

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 2, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 2, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF December 26, 2017. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of December 26, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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| PRB# | 17-348 | Transaction/Contract Type: AE / New |
| Project Number: | BI-2B-413 | Origin/Client: DCS/DAS |
| Contract: | BI-2B-413-CA | |
| Consultant: | AI Engineers, Inc. | |
| Property: | 505 Hudson Street, Hartford | |
| Project Purpose: | HVAC Improvements with Various Interior and Exterior Renovations Project | |
| Item Purpose: | New Contract for the consultant to provide construction administration services in connection with HVAC and interior upgrades, elevator modernization and parking lot reconfiguration. | |

505 Hudson Street Office Building was built in 1987 and it is now 30 years old. Existing (10) air handling units (AHU's) are original to the building and require complete replacement. These AHU's are located in mechanical rooms on each floor, which form a mechanical tower on the North side of the building, ten stories high. The preventive maintenance of these units has increased from monthly to weekly due to wear and tear over the years. The current building interiors date back to 1987 as well and the open floor layouts are not as efficient as they can be by today's standards. This project will expand the re-stacking and renovating each floor to include updated floor layouts. The project goals will be to reconfigure and

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 2, 2018

Page 2

restack each floor in conjunction with mechanical unit replacement each floor. This project will need to be undertaken one floor at a time, while the occupants of the floor are relocated to a swing space within the building. The scope of work for this project is to remove and replace all existing floor Air Handling Units with new ones in conjunction with possible reconfiguration of the mechanical rooms. In addition to the initial scope that included painting of all interiors, replacement of carpet throughout and updating bathroom fixtures to meet ADA standards, scope is expanded to include replacement of all lighting fixtures, acoustical ceiling tiles and system furniture and the renovation of the lobby, cafeteria and kitchen areas. Lastly, the completion of this project will also incorporate the completed design work for the Elevator Modernization Project and the Parking Lot Reconfiguration Project previously initiated as BI-2B-427 and BI-2B-386. The overall construction and total project budget have been established at \$15,750,000 and \$20,125,000 respectively.

In November 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administrator Consultant Teams related to the 505 Hudson Street HVAC Replacement & Interior Improvements Project. DCS elicited 2 responses to the advertisement; both were considered “responsive”. DCS then interviewed both Turner Construction Company and AI Engineers, Inc., following which the State Selection Panel consisting of 5 members interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified AI Engineers, Inc. (“AIE”) as the most qualified firm.

This contract is for Construction Administrator Consultant Team Services related to the 505 Hudson Street HVAC Replacement and Interior Improvements Project from design phase services, bidding and construction administration. The overall compensation rate for this basic service is \$307,600 with an additional \$48,400 for special services for a total project fee is \$356,000. The special services detailed in the project scope include building commissioning services which will be provided by Steve Winters Associates, Inc.

Staff recommended Board approval of this contract for AI Engineers to provide services at the 505 Hudson Street HVAC Replacement and Interior Improvements Project.

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| PRB# | 17-349 | Transaction/Contract Type: AE / New |
| Project Number: | BI-RT-878 | Origin/Client: DCS/DOE |
| Contract: | BI-RT-878-CA | |
| Consultant: | KBE Building Corporation | |
| Property: | Platt Technical High School, Milford | |
| Project Purpose: | Additions and Renovations at Platt Technical High School | |
| Item Purpose: | New Contract for construction administrator to provide services during design and construction of the new school, new athletic fields with accompanying toilet facilities, and new 15 bay bus garage. | |

Staff reported that in general this project involves the design and construction of a new Platt Technical High School comprising approximately 230,000 GSF, capacity for approximately 1,062 students and 250 parking spots. The first phase of the project will require the completion of a pre design study to evaluate various building program options which are as follows: 1.) “Renovate as New” the entire facility with minimal building additions, 2.) Construction of a large scale building additions to minimize renovation areas or 3.) Construction of a new school. The existing school is currently situated on a 50+-acre campus and was originally constructed in the 1970s with limited upgrades thereafter. The current CTTHS Master

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 2, 2018

Page 3

Plan calls for a 25,000 GSF building program to support new programs and initiatives. CTTHS has requested that DCS evaluate the current master plan versus the construction of a brand new building on the campus inclusive of supporting amenities such as parking, athletic fields and improved landscaping. In addition, the new building or renovated school will include general technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The initial legislative authorization for this project as established a construction budget of \$93,000,000 and total project budget of \$124,566,000.

In March 2017 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administration Consultant Teams related to the New Platt THS Project. DCS received 15 responses and reviewed all submittals based upon an established rating criteria. DCS selected Arcadis U.S., Inc., KBE Building Corporation, Skanska Building USA, Inc., O&G Industries, Inc. and the Turner Construction Company for short list interviews. At the conclusion of the process DCS identified KBE Building Corporation (“KBE”) as the most qualified firm.

This contract is for Construction Administration Consultant Team Services for the completion of the Platt THS New School Project from the initiation of design phase services, bidding and construction administration. The overall compensation rate for this basic service is \$2,729,841 with an additional \$661,686 for special services. As such the total project fee is \$3,391,527. The special services detailed in the project scope include building commissioning services, estimating services, Multi-Vista photo documentation and move management services.

Staff recommended approval of this contract for KBE Building Corporation to provide services at the New Platt THS Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #17-348 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-348. The motion passed unanimously.

PRB FILE #17-349 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-349. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary