

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 21, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 21, 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
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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 14, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 14, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	15-235	Transaction/Contract Type: AE / Amendment
Project Number:	DF-RD-275	Origin/Client: DCS/WCSU
Contract:	DF-RD-275-CA	
Consultant:	LaRosa Building Group, LLC	
Property:	Western Connecticut State University, Danbury	
Project Purpose:	Renovations to Litchfield Residence Hall Project	
Item Purpose:	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

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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.

As originally proposed by DCS, Contract Amendment #1 would compensate LBG in the amount of \$29,991 as detailed in its June 9, 2015 letter to DCS. LBG requested 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 also increased the construction and total project budgets to \$10,600,000 and \$15,128,300 respectively.

SPRB Staff meet with the DCS Project Management Team several times over the past month to review and discuss the Board's concerns regarding this file. This file was originally suspended by the Board on October 19, 2015 due to questions regarding the extended construction schedule fee as well as contract escalation. DCS has worked with SPRB Staff and has revised the total request from \$29,991 to \$22,458 by reducing the escalation to reflect the PPI increase for architect/engineering services over the time period for which the project was delayed. The portion of the fee for escalation was reduced from \$8,310 to \$777. Staff recommended that the Board approve Contract Amendment #1 in the revised amount of \$22,458.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-273	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RT-864	Origin/Client:	DCS/DOE
Contract:	OC-DCS-ARC-0039		
Consultant:	Amenta/Emma Architects, P.C.		
Property:	Vinal Technical High School, Middletown		
Project Purpose:	Renovations for Handicapped Accessibility & FOG Improvements		
Item Purpose:	Task Letter #1C to compensate the consultant for the completion of plans, specifications and construction administration required for the installation of eye wash stations throughout various shops, laboratories and storage areas.		

The initial scope of this project involved the design and construction administration for various improvements throughout interior and exterior areas at the Vinal Technical High School ("VTHS") campus. The United States Department of Education Office of Civil Rights ("OCR") is requiring the completion of this work as part of a facilities accessibility review recently completed by the Agency. This work was being performed pursuant to a corrective action plan submitted by the State of Connecticut and approved by the OCR with a required construction completion date of December 2015. In general, the work requires the total renovation of all "non-ADA compliant" interior finishes such as plumbing fixtures, grab bars and accessories for all bathrooms in addition to specific modifications to all work area surfaces, millwork, fixtures, isolated doors, labs, cafeteria and common spaces. The corrective action plan also requires the modification of parking lot and site amenities to meet current standards. The initial task letter for this project was approved by the Board in February 2013 under PRB #13-009.

Shortly thereafter, the State Department of Education ("SDE") requested that Amenta/Emma Architects ("AEA") provide additional services to bring the site into compliance with the general permit regulations for the discharge of wastewater associated with food preparation. As such the consultant designed the

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replacement of kitchen fixtures, installation of a 2,000 gallon holding tank, new underslab grease traps as well as a new sanitary line connection. The Board approved this additional scope as Task Letter 1A in July 2013 under PRB #13-159. More recently, SDE requested that AEA additional design and construction management services for additional enhancements to the culinary arts kitchen program beyond those that were initially contemplated as part of the project scope. The Board approved this additional scope as Task Letter 1B in August 2015 under PRB #15-172.

VTHS has more recently requested that DCS and AEA provide additional design and construction management services for the installation of eye wash stations within the HVAC Shop, Culinary Arts Kitchen Storage, Beauty Lab and Cosmetology Lab. This work will include but not be limited to the confirmation of existing plumbing infrastructure, demolition plans and installation sketches.

Task Letter #1C in the amount of \$3,100 is a new task letter that is an extension of TL#1, #1A and #1B which were previously approved by the Board; the cumulative fee is now \$240,700. The total Construction Budget for the project was previously revised from \$2,000,000 to \$2,455,400 and the Architect's total fee for the project has increased to \$240,700. The overall project budget will remain at \$3,627,740.

As detailed in the proposal letter from AEA to DCS dated October 1, 2015, the scope is intended to compensate the Architect for the following development of an overall design plan for additional eye wash stations in various locations; and completion of demolition drawings, installation sketches and specifications for the project well as limited construction administrations. Staff recommended that the Board approve Task Letter #1C.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-235 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-235. The motion passed unanimously.

PRB FILE #15-273 – Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #15-273. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary