

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 19, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 19, 2015 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 OCTOBER 13, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 13, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

|                         |   |  |
|-------------------------|---|--|
| <b>PRB#</b>             | <b>15-234</b>   | <b>Transaction/Contract Type:</b> AE / Task Letter |
| <b>Project Number:</b>  | BI-MH-121   | <b>Origin/Client:</b> DCS/DMHAS                    |
| <b>Contract:</b>        | OC-DCS-MDE-0029   |  |
| <b>Consultant:</b>      | BVH Integrated Services, P.C.   |  |
| <b>Property:</b>        | Greater Bridgeport Community Mental Health Center, Bridgeport   |  |
| <b>Project Purpose:</b> | Parking Structure Replacement Project   |  |
| <b>Item Purpose:</b>    | Task Letter #1 to compensate the consultant for geotechnical, survey, design and construction services for the in-kind replacement of the existing concrete deck parking structure as well as an additional 50-60 at grade parking spots with other associated site improvements. |  |

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Staff reported that, in general, this project involves the required engineering design and construction administration services for the in-kind replacement of the existing concrete deck parking structure as well as an additional 50-60 at grade parking spots. The overall scope of this project is envisioned to include the construction of a new cast in place concrete parking deck with additional amenities such as lighting, walkways, drainage improvements, fire protection and emergency call boxes.

In November 2014, SPRB approved BVH Integrated Services, P.C. (“BVH”) as one of five firms under the 5th On-Call Multi-Disciplinary Engineering (“MDE”) Consultant Services contracts. This is the fourth Task Letter that BVH has been assigned under this series.

Task Letter #1 is a new formal task letter and subject to SPRB approval because the value of the task letter for this project exceeds \$100,000. The Construction Budget and Total Project Budget have been established at \$2,750,000 and \$3,540,230 respectively for this project. As detailed in the scope letter from BVH to DCS dated December 22, 2014 the \$188,355 fee is intended to compensate BVH for the following project scope: preparation of SD through CD level design documents for the project area; completion DD Level design plans inclusive of geotechnical and site survey requirements; both as special service; execution of project bid phase including a review of bid proposals and contractor scoping; and construction administration services which will include a review of shop drawings, construction observation reports, coordination of testing labs, RFI reviews, weekly job meetings and review/approval of the contractor requisitions. DCS has confirmed that funding is available for this project.

Staff recommended that the Board approve Task Letter #1 for BVH Integrated Services, Inc. to provide consulting design and construction administration services on this project.

|                         |   |                                   |                |
|-------------------------|---|-----------------------------------|----------------|
| <b>PRB#</b>             | <b>15-235</b>   | <b>Transaction/Contract Type:</b> | AE / Amendment |
| <b>Project Number:</b>  | CF-RD-275   | <b>Origin/Client:</b>             | DCS/WCSU       |
| <b>Contract:</b>        | CF-RD-275-CA  |                                   |                |
| <b>Consultant:</b>      | LaRosa Building Group, LLC  |                                   |                |
| <b>Property:</b>        | Western Connecticut State University, Danbury   |                                   |                |
| <b>Project Purpose:</b> | Renovations to Litchfield Residence Hall Project  |                                   |                |
| <b>Item Purpose:</b>    | Contract Amendment #1 to compensate the consultant for construction administration services related to the expanded project scope and general inflation expenses due an increase in the project duration. |                                   |                |

Staff reported that the project generally involves the complete renovation of the existing Litchfield Residence Hall at Western Connecticut State University (“WCSU”) which comprises approximately 54,000 GSF of building area. The proposed renovation project is intended to include all required life safety system code improvements, evaluation and upgrades to existing mechanical systems, new HVAC systems, installation of a standby generator unit as well as renovated common space and dorm room areas. The overall project is intended to be designed to meet LEED Silver Requirements and also requires the completion of a pre-design study by the consultant design team to evaluate and prioritize the scope within the initial budget which included a \$6.61-Million dollar construction budget.

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Department of Construction Services (“DCS”) identified LaRosa Building Group, LLC (“LBG”) as the most qualified firm, and in August 2013, the Board approved the contract (PRB File #13-166) for LBG to provide project related construction administration services. The contract included a compensation rate for basic services in the amount of \$264,400 plus an additional \$48,563 for special service and/or sub-consultants. As such the total proposed contract approved by the Board was \$312,963 for project CA services which amounted to a total fee of 4.73% of the overall construction budget. The basic service fee was equivalent to 4.00% of the construction budget. The proposal by LBG excluded LEED requirements, scheduling services, construction inspections and limits the consultant to providing only one estimate at the completion of the construction document phase. Project funding was approved pursuant to the issuance of CHEFA Series E Bonds.

Contract Amendment #1 would compensate LBG in the amount of \$29,991 as detailed in its June 9, 2015 letter to DCS. LBG is requesting compensation for the following project services: Pre-Construction Phase Services - \$13,000; Commissioning Costs inclusive of a time extension and inflation -- \$8,310; and Construction Administration inclusive of a time extension and inflation -- \$8,681. This Contract Amendment will also increase the construction and total project budgets to \$10,600,000 and \$15,128,300 respectively.

Staff recommended that the Board suspend Contract Amendment #1 and request additional information regarding the status of the project, required time extension and inflationary adjustments.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-234** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-234. The motion passed unanimously.

**PRB FILE #15-235** – Mr. Valengavich moved and Mr. Pepe seconded a motion to suspend PRB File #15-235, pending receipt of additional project information. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary