

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 17, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 17, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman

Absent: Bruce Josephy, Vice Chairman
Jack Halpert
John P. Valengavich, Secretary

Staff Present: Dimple Desai
Rosamond S. White

Chairman Greenberg called the meeting to order at 9:45

OPEN SESSION

ACCEPTANCE OF MINUTES OF April 9, 2018. A quorum was not present.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	17-320	Transaction/Contract Type: AE / Amendment
Project Number:	BI-JD-329	Origin/Client: DCS/JUD
Contract:	BI-JD-329-DB	
Consultant:	KBE Building Corporation	
Property:	50 Field Street, Torrington	
Project Purpose:	New Litchfield District Courthouse Project	
Item Purpose:	Amendment One to compensate the Design-Builder for additional services in connection with the project.	

The Department of Construction Services (“DCS”) has submitted to the Board Contact Amendment #1 which is intended to compensate the KBE Building Corporation (“KBE”) Design-Build Team \$1,917,264 for the completion of the New Litchfield District Courthouse Project. The submittal provided by DCS breaks down the change order into three different project components which are defined as follows:

- Time Extension – The winter of 2015 was extremely difficult and as such site preparation, rock blasting, foundation excavations and dewatering were negatively impacted causing “10-month impact” on the schedule. DCS claims that this adverse condition is further evidenced by the delayed substantial completion date of February 6, 2017. DCS has negotiated a four-month extension of general conditions in the amount of \$822,301 for this request.
- Value Engineering – DCS worked with the Branch and KBE to identify a series of project refinements during the design phases of the project. During this time refinements to the lighting

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package, fire pump elimination, elevator car speed controls package and the elimination of security cameras were identified in the total amount of \$267,904 for project credits.

- Project Refinements – DCS worked with the Branch and KBE on a series of project refinements including but not limited to lay-out modifications, revised finishes, site lay-out modifications, garage canopies, additional geotechnical testing, aluminum storefronts and various other construction changes. This list appears to include a least thirty-six items for a total value of \$1,362,867 for this request.

Pursuant to CGS 4b-24(4)(a) the SPRB has the statutory authority for the approval of construction contracts authorized on a “total cost basis” or design-build.

Deputy Commissioner Salemi, Kevin Kopetz and David Wlodkowski, the Project Manager attended the meeting to clarify and answered questions by the board. Mr. Wlodkowski reiterated what he stated in the memo. Mr. Wlodkowski and Deputy Commissioner explained the contaminate ground water which occurred once the rock evacuation started. The resolution to the problem was to filter the water and create pumping stations. He explained the aggressiveness of the schedule due to the winter season for 2017-18 are due to 1. The extreme winter season 2. The delay in the roads being done by the town 3. Agreement on heating either with propane gas tank which would have accrued more cost or natural gas which took a few months to finalize with the town and Eversource.

No quorum no voting

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS: Non-binding business discussion was held with Theresa Judge from DAS HR reviewing and preparing questionnaire and agenda for Wednesday April 18th interview session of 6 candidates for the RE Examiner position.

No voting was exercise due to not achieving a quorum.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary