

# STATE PROPERTIES REVIEW BOARD

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

The State Properties Review Board held its regular meeting on April 19, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:** Edwin S. Greenberg, Chairman  
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

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

### OPEN SESSION

#### ACCEPTANCE OF MINUTES OF April 9<sup>th</sup>, 2018 and April 12<sup>th</sup>, 2018

Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of April 9<sup>th</sup>, 2018. The motion passed unanimously.

Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of April 12<sup>th</sup>, 2018. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>18-063</b>	<b>Transaction/Contract Type:</b> RE / Lease Out
<b>Origin/Client:</b>	DAS/DAS	
<b>Lessee:</b>	DAS	
<b>Property:</b>	Judicial Branch, Adult Probation. 100 Elizabeth Street, Derby	
<b>Project Purpose:</b>	Exercise of Option to Renew Lease	
<b>Item Purpose:</b>	Lease renewal for 100 Elizabeth Street, Derby by the Judicial Branch for Adult Probation adjacent to the court house for 5 year term.	

The discussion focused on a comparative rate and 3.6% increase was in the norm of lease agreement. This property also has 17 parking spaces.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

<b>PRB#</b>	<b>17-320</b>	<b>Transaction/Contract Type:</b> AE / Amendment
<b>Project Number:</b>	BI-JD-329	<b>Origin/Client:</b> DCS/JUD
<b>Contract:</b>	BI-JD-329-DB	
<b>Consultant:</b>	KBE Building Corporation	

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**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 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.

The board discussed and concluded to a continued suspension of the item contingent on the new director reviewing the amendment in a timely fashion and a follow up meeting with the project manager.

**ARCHITECT-ENGINEER – NEW BUSINESS**

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**OTHER BUSINESS:**

**Reimbursement of Meeting and Mileage Fees.** Mr. Josephy moved and Mr. Halpert seconded a motion to reimburse Chairman Greenberg and Mr. Halpert for meeting and mileage fees for a meeting with DAS HR on April 16<sup>th</sup>, 2018 pertaining to interviewing employee personnel at 450 Columbus Blvd, Hartford. The motion passed unanimously.

**Reimbursement of Meeting and Mileage Fees.** Mr. Halpert and Mr. Josephy seconded a motion to reimburse Chairman Greenberg, for meeting and mileage fees for a meeting with DAS HR on April 16<sup>th</sup>, 2018 pertaining to interviewing employee personnel at 450 Columbus Blvd, Hartford. The motion passed unanimously.

**Reimbursement of Meeting and Mileage Fees.** Mr. Halpert and Mr. Josephy seconded a motion to reimburse Chairman Greenberg, Vice Chairman Josephy and Mr. Valengavich for meeting and mileage fees in connection with an Executive meeting with DAS HR on April 18<sup>th</sup>, 2018 pertaining to interviewing employee personnel at 450 Columbus Blvd, Hartford. The motion passed unanimously.

The Board took the following vote in Open Session:

**PRB FILE #18-063** – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB File #18-063. The motion passed unanimously.

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

**EXECUTIVE SESSION**

The Board began its discussion at 10:10 a.m. and concluded at 11:00 a.m.

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

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John P. Valengavich, Secretary