

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 22, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 22, 2014 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:** 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 DECEMBER 15, 2014.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 15, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 14-307 **Transaction/Contract Type:** RE / New Lease-Out  
**Origin/Client:** DAS/ DAS

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

The Board commenced its discussion of the proposed lease at 9:35 a.m. and concluded at 9:55 a.m.

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

### OPEN SESSION

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**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB#** 14-241 **Transaction/Contract Type:** AE / Amendment  
**Project Number:** BI-RT-841 **Origin/Client:** DCS/DOE  
**Contract:** BI-RT-841-ARC  
**Consultant:** S/L/A/M Collaborative, Inc.  
**Property:** H.H. Ellis Technical High School, Danielson  
**Project Purpose:** Campus Additions and Renovations to H.H. Ellis Technical High School  
**Item Purpose:** Contract Amendment #5 to compensate the consultant for extended MEP Construction Administration Services, a revised move management scope additional structural engineering related to various client agency requests and project design modifications.

Staff reported that H.H. Ellis Technical High School is a one-story facility constructed in 1958 and thereafter, expanded in 1974, 1985 and 1995. The school has approximately 640± students. Following project completion, potential enrollment is anticipated to reach 700± students. In September 2005, the S/L/A/M Collaborative Inc. (“SLAM”) was selected as the primary architect for the renovation and expansion of the School. The scope of the project renovation includes all of the existing building’s which comprise 180,000± GSF. New building construction will consist of approximately 12,000 GSF and be allocated as follows: Shop area - 3,000 SF; Trade Area - 3,000 SF; Gymnasium expansion - 1,500 SF and new Storage Garage – 4,500 SF, for a total project area of 192,000 GSF. Construction and total project budget estimate is \$84 million, effective 7/1/2008.

The Board suspended action on this item on September 29, 2014. Subsequently, the Board received additional memoranda from DCS and the consultant S/L/A/M Collaborative, Inc. (“SLAM”). SLAM has stated that from their perspective the additional fee is warranted based on the fact the many of the changes were owner requested and compounded with over 360 RFIs from the contractor KBE. Due to these issues, SLAM was obligated to use its sub-consultant DTC on a regular basis at weekly construction job meetings. In addition, SLAM has stated that the delay in submitting this request was primarily driven by the fact that SLAM objected to a higher fee which was originally presented by DTC; subsequently the fees was negotiated to a lower number. Lastly, SLAM has provided written confirmation that the project is complete and that there are not any additional contract amendments pending with DCS.

Staff recommended that the Board approve Contract Amendment #5 in the amount of \$80,703 for SLAM to provide additional design services at the H.H. Ellis Technical School Project.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 14-308 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MBE-ARC-0006  
**Consultant:** LIFECARE DESIGN, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise (“MBE”) Architects to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of May 31, 2016.

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Staff recommended Board approval of Lifecare Design, Inc. (“LDI”) as a MBE Architect Consultant for projects of various sizes and scope. The firm was established in 2011 and is located in Hartford. LDI has a local staff of 5± employees including 2 architects and 1 interior design professional. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

LDI will be operating under its professional Architecture Corporation License (ARC.0000532) with the CT State DCP which is active until 7/31/2015. LDI reported that they have not been exposed to any professional policy or general liability losses or claims during the past 5 years. LDI also reported that they have not had the need to purchase any such coverage as a requirement for consulting services. It is understood that such insurance will be required upon approval of this agreement. LDI scored a total of 222 out of a possible 300 points and was identified as one of the most qualified firms responding to the Request for Qualifications for consultant services issued in July 2013.

**OTHER BUSINESS**

**Reimbursement of meeting and mileage fees.** Mr. Norman moved and Mr. Valengavich seconded a motion to reimburse Mr. Josephy for meeting and mileage fees in connection with travel on December 16, 2014 to Southbury to inspect PRB File #14-302-A. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #14-241**– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-241. The motion passed unanimously.

**PRB FILE #14-307**– Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #14-307, pending receipt of additional information regarding the lease agreement. The motion passed unanimously.

**PRB FILE #14-308**– Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-308. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary