

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 2, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 2, 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 SEPTEMBER 24, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 24, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 14-242 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ DORS

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

PRB # 14-243 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ DSS

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

The Board commenced its discussion of the above referenced lease proposals at 9:52 a.m. and concluded at 10:17 a.m.

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Mr. Josephy moved and Mr. Valengavich 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#	14-249	Transaction/Contract Type: AE / Contract Amendment
Project Number:	BI-RT-837	Origin/Client: DCS/DOE
Contract:	BI-RT-837-ARC	Contract Amendment #4
Consultant:	Antinozzi Associates, P.C.	
Property:	Eli Whitney Technical High School, Hamden	
Project Purpose:	Campus Additions & Renovations to Eli Whitney Technical High School	
Item Purpose:	Contract Amendment #4 to compensate the consultant for additional design services, expanded construction phasing, fee escalation and extended contract duration.	

Staff reported that this project involves the renovation & remodeling of the exterior & interior 135,968 GSF existing building as well as the construction of 91,290 GSF of new building area for newly planned total building project area of 227,258± GSF. Additional improvements include the reconstruction of athletic fields and perimeter site fencing, new landscaping and the resurfacing of existing parking lots.

Contract Amendment #4 for this project was previously submitted to the Board in June 2014 under PRB File #14-137. The file was subsequently rejected and returned to DCS by the Board on 8/4/2014 regarding concerns related to the escalation clause and additional contingency added to the overall contract. The primary reason for the Board's rejection was that the consultant requested to use the overall PPI versus the sector index (A/E Services Index #5413) in calculating the fee escalation for the project. The difference between these two escalation factors was approximately 19% for the Overall Index and 9% for the Sector index over the period being reviewed. As part of the Board's rejection SPRB Staff contacted the Bureau of Labor Statistics. SPRB Staff was provided a copy of the BLS PPI Contracting Escalation Guide which endorses the use of sector specific clauses when the data is available.

Consequently, Contract Amendment #4 has now been revised and resubmitted to include additional design services for the redesign of the facility under a revised and larger programmatic scope. Staff recommended that the Board approve Contract Amendment #4 for Antinozzi Associates. The base fee as a percentage of Construction Budget is 7.69% whereas the maximum guideline rate for this Group B construction project is a blended rate of 9.50% based on the January 2014 Guideline Rate Submittal prepared by DCS. This contract submittal also includes a savings to the State of \$131,170 due to the revised escalation factors when compared to the previous submittal which was rejected under PRB #14-137.

OTHER BUSINESS

The Board took the following votes in Open Session:

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PRB FILES #14-242 and #14-243 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB Files #14-242 and #14-243, pending receipt of additional information regarding the proposed lease agreements. The motion passed unanimously.

PRB FILE #14-249 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-249. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary