

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 13, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 13, 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 October 5, 2016 and October 6, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of October 5, 2016 and October 6, 2016. The motion passed unanimously

At the Chairman's request, the following item was moved to the top of the agenda.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 16-240 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-2B-381 **Origin/Client:** DCS/DCS
Contract: BI-2B-381-ARC
Consultant: Amenta/Emma Architects, P.C.
Property: State Office Building, 165 Capitol Avenue, Hartford
Project Purpose: State Office Building Renovations & New Parking Garage Project
Item Purpose: Contract Amendment One to compensate the consultant for project services required for the completion of project design, bidding and construction administration phase services.

Staff reported that this project involves the design and construction for the complete renovation of the existing State Office Building ("SOB") located at 165 Capitol Avenue in Hartford. The overall project is envisioned to include the complete restoration of the 350,000 GSF state office building, the demolition of the Buckingham Street Parking Garage, construction of a new parking garage, various internal site improvements and public space enhancements. The SOB was originally built in 1931 and is a limestone clad structure with two partial basements, a ground floor access level and five upper floors. The overall project is also envisioned to include additional improvements such as a new surface parking lot, creation of a public plaza, streetscape enhancements and various ADA upgrades.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 13, 2016

Page 2

In May 2014, SPRB approved the contract (PRB #14-133) for Amenta/Emma Architects, P.C. (“AEA”) to provide design and engineering services for the completion of a predesign study which focused the evaluation of various existing conditions within the building and site. The overall compensation rate approved by the Board under PRB #14-133 included \$750,170 for basic services with an additional \$232,000 in special services for a total fee of \$982,170. The special services detailed in the approved project scope included Phase I and II Environmental Site Assessments, Hazardous Building Material Surveys, Site Borings/Geotechnical Engineering, Invasive Structural Engineering Evaluations and Traffic Engineering. The scope of work under this contract was finalized and submitted to DCS in January 2015 as the Final Conditions Assessment and Concept One Program Document Report.

In October 2015, the Board approved a new contract (PRB File #15-240) in the amount of \$2,057,750 for AEA to provide Architect/Engineer Consultant Design Team Services for the completion of “Programming and Schematic Design Phase Services” as required for the State Office Building Renovation and New Parking Garage Project.

The overall scope of this approved contract was to compensate AEA for the initiation and completion of the schematic design and programming phase. It was envisioned that this design phase will enable AEA to key project program around three primary agencies: Office of the Attorney General, Office of the State Comptroller and the Office of the State Treasurer. The approved project scope was also intended to focus on design standards to achieve initial programming data (20% offices, required conference rooms, support space, shared space and public access), new municipal utility connections, new MEP and life safety systems, installation of all new code compliant plumbing and electrical services as well as a new food server area. The project scope also included the restoration of the limestone panels, roof replacement, new exterior windows, and renovations to the existing courtyard and all of the required coordination with the State Historic Preservation Office. The approved schematic design phase program was based on a construction budget of \$146M.

At 9:54 a.m. Emilio Pizzoferrato and Mike Milne, DCS Project Managers, joined the meeting to discuss the current proposal (#16-240), Amendment One which will compensate AEA a total additional fee of \$13,207,750 for the balance of project design phase, bidding and CA Services. The fee includes \$846,750 for special services as described below.

<u>PROJECT SCOPE</u>	<u>COST</u>
<i>DESIGN DEVELOPMENT PHASE</i>	<i>\$3,041,400</i>
<i>CONSTRUCTION DOCUMENT PHASE</i>	<i>\$4,321,200</i>
<i>BIDDING PHASE</i>	<i>\$720,200</i>
<i>CONSTRUCTION ADMINISTRATION</i>	<i>\$4,278,200</i>
<i>SPECIAL SERVICES</i>	<i>\$846,750</i>
<i>TOTAL FEE AMENDMENT #1</i>	<i>\$13,207,750</i>

The scope of work includes an extensive amount of special services related to the following project activities:

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 13, 2016

Page 3

- FF&E Programming – design and management services for the specification, selection and layout of “loose” furniture.
- Animation Model – Development of an animated rendering detailing the redeveloped site and surrounding area.
- Elevator Study – Evaluation of existing elevator systems inclusive of Code and ADA requirements.
- Destructive Testing Analysis – Evaluation and Testing of Various existing conditions as part of the design process inclusive of the following project components:
 1. Testing of Steel Windows Set in Lime Stone
 2. Testing of Steel Windows Set in Brick
 3. Abatement Mock and Testing for Disposal of One Window Unit
 4. Lime Stone and Granite Cleaning Mock-Ups
 5. Brick Removal and Repair Mock and Test Location
 6. Plaster Ceiling Abatement and Testing for the Disposal of Six Units
 7. Roof Core and Flashing Destructive Testing and Analysis
 8. Window Rehabilitation Comparative Analysis
 9. Galvanizing Test Mock-ups for historic decorative cast iron
 10. BCA Paint Analysis for determination of Original Color Schemes
 11. GPR Study for Evaluation and Confirmation of Underground Infrastructure

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved at the September 2015 Meeting of the State Bond Commission.

The Board and the DCS Project Managers discussed the project, particularly the extensive mock-ups and testing to be done to ascertain abatement procedures during demolition and the window replacement analyses. The Board discussed with DCS the possible impacts of the extensive testing identified in this proposal and how it may impact the overall project budget and program based on the results.

Mr. Pizzoferrato and Mr. Milne left the meeting at 10:20 a.m.

Staff recommended that the Board approve Contract Amendment #1 for Amenta/Emma Architects, P.C. to provide the continuation of the required consulting services for the completion of design phase, bidding and project CA services for the State Office Building Renovation and New Parking Garage Project.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 13, 2016

Page 4

PRB # 16-233 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT/DOT
Project Number: 135-295-2A
Grantee: City of Stamford
Property: Various areas located along Stillwater Road, Stamford
Project Purpose: Assignment of easements to the City of Stamford
Item Purpose: Assignment of easements totaling 3,990± SF to the City of Stamford for highway purposes which were originally acquired for the Spot Improvements along Stillwater Road Project.

Staff recommended Board approval for the release of this real estate to the City of Stamford for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing easements which were originally acquired for spot improvements along Stillwater Road, Stamford. The project is complete and it is necessary for the DOT to convey the easements to the Town of Stamford for highway purposes, per Item No. 12 of Agreement No. 01.17(08). There is no monetary consideration.

PRB # 16-234 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 056-301-1A
Grantee: Town of Greenwich
Property: Various areas located along Riversville Road, Greenwich
Project Purpose: Assignment of easements to the Town of Greenwich
Item Purpose: Assignment of various easements totaling 1,787± SF to the Town of Greenwich for highway purposes which were originally acquired for the Replacement of Bridge No. 05014 over Byram River Project.

Staff recommended Board approval for the release of this real estate to the Town of Greenwich for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing easements which were originally acquired for the replacement of Bridge No. 05014 on Riversville Road over the Byram River, Greenwich. The project is complete and it is necessary for the DOT to convey the easements to the Town of Greenwich for highway purposes, per Item No. 11 of Agreement No. 08.04-03(10). There is no monetary consideration.

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

EXECUTIVE SESSION

PRB # 16-237 **Transaction/Contract Type:** RE / Holdover Agreement

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 13, 2016

Page 5

Origin/Client: DAS/DMHAS

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

The Board commenced its discussion of the above agreement at 10:35 a.m. and concluded at 10:50 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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-233 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-233. The motion passed unanimously.

PRB FILE #16-234 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-234. The motion passed unanimously.

PRB FILE #16-237 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-237. The motion passed unanimously.

PRB FILE #16-240 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-240. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary