

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 29, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 29, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bruce Josephy, Secretary

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF SEPTEMBER 22, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 22, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 14-211 **Transaction/Contract Type:** RE / Lease Renewal
Origin/Client: DAS/ JUD

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the proposal at 9:31 a.m. and concluded at 9:44 a.m.

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

OPEN SESSION

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REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 14-227-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 9:45 a.m. and concluded at 9:59 a.m.

PRB # 14-239 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/ JUD
Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the proposal at 10:00 a.m. and concluded at 10:20 a.m.

Mr. Valengavich 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# 14-241 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-RT-841 **Origin/Client:** DCS/DOE
Contract: BI-RT-841-ARC
Consultant: S/L/A/M Collaborative, Inc.
Property: H.H. Ellis Technical High School, Danielson
Project Purpose: Campus Additions and Renovations to H.H. Ellis Technical High School
Item Purpose: Contract Amendment #5 to compensate the consultant for extended MEP Construction Administration Services, a revised move management scope additional structural engineering related to various client agency requests and project design modifications.

Staff reported that H.H. Ellis Technical High School is a one-story facility constructed in 1958 and thereafter, expanded in 1974, 1985 and 1995. The school has approximately 640± students. Following project completion, potential enrollment is anticipated to reach 700± students. In September 2005, the S/L/A/M Collaborative Inc. (“SLAM”) was selected as the primary architect for the renovation and expansion of the School.

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The scope of the project renovation includes all of the existing building's which comprise 180,000± GSF. New building construction will consist of approximately 12,000 GSF and be allocated as follows: Shop area - 3,000 SF; Trade Area - 3,000 SF; Gymnasium expansion - 1,500 SF and new Storage Garage – 4,500 SF, for a total project area of 192,000 GSF. Construction and total project budget estimates were originally \$28,221,000 (\$146.98/GSF) and \$39,350,000. Public Act 04-213 authorized an expenditure of \$39,750,000 for this project. Public Act 08-169 expanded the project for a third time and authorized raising the total project budget from \$59,747,000 to \$84,000,000, effective 7/1/2008.

In October 2006 the schematic design was completed and additional funding was then allocated to support a larger project with an increased design scope. Subsequently, in 2007 the Department of Construction Services (“DCS”) chose to implement the H. H. Ellis Roofing Project on an accelerated and separate basis to the overall project. In the Fall of 2010, DCS authorized SLAM to again modify the documents and project scope in anticipation of an early 2011 bid. This was completed and the project was accepted by DCS with a base bid amount of \$47.64-Million dollars. After approval of amendments, the total A/E fee for the project was revised to \$5,277,231 as compared to an estimated construction budget of \$57,530,523 and an actual contract base bid of \$50,641,000.

Contract Amendment #5 in the amount of \$80,703 will modify SLAM's contract to provide additional compensation for the following project activities:

- Additional MEP Construction Administration Services required for the timely review of change orders.
- Additional Move Management Services required to alleviate project constraints caused by the re-design of the automotive shop floor, the Special Education Wing and the G Area Module.
- Damaged Curb Cut Repairs
- Additional Structural Engineering required for Building_G

Staff recommended that the Board suspend this item, pending receipt of additional information regarding the proposed Contract Amendment, including information regarding construction administration services for the H.H. Ellis Technical School Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-211 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #14-211, pending receipt of additional information regarding the proposed lease renewal. The motion passed unanimously.

PRB FILE #14-227 - A – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #14-227-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #14-239 – Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #14-239, pending receipt of additional information regarding the proposed lease amendment. The motion passed unanimously.

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PRB FILE #14-241 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #14-241, pending receipt of additional information regarding the proposed contract amendment. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary