

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 19, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 19, 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: Mary Goodhouse, Real Estate Examiner

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

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. Pursuant to CGS Section 13a-73(h) the Board received a memorandum dated March 8, 2018 reporting on DOT acquisitions not in excess of \$5,000 which were processed during the month of February 2018.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	18-031	Transaction/Contract Type:	RE / Easement Agreement
Origin/Client:	DOT / DOT		
Project Number:	082-000-070C		
Grantee:	City of Middletown		
Property:	Generally located along the westerly side of State Route 17		
Project Purpose:	Easement Agreement for Pump Station		
Item Purpose:	Easement Agreement for the use of an area comprising 11,357 ± SF for the purposes of constructing and maintain a pump station and associated equipment required for the distribution of municipal water service.		

DOT seeks approval of an Easement Agreement granting an easement of approximately 11,357 GSF to the City of Middletown to support a planned project for the purposes of extending municipal water service into Durham. This work is being requested due to U.S. Environmental Protection Agency consent order under the implementation of the Department of Energy and Environmental Protection.

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Under the easement agreement, the DOT site will be used for the construction of a pump station and generator system to provide water service. The easement area is located on the western side of Route 17 along South Main Street. The primary purpose of the easement of agreement is to extend water service to a local school district and the associated residential properties within the proposed service area.

Staff recommended approval of the item. The commissioner of DOT has authority to grant such easements under CGS Section 13a-80. The description of the easement is consistent with the compilation plan prepared by DOT.

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

EXECUTIVE SESSION

PRB # 18-038 **Transaction/Contract Type:** RE /Lease
Origin/Client: DAS/JUD

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

The Board commenced its discussion of the proposed lease renewal at 9:49 a.m. and concluded at 9:55 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 18-019 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-RC-401 **Origin/Client:** DCS/BOR
Contract: OC-DCS-ROOF-0029
Consultant: Gale Associates Inc.
Property: Central Connecticut State University, New Britain
Project Purpose: Energy Center Roof Replacement
Item Purpose: Task Letter #2A to compensate the consultant for additional design services, rebidding and extending construction administration services.

On February 15, 2018 the Board suspended this file based on concerns regarding the need for additional CA fees for the amended task letter. Since the scope of services and estimated cost of the project had not changed; SPRB Staff requested that the additional CA services component of this project be removed from the fee request. The DCS Project Manager has reviewed this information and recommended that Gale Associates remove this selection of services from their task letter. The Task Letter has now be revised to remove the CA services component of the request and the fee has now been revised to \$12,960, a decrease of \$10,900.

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Staff recommended that the Board approve Task Letter #2A whereas the revised basic service fee of \$111,195 is approximately 14.57% of the project construction budget. While the revised fee still exceeds the guideline rate of 12.00% for Group A Renovation Project the additional fee is primarily attributed to the re-evaluation of the MEP plans and new Tracings and Masters.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	18-032	Transaction/Contract Type: AE / Amendment
Project Number:	BI-RC-394	Origin/Client: DCS/DCS
Contract:	BI-RC-394-ARC	
Consultant:	SviGals + Partners, LLC	
Property:	Barnard Hall, Central Connecticut State University	
Project Purpose:	Barnard Hall Additions and Renovations Project	
Item Purpose:	Contract Amendment Two to compensate the consultant for additional design, and construction administration phase services required for the incorporation of a curtain wall system to the north façade and a revised east side plaza entry.	

This project involves the design and construction for planned renovations to 11,000 GSF of the existing structure and a new 20,000 GSF Building addition to Barnard Hall. The existing Barnard Hall comprises 78,443 GSF and is utilized for the College of Education, Nursing Program, CCSU Information Technology Offices and main campus server room. The overall project scope is intended to include but not be limited to the completion of the following: 1.) A 20,000-GSF building addition for staff and student advising services 2.) Complete replacement of all windows within the existing Barnard Hall 3.) Installation of a new central HVAC to include both the existing building and planned addition. 4.) The complete renovation of approximately 11,000 GSF of building space which will include the complete demolition and reconstruction of this area. The overall construction and total project budget have been established at \$15,032,000 and \$22,000,000 respectively.

In June 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the CCSU Barnard Hall Additions & Renovations Project. At the conclusion of the process DCS identified SviGals + Partners, LLP (“SGP”) as the most qualified firm. In May 2016, the Board approved the contract (PRB File #16-097) for design services at the CCSU Barnard Hall Additions and Renovations Project from the initiation of a schematic design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate for this basic service was \$1,520,000 with an additional \$105,555 for special services. As such the total project fee approved by the Board was \$1,625,555. The special services detailed in the project scope include design programming, geotechnical/environmental engineering and cost estimating. More recently in December 2017, the Board approved Contract Amendment #1 (PRB File #17-228) which compensated SGP for additional design services for the fire sprinkler system, renovation and reconfiguration of the existing toilet rooms to meet the current codes, abatement and associated restoration of areas recently identified to comprise hazardous building materials as well as upgrades to the existing fire alarm panel.

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Contract Amendment #2 will compensate SGP \$12,900 for additional design services related to the following client agency requested revisions to the project design program: design modifications for the construction of a curtain wall system in lieu of “punched” window openings along the north façade; layout revisions along the east entry plaza; and an additional 14 calendar days of DD services to accommodate the client agency request.

Per Contract Amendment #1 project construction budget has been revised down from \$15,032,000 to \$13,772,631. The overall project budget still remain at \$22,000,000. DCS has confirmed for SPRB that funding is available for this contract.

Staff recommended that the Board approve this Contract Amendment #2 for SviGals + Partners, LLP to provide additional design related services at the CCSU Barnard Hall Additions and Renovations Project. The overall basic service rate of 11.68% is generally consistent with the established guideline rate of 11.50% for this Group B New Construction/Renovation Project. In addition the additional services included in this contract amendment are per the request of the client agency.

PRB#	18-040	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-N-345	Origin/Client: DCS/BOR
Contract:	OC-DCS-ROOF-0032	
Consultant:	Wiss, Janney, Elstner Associates, Inc.	
Property:	DESPP Headquarters, Meriden	
Project Purpose:	Roof Replacement and Atrium Repairs Project	
Item Purpose:	Task Letter #6 to compensate the consultant for design, bidding and construction administration services in connection with the project.	

The Department of Emergency Services & Public Protection (“DESPP”) Headquarters is located in Meriden. It has been determined that the existing roof is beyond its useful life and ongoing repairs to fix leaks have become more and more prevalent. The entrance atrium has also been experiencing multiple leaks due to seal failures around the glass curtain wall system. The scope of services for this project will require the consultant to complete an investigation phase report, schematic design phase inclusive of a materials/roof type narrative analysis and then complete the final design and bidding phase.

In general the scope of services for this project will include the replacement of the roof assembly as well as repairs/replacement of the glass curtain wall atrium sections. The scope of work will also include an investigation plan to review all existing leaks as well as required details for anchoring, insulation, roof loads, reflectivity, flashing and drainage. DCS has established the overall project budget and construction budget at \$2,400,000 and \$1,800,000 respectively.

In December 2016, SPRB approved Wiss, Janney, Elstner Associates, Inc. (“WJE”) (PRB #16-284) as one of six firms under the latest On-Call Roof Support Services Series of consultant contracts. These contracts have a common expiration date of February 15, 2019 and have a maximum cumulative fee of \$1,000,000. Task Letter #6 is subject to SPRB approval because the value of the task letters for this project is \$177,000 which exceeds \$100,000. As detailed in the scope letter from WJE to DCS dated January 18, 2018 the scope is intended to compensate the Consultant for the following additional project

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scope: Revaluation & Investigation of Existing Roof and Atrium; Completion of Design Phase Services and Project Bidding; and Construction Administration Services.

Staff recommended that the Board approve Task Letter #6 whereas the basic service fee of is approximately 9.33% of the project construction budget and within the guideline rate of 11.00% for this Group A Renovation Project.

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Halpert moved and Mr. Valengavich seconded a motion to approve meeting and mileage fees for Chairman Greenberg and Mr. Josephy in connection with a March 14, 2018 meeting in Hartford with the Department of Administrative Services. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #18-019– Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #18-019. The motion passed unanimously.

PRB FILE #18-031 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #18-031. The motion passed unanimously.

PRB FILE #18-038 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #18-038. The motion passed unanimously.

PRB FILE #18-040– Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #18-040. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary