

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On September 26, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 26, 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 September 19, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of September 19, 2016. The motion passed unanimously, except for Mr. Josephy who abstained from voting.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

#### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>16-225</b>	<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-2B-400	<b>Origin/Client:</b>	DCS/DAS
<b>Contract:</b>	OC-DCS-ARC-0047		
<b>Consultant:</b>	OakPark Architects, LLC		
<b>Property:</b>	410 Capitol Avenue, Hartford		
<b>Project Purpose:</b>	Bathroom Renovations and ADA Upgrades Project		
<b>Item Purpose:</b>	Task Letter #6 to compensate the consultant for the required design and construction administration services related to the renovation and upgrade of sixteen toilet rooms at 410 Capitol Avenue.		

Staff reported that this project involves design and construction services for the upgrade and renovation of 16 toilet rooms at 410 Capitol Avenue. Based on the previously completed pre-design study by OakPark Architects the scope of work will include the installation of all new fixtures, partitions and associated accessories to comply with code and ADA requirements. It is envisioned that the consultant will

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 26, 2016

Page 2

provided all of the required demolition plans, design phase drawings including all fire protection, exhaust fans and ADA requirements. The project will also include the upgrade of all lighting with new LED fixtures.

In November 2014, SPRB approved OakPark Architects, LLC (“OPA”) as one of eight firms under the latest On-Call Architectural Support Services consultant contracts. These contracts have a maximum contract fee of \$1,000,000 with a common expiration date January 15, 2017.

Task Letter #7 is a new task letter and subject to SPRB approval because the value of the task letter for this project is \$136,800 which exceeds \$100,000. The Construction Budget and total Project Budget have been established at \$1,570,000 and \$2,086,000 respectively.

As detailed in the scope letter from OPA to DCS dated May 8, 2016 the \$136,800 is intended to compensate the Architect for the following project scope: completion of schematic through construction document phase plans; development of an existing conditions MEP Plan and associated demolition drawings; associated code reviews, ADA checklists, exhaust and alarm systems to confirm design plans; completion of required technical speculations and a new probable cost estimate; and limited construction administration services. Staff recommended that the Board approve Task Letter #7 for OakPark Architects to provide consulting design and construction administration services on this project.

<b>PRB#</b>	<b>16-226</b>	<b>Transaction/Contract Type:</b> AE / Amendment
<b>Project Number:</b>	BI-T-611	<b>Origin/Client:</b> DCS/DEEP
<b>Contract:</b>	BI-T-611-ENG	
<b>Consultant:</b>	HDR Engineering, Inc.	
<b>Property:</b>	Quinebaug Valley Fish Hatchery, Plainfield	
<b>Project Purpose:</b>	Energy and Operating Improvements Project	
<b>Item Purpose:</b>	Contract Amendment #1 to compensate the consultant for additional design services related to the inclusion of additional well pumps and automated water system control upgrades for the project.	

Staff reported that this project involves the design and construction of electrical equipment and water system control upgrades to reduce utility costs and increase the operational efficiency of the hatchery. The water system control upgrades are envisioned to include but not be limited to general rearing water upgrades, well pump and motor replacement, new well and head tank controls as well as a new water recirculation system. These upgrades will be accomplished by the installation of automated controls on three of the six wells, use of drum filters, bioreactor beds, ultraviolet disinfection and carbon dioxide stripping towers. The consultant will also provide additional design services related to biological criteria testing/establishment, metabolic requirements for fish, water quality data for fish production and system testing inclusive of dedicated start-up support. This scope will include the construction of a 1,300 GSF concrete block structure to house all of the recirculation equipment. The initial overall construction and total project budgets were established at \$1,810,000 and \$2,529,651 respectively.

In September 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Engineering Consultant Design Teams related to the Quinebaug Valley Fish Hatchery– Energy & Operating Improvements Project. At the conclusion of the process DCS identified HDR Engineering, Inc. (“HDR”) as the most qualified firm.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 26, 2016

Page 3

In December 2015, the Board approved the contract for HDR to provide consultant services on the Quinebaug Valley Fish Hatchery– Energy & Operating Improvements Project from the initiation of a schematic design phase through the completion of the construction document phase and the subsequent construction administration. The overall compensation rate approved by the Board was for a total fee of \$296,563 with \$246,961 in basic services and an additional \$49,602 for special services. The special services detailed in the project scope included biological criteria establishment, component start-up, system testing and the development of a wastewater sampling plan.

Contract Amendment #1 will compensate HDR \$76,802 for the following additional design services: three additional vertical line shallow shaft wells; upgraded well pumps on the deep rock wells including the replacement of pumps and motors; new automated controls and variable speed drives on production wells including the replacement of the control panel, starters, capacitors and associated switches; installation of new flow meters to more accurately measure water in the new meter pits; and replacement of unit heaters, exhaust fans and motorized valves in the pump house.

As part of this contract amendment the overall construction and total project budgets will be revised to \$2,810,000 and \$3,834,865 respectively. DCS has confirmed that funding is available for this contract.

Staff recommended that the Board approve Contract Amendment #1 for HDR Engineering, Inc. to provide design related services at the Quinebaug Valley Fish Hatchery– Energy & Operating Improvements Project.

**OTHER BUSINESS**

**Discussion - 2016 SPRB Annual Report.** Board members reviewed a final draft of the Annual Report to the Governor, being prepared in accordance with Connecticut General Statutes §4b-2(1).

The Board took the following votes in Open Session:

**PRB FILE #16-225** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-225. The motion passed unanimously.

**PRB FILE #16-226** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-226. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary