

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 29, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 29, 2016 in the State Office Building.

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

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Brian A. Dillon, Director

Vice Chairman Josephy 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 August 22, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of August 22, 2016. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 16-195-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the item at 9:35 a.m. and concluded at 9:57 a.m.

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

OPEN SESSION

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-206	Transaction/Contract Type: AE / Task Letter
Project Number:	CF-RC-380	Origin/Client: DCS/BOR
Contract:	OC-DCS-ANLY-0021	
Consultant:	Arcadis U.S., Inc.	
Property:	Central Connecticut State University, New Britain	
Project Purpose:	New Residence Hall	
Item Purpose:	Task Letter #1 to provide claims analysis consulting services with respect to analysis, documentation and litigation relating to the performance of the Design-Builder, Dimeo Construction Company, in delivering the completed New Residence Hall.	

This 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 house 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 Department of Construction Services (“DCS”) proposed 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. The base contract was approved by the Board (**PRB #11-102**) in June 2011. The total compensation rate for services to SMMA was \$926,625. 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.

In June 2015, SPRB approved Contract Amendment #2 (**PRB File #15-245**) for SMMA to provide extended on-site construction phase services and a project schedule analysis. As part of this contract amendment SMMA subcontracted with Arcadis U.S., Inc. (“AUS”) for these additional services as previously approved under Contract Amendment #1. During that time SPRB raised question regarding the contract amendment and the fact that the Board had not yet received a contract extension proposal or Amendment to review regarding the D-B contract approved by the Board under PRB File #13-256 with Dimeo Construction Company. DCS subsequently replied that the Agency was in the process of preparing a contract amendment in the near future for the Board’s review. As such the contract amendment was approved by SPRB.

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Since the submittal to SPRB, DCS has notified the Board via an email dated 8/25/2016 and has requested that the task letter be returned. Based on the email request SPRB Staff recommended that the file be returned.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-195-A – Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #16-195-A, pending but not limited to a site inspection. The motion passed unanimously.

PRB FILE #16-203 – Mr. Valengavich moved and Mr. Pepe seconded a motion to return PRB File #16-203. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary