning. DCS has confirmed for SPRB that funding is available for this contract. The submittal is accompanied by a Consulting Agreement Affidavit notarized on 10/27/2015.

Staff recommended that the Board approve this new contract for O&G Industries to provide pre-construction and construction phase services at the WCSU Major Renovations to Higgins Hall Project.

PRB#	16-190	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-Q-678C	Origin/Client: DCS/MD
Contract:	OC-DCS-MEP-0037	
Consultant:	Fuss & O’Neill, Inc.	
Property:	Branford, Rockville and Westbrook Armories	
Project Purpose:	Boilers, Hot Water Systems and Building Management System Project	
Item Purpose:	Task Letter #1C to compensate the consultant for providing engineering design and construction administration services for air conditioning upgrades at various armories.	

This project involves the design and construction administration services for the required evaluation and upgrade of various heating and cooling systems at various state armories. These facilities are now known as CT Army National Guard Readiness Centers. The scope of services for each project shall include but not be limited to the evaluation of existing and heating systems, useful life estimations, code upgrade

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requirements, energy efficiency recommendations and the implementation of overall building management systems. The scope of services for these projects was developed on the basis of each assignment as determined by the Military Department. The Military Department has determined that the first three priority locations are the Rockville Armory, Westbrook Armory and the Branford Armory. All of these Projects are being federally funded under the CT Military Department “Facility Transformation Program Vision 2030 Readiness Center Transformation Master Plan” (“RCTMP”). These projects are part of a 15-year plan and road map for the continued disposal of antiquated facilities and continued Department of Defense funding for the upgrade of existing centers and construction of new centers.

In September 2015, SPRB approved Fuss & O’Neill, Inc. (“FON”) (PRB #15-216) as one six firms under the latest On-Call Mechanical – Electrical – Plumbing (“MEP”) Series of consultant contracts. Task Letter #1C is a new task letter and is subject to SPRB approval because it is an extension of Task Letters #1, #1A and #1B which will now bring the cumulative project fee for this project over \$100,000.

The Construction Budget and Total Project Budget for these projects has been established at \$1,318,000 and \$1,483,513 respectively. As detailed in the three scope letters from FON to DCS dated May 25, 2016 the project fee of \$13,000 is intended to compensate the consultant for the following project scope:

- Branford Armory – Design Services for a Variable Refrigerant Flow (“VRF”) Cooling System (\$7,000)
- Rockville Armory – Design Services for a Ductless Split Air System (Heating/Cooling). (\$3,000)
- Westbrook Armory – Design Services for a Ductless Split Air System (Heating/Cooling). (\$3,000)

Staff recommended that the Board approve Task Letter #1C in the amount of \$13,000.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-187 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-187. The motion passed unanimously.

PRB FILE #16-190 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-190. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary