

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 11, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 11, 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
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 AUGUST 4, 2014 & AUGUST 6, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of August 4, 2014 and August 6, 2014. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated August 6, 2014 listing property acquisitions, not in excess of \$5,000, processed during the month of July 2014.

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 # 14-177-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 9:32 a.m. and concluded at 9:48 a.m.

Mr. Josephy moved and Mr. Valengavich seconded a motion to go out of Executive Session into Open

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Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 14-194-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 9:48 a.m. and concluded at 10:08 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# 14-203 **Transaction/Contract Type:** AE / Amendment

Project Number: BI-CTC-435 **Origin/Client:** DCS/BOR

Contract: BI-CTC-435-ARC

Consultant: MDS National, Inc.

Property: Three Rivers Community College, Norwich

Project Purpose: New Auditorium and Art Classes Project

Item Purpose: Contract Amendment #1 to compensate the consultant for expanded design services related to additional storage areas, FF&E programming, IT and A/V enhancements as well as project coordination related to site remediation and soil management issues.

Staff reported that, in general, the project involves the initial development of a pre-design programming study to facilitate the design process for a new building comprising approximately 15,100 GSF. It is envisioned that the new structure will include a least 3 classrooms for art instruction and a new 500- seat auditorium that can be divided into 3 or 4 small lecture areas. The building layout is intended to be designed so that all support space including required circulation, stage performance and storage needs shall be addressed. The project may also include the incorporation of a black box theater. A black box theater (or experimental theater) consists of a simple, somewhat unadorned performance space, usually a large square room with black walls and a flat floor.

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In November 2011 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect & Consultant Design Teams related to the Three Rivers Community College Auditorium and Art Classroom Building Project. At the conclusion of the process DCS identified MDS National, Inc. (“MDS”) as the most qualified firm. Subsequently the Board approved the contract for MDS in December 2012 under PRB #12-315. The overall compensation rate for basic services was \$829,553 and an additional \$316,475 for special services was included. As such, the total project fee under the contract was \$1,146,028. The special services detailed in the project scope included a pre-design study, survey work, geotechnical engineering, Theater Consulting (A/V, lighting, shell etc.), site civil engineering and a State Traffic Commission analysis.

PRB #14-203, Contract Amendment #1 in the amount of \$71,440 is for additional Architect/Engineer Consultant Design Team Services for the project. Based on the project proposal by MDS dated April 18, 2014 the consultant will be providing the following additional services:

- FF&E Project Coordination from Programming through Installation (\$27,915)
- Additional Building Evaluation and Scoping for Storage Area Design Services (\$21,000)
- Security, IT and Telecommunication Design and Planning (\$17,325)
- Soils Management Coordination & Design Impact with Consultants (\$5,200)

SPRB Staff recommended approval of this contract amendment.

PRB#	14-206	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-Q-660-2	Origin/Client:	DCS/BOR
Contract:	BI-Q-660-2-ARC		
Consultant:	Fletcher-Thompson, Inc.		
Property:	Hartford Armory, Hartford		
Project Purpose:	Hartford Armory Head Shed Roof Replacement Project		
Item Purpose:	Contract Amendment #2 to compensate the consultant for design and construction administration services related to the proposed reconstruction of the Armory Head Shed Roof.		

Staff reported that these projects involve the required architectural and engineering design services to implement the Connecticut National Guard (CTARNG) Facility Vision 2020 Program. The program consists of approximately thirty identified projects throughout the State that are scheduled to be initiated between 2012 and 2020. The projects under the Vision 2020 Program will include but not be limited to repairs, alterations and new construction projects at CTARNG facilities. The outline of these contracts shall be similar to the standard On-Call Format whereas the contract shall be valid for a period of 10-years and the consultant shall be eligible for fees up to \$10,000,000 under each contract. The federal government has limited the construction costs of each individual project to a maximum of \$5,000,000 on any specific project. Exhibit A requires that each new project be added to the contract via an Amendment or Commission Letter. Any increase in fees or amendments to the contract services shall be subject to the review and approval of the Board.

In March 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect and Consultant Teams related to the CTARNG Facility Vision 2020 Projects. At the conclusion of the process DCS identified Ames & Whitaker Architects, P.C. (“AWA”) and Fletcher-Thompson, Inc. (“FTI”) as the most qualified firms.

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PRB #14-206 includes Project 7A: The Hartford Armory Head Shed Roof Replacement Project. The scope of the Hartford Armory project includes design and CA services for enhancements and additional scope improvements for the proposed reconstruction of the skylights, roofing, replacement trim and flashing at the Head Shed portion of the armory. Reconstruction work was previously completed at the Hartford Armory for renovations to the Drill Shed and Main Floor Area. The proposed improvements to the Head Shed Area under this contract were not part of the original contract scope. This work is intended to address long term ongoing water infiltration issues as well as installing gutters throughout the building perimeter.

PRB #14-206 is for Architect and Consultant Design Services for CTARNG Facility Vision 2020 Projects at The Hartford Armory Head Shed Roof Replacement Project. The total compensation rate for this project is \$34,500. The total construction budget for the project is \$300,000 and the basic service fee is equivalent to 11.50% of the construction budget. DCS has confirmed that funding is available for this contract.

Staff recommended that SPRB approve this contract amendment.

OTHER BUSINESS

PRB FILE #14-177-A – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-177-A. The motion passed unanimously.

PRB FILE #14-194-A – Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #14-194-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #14-203 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-203. The motion passed unanimously.

PRB FILE #14-206 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-206. The motion passed unanimously.

The meeting adjourned

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary