

## **STATE PROPERTIES REVIEW BOARD**

### **Minutes of Meeting Held On October 17, 2016 State Office Building, Hartford, Connecticut**

The State Properties Review Board held its regular meeting on October 17, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
John P. Valengavich, Secretary  
Pasquale A. Pepe

**Members Absent:** Bruce Josephy, Vice Chairman

**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 11, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of October 11, 2016. The motion passed unanimously except for Mr. Pepe who abstained from voting.

#### **REAL ESTATE- UNFINISHED 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 #** 16-204-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 above purchase at 9:37 a.m. and concluded at 9:58 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**

#### **REAL ESTATE – NEW BUSINESS**

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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 #** 16-238 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS/DPD

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

The Board commenced its discussion of the above lease at 10:06 a.m. and concluded at 10:20 a.m.

**PRB #** 16-239 **Transaction/Contract Type:** RE / Lease Amendment  
**Origin/Client:** DAS/DCF

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

The Board commenced its discussion of the above lease amendment at 10:21 a.m. and concluded at 10:47 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**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 16-236 **Transaction/Contract Type:** AE / New Contract  
**Project Number:** BI-CTC-500 **Origin/Client:** DCS/BOR  
**Contract:** BI-CTC-500-CA  
**Consultant:** Newfield Construction, Inc.  
**Property:** Naugatuck Valley Community College, Waterbury  
**Project Purpose:** Renovations to Physical Plant Project  
**Item Purpose:** New Construction Administrator Contract to provide full time construction administration services for the preconstruction phase, project bidding and construction in connection with Renovations to the Physical Plant Project.

Staff reported that this project involves the design and construction for the replacement of the central heating and cooling plant at Naugatuck Valley Community College. This scope will include the replacement of two Thousand BTU per Hour (“MBH”) High Temperature Water (“HTW”) Boilers with three low-Nitrogen Oxide Emission (“NOX”) boilers as well as the associated distribution pumps, variable fan drives (“VFD”), expansion tanks and air separators. The project will also include the replacement of the existing absorption chiller with a new 500-Ton electric chiller. The overall scope will include the required structural engineering, fire protection, mechanical-electrical-plumbing “MEP” and

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heating-ventilation-air conditioning (“HVAC”) design considerations for completion of the project. The consultant will also provide building information modeling using BIMM software and commissioning services as part of the project program. The initial overall construction and total project budgets have been established at \$5,134,618 and \$8,000,000 respectively. In October 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administrator Consultant Teams related to the Naugatuck Valley Community College– Physical Plant Renovations Project. DCS elicited five responses to the advertisement of which all of the respondents were considered “responsive”. DCS recommended all five firms for short-listed interviews. These firms were as follows, Newfield Construction, Inc., CDM Smith, Inc., Diversified Technology Consultants, Inc., The Whiting Turner Contracting Company and Ironwood Advisors, LLC. The State Selection Panel consisted of 5 members. At the conclusion of the process DCS identified Newfield Construction, Inc., (“NCI”) as the most qualified firm.

This contract is for Engineer Consultant Design Team Services for the completion of the Naugatuck Valley Community College – Physical Plant Renovations Project from preconstruction services, bidding and construction administration. The overall compensation rate for this basic service is \$295,262 with an additional \$40,740 for special services for a total project fee of \$336,002. The special services in the project scope are all related to construction cost estimating. DCS has confirmed for SPRB that funding is available for this contract.

Staff recommended that the Board approve this new contract for Newfield Construction, Inc. to provide construction administration services at the Naugatuck Valley Community College – Physical Plant Renovations Project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-204-A** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-204-A. The motion passed unanimously, except for Mr. Pepe who abstained from voting.

**PRB FILE #16-236** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-236. The motion passed unanimously.

**PRB FILE #16-238** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-238. The motion passed unanimously.

**PRB FILE #16-239** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-239. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John P. Valengavich, Secretary