

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 7, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 7, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: 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 NOVEMBER 30, 2015. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of November 30, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-265 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-T-611 **Origin/Client:** DCS/DEEP
Contract: BI-T-611-ENG
Consultant: HDR Engineering, Inc.
Property: Quinebaug Valley Fish Hatchery, Plainfield
Project Purpose: Energy and Operating Improvements Project
Item Purpose: New contract to compensate the consultant for design, testing and construction administration services related to various electrical equipment and water system control upgrades to reduce utility costs and increase the operational efficiency of the hatchery.

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Staff reported that this project involves the design and construction of electrical equipment and water system control upgrades to reduce utility costs and increase the operational efficiency of the hatchery. The water system control upgrades are envisioned to include but not be limited to general rearing water upgrades, well pump and motor replacement, new well and head tank controls as well as a new water recirculation system. These upgrades will be accomplished by the installation of automated controls on three of the six wells, use of drum filters, bioreactor beds, ultraviolet disinfection and carbon dioxide stripping towers. The consultant will also provide additional design services related to biological criteria testing/establishment, metabolic requirements for fish, water quality data for fish production and system testing inclusive of dedicated start-up support. This scope will include the construction of a 1,300 GSF concrete block structure to house all of the recirculation equipment. The initial overall construction and total project budgets have been established at \$1,810,000 and \$2,529,651 respectively.

In September 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Engineering Consultant Design Teams related to the Quinebaug Valley Fish Hatchery– Energy & Operating Improvements Project. DCS elicited six (6) responses then proceeded to review the submittals and after the completion of the internal review process; recommended four firms for short-listed interviews. These firms were as follows, Diversified Technology Consultants, Inc., HDR Engineering, Inc., Milone & MacBroom, Inc. and Weston & Sampson Engineers Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified HDR Engineering, Inc. (“HDR”) as the most qualified firm.

This contract is for Engineer Consultant Design Team Services for the completion of the Quinebaug Valley Fish Hatchery – Energy & Operating Improvements Project from the initiation of a schematic design phase through the completion of the construction document phase and the subsequent construction administration. The overall compensation rate for this basic service is \$246,961 with an additional \$49,602 for special services for a project fee is \$296,563. The special services detailed in the project scope include biological criteria establishment, component start-up, system testing and the development of a wastewater sampling plan. DCS has confirmed for SPRB that funding is available for this contract.

Staff recommended that the Board approve this new contract for HDR Engineering, Inc. to provide design related services at the Quinebaug Valley Fish Hatchery – Energy & Operating Improvements Project.

PRB#	15-266	Transaction/Contract Type:	AE / Contract Amendment
Project Number:	BI-RT-844	Origin/Client:	DCS/DOE
Contract:	BI-RT-844-ARC		
Consultant:	Drummey Rosane Anderson, Inc.		
Property:	Emmett O’Brien Technical High School		
Project Purpose:	Renovations and Additions to Emmett O’Brien Technical High School		
Item Purpose:	Contract Amendment #5 to compensate the consultant for various project scope and program changes within the automotive shop, multi-purpose room, shop storage areas, gymnasium and general security improvements.		

Emmett O’Brien Technical High School is a 2-story brick faced structure constructed and expanded from 1966 through 1979. Newly proposed project renovation & remodeling will encompass all of the building’s existing 123,214± GSF. The project includes 43,640 GSF of new building construction for a total project area of 168,904± SF. In summary, site work includes the demolition & replacement of 2

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tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking.

On 01/09/2006, the Board approved the A/E contract with Drummey Rosane Anderson, Inc. (DRA) for a total fee of \$2,493,760 on the basis of a \$29,669,000 Construction Budget and a total project budget estimated at \$41,025,000. Coincident with the 1st Amendment, construction and total project budgets increased to \$37,456,000 and \$52,367,000. In September 2011 the Board approved Contract Amendment #2 in the amount of \$638,277. This contract amendment converted the project from design-bid-build construction to a Construction Manager at Risk delivery method. In February 2013 the Board approved Contract Amendment #3 in the amount of \$362,132. This contract amendment revised various program deficiencies that had either developed over time or due to changes in the State Building Code. Then again in August 2013 the Board approved Commission Letter #3 in the amount of \$96,820 to modify DRA's contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope which included revisions to the Automotive Program, Machine Shop Program as well as the consolidation of the HVAC and Plumbing Programs. Commission Letter #4 was approved in March 2014 for agency requested design changes and additional permit applications. This Commission Letter was for \$57,030 and increased the total contract fee for DRA to \$4,334,227. More recently, in July 2015, the Board approved Contract Amendment #4 in the amount of \$113,100 for additional design services, DEEP permit modifications, security revisions and FF&E support. This contract amendment increased the construction and total project budget to \$64,000,000 and \$94,315,000 respectively.

Contract Amendment #5 will modify DRA's contract to allow the architect to provide additional design services for the following:

- Auto Shop Welding Hood – The original design and programming did not envision the recently requested layout revisions by SDE for the Auto Shop Program. (\$8,480)
- General Site Plan and Exterior Building Revisions – Site plan revisions to reduce landscaping and maintenance requirements for traffic islands and replace with stone, the addition of a concrete pad for CONEX boxes and exterior security gates at overhead doors. (\$9,250)
- Ford Street Field Enhancements and Upgrades – SDE has requested various enhancements at Ford Field including softball upgrades to equalize female and male field enhancements, track and field surface improvement and PA system upgrades. (\$21,885)
- Stage and Multi-Purpose Room Upgrades– Design revisions for the Architect and Electrical Engineer to incorporate additional lighting upgrades and enhancements within the stage area and the new multipurpose room. This scope will also include new platform curtains for the stage. (\$11,890)
- Cafeteria AV Changes – Additional scope of services to engage the DRA Design Team and an Interior Designer to assist the client agency with FF&E selection, programming and budget support to provide AV enhancements within the cafeteria to support various events. (\$7,660)

As part of this contract amendment the construction budget and total project budget will be remain at \$64,000,000 and \$94,316,000 respectively.

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Staff recommended that the Board approve Contract Amendment #5 for Drummey Rosane Anderson, Inc. to provide additional design related services at the Emmett O'Brien Technical High School Campus Additions and Renovations Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-265 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-265. The motion passed unanimously.

PRB FILE #15-266 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-266. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary