

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 24, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on August 24, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger

Members Absent:

William Cianci

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

Andrew Walter, Esquire, CT Lottery
Chris Davis, CT Lottery
Nicholas Ross – DAS-CS

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the August 21, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

PRB # 23-084
Transaction/Contract Type: RE – Sale by Public Bid
Origin/Client: DOT/DOT
DOT Project #: 88-160-1B
Grantee: Iris N. Buckley
Property: New Britain, Whiting St (7,852 sf)
Project Purpose: Sale by Public Bid
Item Purpose: Quit Claim Deed

Sale Price: \$7,500 plus \$1,000 Admin Fee

At the State Properties Review Board meeting held on June 12, 2023, the Board voted to suspend this file pending Board clarification of the following issues:

1. Pending submission of an updated Quit Claim Deed from DOT.

DOT Response: The subject deed has been revised and slip sheeted to correct the errors on the first page. Email from OPM concurring that slipsheeting the page was acceptable is attached to the package. I have also updated this petition in your Sharepoint page and removed the old version.

Staff Response: In addition to minor changes to the Release Map not affecting the Release Parcel, Page 1 of the QC Deed was corrected as follows:

ARCH STREET SCALE 1" =20' MARCH 2023 SCOTT A. HILL, P.E. CHIEF ENGINEER – BUREAU OF ENGINEERING AND CONSTRUCTION", TOWN NO. 88, PROJECT NO. 88-160, SERIAL NO. 1B, SHEET 1 OF 1. Revised 6/8/23, and bounded and described as follows;
ARCH STREET SCALE 1" =20' OCTOBER 2017 MARK D. ROLFE, P.E. CHIEF ENGINEER – BUREAU OF ENGINEERING AND CONSTRUCTION", TOWN NO. 88, PROJECT NO. 88-160, SERIAL NO. 1B, SHEET 1 OF 1, bounded and described as follows.

OK

Recommendation – Staff recommend approval of this Proposal - Sale by Public Bid - in the amount of \$7,500 (plus \$1,000 Admin Fee = \$8,500 in QC Deed) for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the City of New Britain declined to purchase and the legislative delegation received the required notification on January 2, 2020.
- The release value of \$7,500 is 107% of the appraised value, and it will return the property to the New Britain tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the survey map filed in the New Britain Land Records.

Description – The release parcel consists of an irregular shaped vacant parcel that contains 7,852± square feet or 0.18± acre, with approximately 28 feet of frontage on the east side of Arch Street and an additional 165 feet of frontage on the south side of Whiting Street. The subject

property is located within the B3 zone, allowing for a variety of commercial and residential uses. A slope easement in favor of the City of New Britain encompasses 4,735 square feet of the site.



Public utilities include electric, natural gas, water and sewer.

The Appraiser opined the Highest and Best Use of the property, as vacant, is for assemblage to the southerly abutter for future development.

The valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

6. **Extraordinary Assumptions necessary for the assignment** - The subject is remnant land that is owned by the State, and is a portion of a larger parcel. As such, the appraisal is valuing the land with the Extraordinary Assumption that the subject Release Area within the scope of work is a legal, conforming building lot and as outlined as per the DOT property map attached within this report. As per Lisa Levesque of the Connecticut Department of Transportation, the area encompassing the Easement to Slope encumbrance totals 4,735± square feet. Further, the site is impacted by an Easement to Maintain Existing Metal Beam Rail, an Easement to Install and Maintain Signalization Devices and Appurtenances, Easement for Existing Utilities Reserved, and Together with Any Rights, Title, or Interest of the State of Connecticut, all as stated on the State of Connecticut's Department of Transportation Property Map "Proposed Hart Street Extension @ Arch Street." If the assumptions made within this report are proven to deviate from what is outlined, the appraiser reserves the right to change or alter the final opinion of value. No other assumptions or conditions were necessary for this assignment.
7. **Hypothetical Conditions necessary to arrive at value** - The methodology used in this report is a standard state Land Appraisal Report format. The appraisal considers that there is a willing seller and buyer in the assemblage of the release parcel with the subject property. No other conditions were necessary to arrive at a value.

Before Valuation – With the release of this parcel via a Sale by Public Bid, DOT Appraiser Steven C. Miller appraised the property, as of February 6, 2020. Based on the sales comparison approach, the Appraiser utilized three similarly-zoned sales of land in New Britain that sold between 2018 and 2019. After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$1.75/square foot x 19,602 sf

= or \$34,304, rounded to \$34,000.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	460 & 474 Arch Street (Before) New Britain, CT 06051	574 Arch St New Britain, CT 06051	195 Oak St New Britain, CT 06051	30 South High St New Britain, CT 06051
Proximity to Subject		0.16 miles SW	1.43 miles NE	0.47 miles N
Sales Price	\$ N/A	\$ 2.97 per Sq.Ft	\$ 2.61 per Sq.Ft	\$ 6.43 per Sq.Ft
Price \$/Sq. Ft.	\$	\$ 37,500	\$ 34,000	\$ 48,000
Data Source(s)	Town Records, Insp	Town Records, Vol2000Pg271	Town Records, Vol2033Pg113	Town Records, Vol2017Pg599
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj.	Feb. 6, 2020	Sept. 28, 2018	Oct. 28, 2019	April 1, 2019
Location	Average / Busy	Average / Busy	Avg / Nghbrhd, Inferior	Good / City Center
Site/View	0.45=Ac(19,602±SqFt)	0.29=Ac (12,632±SqFt)	0.30=Ac (13,040±SqFt)	0.17=Ac (7,465±SqFt)
Zoning / HBU	B3 - Mixed Comm/Res	B3 - Mixed Comm/Res	B1R - Comm. Devel.	CBD-Assmbly,Prkng
Frontage & Usable Access	Avg / 198'FF, Side St	Avg / 66' FF, Superior	Avg-Gd/ 163'FF x 80'FF	Avg-Gd / 77'FF x 66'FF
Terrain & Topography	Mod.Sloping to GenLvl	Generally Level	Level	GenLvl-GentlySloping
Easement to Slope	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Sales or Financing Concessions	N/A	N/A	N/A	AbttrPurch/Nego,Req'd
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1.19	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -0.65	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4.82
Indicated Value of Subject		\$ 1.78	\$ 1.96	\$ 1.61

After Valuation:

Based on the sales comparison approach, the Appraiser considered the same three sales of land as in the Before Valuation and after adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land was \$1.50/sf x 27,454 sq.ft. = \$41,181, rounded to \$41,000.

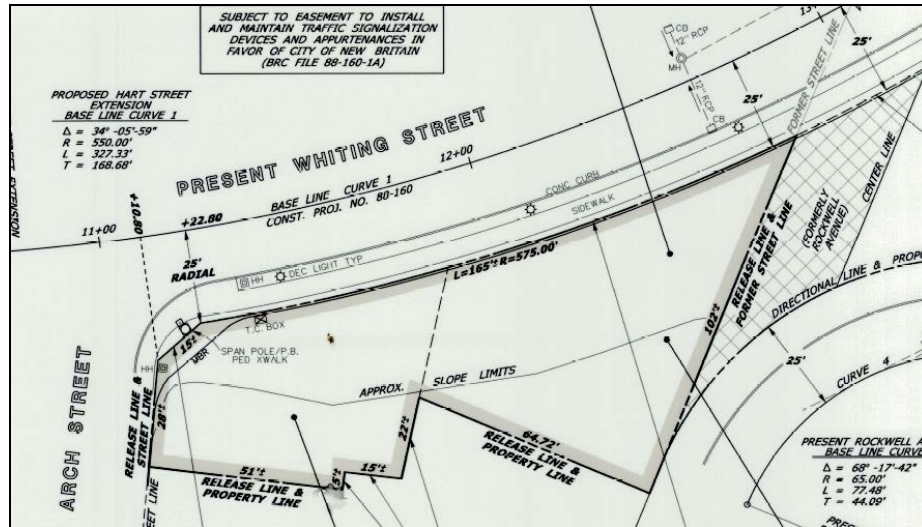
Release Value

Item	Value
After Valuation	\$41,000
Before Valuation	\$34,000
Release Value	\$7,000

It should be noted that due to the time elapsed since the original appraisal, in February 2022, DOT recertified the Release Value and concluded it was consistent with the original appraisal estimate.

Public Bid & Negotiations – The public bid was held on September 30, 2020, with a minimum asking price of \$12,000.00, which resulted in no bids. A second Public Bid was held on April 6, 2022, which also resulted in no bids being received. On December 19, 2022, an offer was submitted from Mr. Thomas Buckley in the amount of \$7,500.00, which was accepted by this office. A \$1,000.00 Administrative Fee will be collected at closing.

<https://portal.ct.gov/DOT/Properties/Active-Public-Bids/088-160-001B-New-Britain-Item-No-853>



Staff inquired with DOT regarding the following:

1. The Quit Claim Deed, as executed by all Stakeholders, identifies the Release Map as dated October 2017 and the Release Map included in this Proposal is dated March 2023. Should this be corrected?

DOT Response: We've determined that the release map and deed will need to be revised. Please put this file on hold until we've had an opportunity to make the necessary changes.

Staff Response: OK

2. The 'Real Property Bid Form was in the name of Thomas E. Buckley and Iris N. Buckley, and signed by Thomas E. Buckley. The Quit Claim deed is in the name of Iris N. Buckley. Please clarify if this needs to be updated.

DOT Response: The name on the deed is correct. The Buckley's requested that only Iris N. Buckley be included in the deed.

Staff Response: OK

Recommendation – Staff recommend suspension of this Proposal - Sale by Public Bid - in the amount of \$7,500 (plus \$1,000 Admin Fee = \$8,500 in QC Deed) pending submission of an updated Quit Claim Deed from DOT.

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the City of New Britain declined to purchase and the legislative delegation received the required notification on January 2, 2020.
- The release value of \$7,500 is 107% of the appraised value, and it will return the property to the New Britain tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the survey map filed in the New Britain Land Records.

4. REAL ESTATE – NEW BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:36. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 23-148-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

PRB #: 23-152
Transaction/Contract Type: RE / Lease
Origin/Client: CLC/CLC

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-200(6)(E)

Attorney Walter and Mr. Davis, both from the CT Lottery were invited to attend the Session to participate in the Board's review of this Proposal.

Upon completion of the Board's review of these Proposals, Mr. Valengavich moved and Mr.

Halpert seconded a motion to go out of Executive Session and into Open Session at 10:13. The motion passed unanimously.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	23-132
Origin/Client:	DAS/DAS
Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-T-619K
Contract:	OC-DCS-CA-0042
Consultant:	Downes Construction Company, LLC
Property:	Hartford, Capitol Ave (450-460) – OPM
Project purpose:	Energy Audit Implementation Program
Item Purpose:	Task Letter #2

Mr. Ross, of DAS-CS, joined the Meeting to participate in the Board’s discussion of this Proposal and the Proposals being reviewed under PRB #23-133 and PRB #23-134.

PROPOSED AMOUNT: \$189,160

At the April 3, 2023 SPRB Meeting the Board, under PRB #23-036, approved Task Letter #3 to the On-Call Contract OC-DCS-MDE-0047 to retain the Consultant to provide multi-disciplined engineering design and construction administration services towards achieving energy and cost reduction measures (ECRMs). The negotiated fee for the Consultant’s services was \$276,890.

Under this Proposal (#23-132), DCS is now seeking Board approval to retain the Consultant – Downes Construction Company, LLC – under their On-Call Contract OC-DCS-CA-0042 to provide Pre-Construction and Construction Administration Services, commencing with the Design Development Phase of the Project. The negotiated fee for the Consultant’s services is \$189,160. The scope of work includes:

The facilities at 450-460 Capitol Avenue are two of five which make up the approximately 400,000 square foot 410-474 Capitol Avenue Complex. The 450 and 460 buildings are 120,000 square feet and 60,000 square feet, respectively.

Design deliverables for this project will be combined with project BI-T-619N, 410 Capitol Avenue Energy Audit Implementation Program into a single bid package to ensure concurrent construction.

The scope of work for this project which is part of a program intended to reach annual greenhouse gas (GHG) emissions and water reduction milestones and final 2050 goal levels per the GreenerGov initiative shall include:

Provide design and construction phase construction administrative services for the development and installation of energy and cost reduction measures (ECRMs) contained within the “Energy Audit Report – 450 & 460 Capitol Ave” prepared by Colliers Project Leaders, dated November 5, 2020. Such measures include, but may not be limited to, the installation of mechanical air handling units, variable air-volume control valves, and heat pump domestic water heaters.

Part-time on-site representation shall be required during the active construction phase, at an average of fifteen (15) hours per week, with an additional two (2) hours per month for all other management and administrative work. Coverage may be increased or reduced depending on the quantity or complexity of the contractor’s work.

At the November 3, 2022, the Board approved PRB #22-170, one of seven Consultant Contracts under the 8th series of On-Call Construction Administration Contracts awarded by the Department of

Administrative Services (“DAS”) since 1994. The Consultant’s on-call contract has a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of February 28, 2025.

Downes Construction Company, LLC (DCC) has been assigned the following Tasks under this On-Call Contract:

OC-DCS-CA-0042	Downes Construction Company LLC	\$1,000,000	22-170
Task Letter #1	Parking Garage Fire Protection Upgrades - 55 Farm Ave	\$99,780	
	Total Informal TLs	\$99,780	
Task Letter #2	450-460 Capitol Ave - Energy Implementation	\$189,160	23-132 Pending
Task Letter #3	410 Capitol Ave - Energy Implementation	\$126,520	23-133 Pending
	Total Committed Funds	\$415,460	
	Maximum Total Fee	\$1,000,000	
	Uncommitted (Remaining)	\$584,540	

DCS and DEEP have confirmed funding is in place for this Task Letter.

The Construction Budget and total Project Budget are estimated at \$2,554,000 and \$3,422,360, respectively.

Task Letter #2 – DCC Basic Services Fee (PRB #23-132)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$0				
Design Development Phase	\$0				
Contract Documents (14 Days)	\$17,080				
Bid Phase	\$12,960				
Construction Administration (365 Days)	\$150,480				
Close Out (90 Days)	\$8,640				
TOTAL BASIC SERVICE FEE (PRB #23-132) (A)	\$189,160			\$2,554,000	7.41%

RECOMMENDATION: It is recommended that SPRB approve Task Letter #2 in the amount of \$189,160 for the Consultant to provide CA services for the ECRMs.

- DCS & DEEP confirmed \$189,160 is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 9/14/2022.
- The Board approved the current On-Call Contract on 11-03-2022 (PRB #22-170) for a maximum fee of \$1,000,000 and a term that expires on 2/28/2025.

PRB # 23-133
Origin/Client: DAS/DAS
Transaction/Contract Type: AE / Task Letter
Project Number: BI-T-619N
Contract: OC-DCS-CA-0042
Consultant: Downes Construction Company, LLC
Property: Hartford, Capitol Ave (410) – DPH
Project purpose: Energy Audit Implementation Program
Item Purpose: Task Letter #3

PROPOSED AMOUNT: \$126,520

At the April 3, 2023 SPRB Meeting the Board, under PRB #23-034, approved Task Letter #1 to the On-Call Contract OC-DCS-MDE-0047 to retain the Consultant to provide multi-disciplined

engineering design and construction administration services towards achieving energy and cost reduction measures (ECRMs). The negotiated fee for the Consultant’s services was \$155,790.

Under this Proposal (#23-133), DCS is now seeking Board approval to retain the Consultant – Downes Construction Company, LLC – under their On-Call Contract OC-DCS-CA-0042 to provide Pre-Construction and Construction Administration Services, commencing with the Design Development Phase of the Project. The negotiated fee for the Consultant’s services is \$126,520. The scope of work includes:

The facility at 410 Capitol Avenue is one of five which make up the approximately 400,000 square foot 410-474 Capitol Avenue Complex. The 410 building is roughly 220,000 gross square feet.

Design deliverables for this project will be combined with project BI-T-619K, 450-460 Capitol Avenue Energy Audit Implementation Program into a single bid package to ensure concurrent construction.

The scope of work for this project which is part of a program intended to reach annual greenhouse gas (GHG) emissions and water reduction milestones and final 2050 goal levels per the GreenerGov initiative shall include:

Provide design and construction phase construction administrative services for the development and installation of energy and cost reduction measures (ECRMs) contained within the “Energy Audit Report – 410 Capitol Avenue” prepared by van Zelm Heywood & Shadford, dated November 19, 2020. Such measures include, but may not be limited to, the installation of rooftop mechanical air handling units, and upgrade of cooling towers.

Part-time on-site representation shall be required during the active construction phase, at an average of thirty-eight (38) hours per month, with an additional two (2) hours per month for all other management and administrative work. Coverage may be increased or reduced depending on the quantity or complexity of the contractor’s work.

At the November 3, 2022, the Board approved PRB #22-170, one of seven Consultant Contracts under the 8th series of On-Call Construction Administration Contracts awarded by the Department of Administrative Services (“DAS”) since 1994. The Consultant’s on-call contract has a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of February 28, 2025.

Downes Construction Company, LLC (DCC) has been assigned the following Tasks under this On-Call Contract:

OC-DCS-CA-0042	Downes Construction Company LLC	\$1,000,000	22-170
Task Letter #1	Parking Garage Fire Protection Upgrades - 55 Farm Ave	\$99,780	
	Total Informal TLs	\$99,780	
Task Letter #2	450-460 Capitol Ave - Energy Implementation	\$189,160	23-132 Pending
Task Letter #3	410 Capitol Ave - Energy Implementation	\$126,520	23-133 Pending
	Total Committed Funds	\$415,460	
	Maximum Total Fee	\$1,000,000	
	Uncommitted (Remaining)	\$584,540	

DCS and DEEP have confirmed funding is in place for this Task Letter.

The Construction Budget and total Project Budget are estimated at \$1,512,000 and \$2,026,080, respectively.

Task Letter #3 – DCC Basic Services Fee (PRB #23-133)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$0				
Design Development Phase	\$0				
Contract Documents (14 Days)	\$12,760				
Bid Phase	\$12,960				
Construction Administration (365 Days)	\$92,160				
Close Out (90 Days)	\$8,640				
TOTAL BASIC SERVICE FEE (PRB #23-133) (A)	\$126,520			\$1,512,000	8.37%

RECOMMENDATION: It is recommended that SPRB approve Task Letter #3 in the amount of \$126,520 for the Consultant to provide CA services for the ECRMs.

- DCS & DEEP confirmed \$126,520 is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 9/14/2022.
- The Board approved the current On-Call Contract on 11-03-2022 (PRB #22-170) for a maximum fee of \$1,000,000 and a term that expires on 2/28/2025.

PRB # 23-134
Origin/Client: DAS/DMHAS
Transaction/Contract Type: AE / Task Letter
Project Number: BI-T-619L
Contract: OC-DCS-MEP-0054
Consultant: DME Design, LLC
Property: Hartford, Vine St (500) – Capitol Region Mental Health Center
Project purpose: Energy Audit Implementation Program – MEP Services
Item Purpose: Task Letter #3A

PROPOSED AMOUNT: \$12,550

Under prior PRB Files #20-013 and 20-014, the State Properties Review Board approved two Task Letters – TL #1 (OC-DCS-ENGY-0026) and TL #1 (OC-DCS-ENGY-0027) to the On Call Contracts to have both Consultants provide the following professional services:

- To perform Level 2 Commercial Energy Audits of a total of 23 Executive Branch facilities in compliance with ASHRAE Standard 211 requirements.
- To provide separate Audit Reports for each facility.
- Reports shall include a description of the condition of energy and water conserving systems and equipment; an analysis of energy and water cost trends and usage patterns; EUI benchmarking and associated coordination regarding the State's EnergyCAP database; a determination of the potential for energy and water savings; and if applicable, investigate and report on the installation feasibility of renewable energy systems on the audited property. Audit reports will be used as stand-alone documents to provide information about a facility's energy/water usage, and as a basis for planning energy cost reduction projects.

And, at the August 15, 2022 SPRB Meeting the Board, under PRB File #22-124, approved Task Letter #4 to the On Call Contract OC-DCS-CA-0033 to assist in the management of multiple design teams in developing design and construction documents based on measures recommended by audit reports.

On January 3, 2023, DAS-CS retained the Consultant – DME Design, LLC – under Task Letter #3 (informal) to their On-Call Contract OC-DCS-MEP-0054 to provide engineering design and

construction administration services in conjunction with the Energy Cost Reduction Measures project at the Capitol Region Mental Health Center and Blue Hills Substance Abuse Center located at 500 Vine Street in Hartford.

Under this Proposal (#23-134), DCS is now seeking Board approval of Task Letter #3A to their On-Call Contract OC-DCS-MDE-0054 to provide expanded design and construction administration services. The negotiated fee for the Consultant’s services is \$12,550. The scope of work includes:

The purpose of this supplemental task is to support civil design effort and document deliverables associated with the need for installation of buried liquid propane (LP) tanks at the CRMHC facility. This supplemental scope is in addition to the mechanical, electrical, plumbing, and structural scope to implement energy efficiency and greenhouse gas emissions reduction measures defined in the BI-T-619L task letter OC-DCS-MEP-0054-T3.

The original project scope, as recommended by the 1/15/2021 “Energy Audit Report – Capitol Region Mental Health Center (CRMHC) & Blue Hills Substance Abuse Center (BHSAC)” prepared by Colliers Project Leaders, included the design of an above ground liquid propane tank and associated system to provide emergency backup fuel for the facility as required by “The Joint Commission - Emergency Management 96 Hour Plan”.

However, due to the required volume of LP tanks calculated during the schematic design phase of the project, and resulting code-required clearances, it was determined that an aboveground LP tank is not feasible. Buried LP tanks are required, which has added civil surveying and design work to the project.

In April 2022, the Board approved PRB File 22-045, one of five Consultant Contracts under the 9th series of On-Call Structural MEP Contracts awarded by the Department of Administrative Services (“DAS”) since 2002. The On-Call Contract had a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 7/01/2024.

In November 2022, under PRB #22-177, the Board approved Amendment #1 to the Consultant’s Contract to increase the maximum cumulative fee by \$500,000, to \$1,500,000. The contract expiration date is unchanged at 7/01/2024.

DME Design, LLC has been issued the following Task Letters under this On-Call Contract:

7/1/2024	OC-DCS-MEP-0054	DME Design LLC	\$1,000,000	22-045
	Amend #1	Increase to:	\$1,500,000	22-177
3/27/2023	Task Letter #1	CSP-POST Chiller Replacement	\$40,000	(Informal)
1/3/2023	Task Letter #3	CRMHC Energy Implementation	\$95,000	(Informal)
4/26/2023	Task Letter #7	Asnuntuck CC - MEP & Fire Protection System Study	\$20,000	(Informal)
4/11/2023	Task Letter #8	TASMG Site - natural gas infrastructure	\$52,000	(Informal)
4/11/2023	Task Letter #9	TASMG Site - Standby Generator	\$65,000	(Informal)
		Total Informal TLs	\$272,000	
	Task Letter #2	WCSU – Various Projects	\$94,590	(Pending)
	Task Letter #4	DCF State Receiving Home, Energy Im.	\$33,600	(Pending)
	Task Letter #5	MCC Campus Wide Water Heater Repl.	\$15,400	(Pending)
	Task Letter #6	CMHC Energy Implementation	\$144,670	(Pending)
	Task Letter #10	Camp Nett Infrastructure - Phase II	\$168,000	(Pending)
	Task Letter #3A	CRMHC Energy Implementation	\$12,550	23-134 Pending
		Total Committed Funds	\$740,810	
		Maximum Total Fee	\$1,500,000	
		Uncommitted (Remaining)	\$759,190	

DAS and DEEP have confirmed funding is in place for this Task Letter.

The Construction Budget and total Project Budget are estimated at \$950,000 and \$1,273,000, respectively.

Task Letter #3 – DME Basic Services Fee Informal)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$14,250				
Design Development Phase	\$19,000				
Contract Documents (14 Days)	\$28,500				
Bid Phase	\$4,750				
Construction Administration (365 Days)	\$28,500				
TOTAL BASIC SERVICE FEE (Informal) (A)	\$95,000			\$950,000	10.00%
PRB #23-134					
Expanded Design Services (A1)	\$12,550				
TOTAL BASIC SERVICE FEE (PRB #23-134) (A)+(A1)	\$107,550			\$950,000	11.32%

RECOMMENDATION: It is recommended that SPRB approve Task Letter #3A in the amount of \$12,550 for the Consultant to provide expanded design and CA Services for the ECRMs.

- DCS and DEEP confirmed \$12,550 is available for the Task Letter.
- The Board approved the current On-Call Contract with a maximum total cumulative fee of \$1,500,000/contract (amended PRB #22-177) and an expiration date of January 1, 2024.
- Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$759,190.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 6/5/2023.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #23-084 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-084. The motion passed unanimously.

PRB FILE #23-148-A – Mr. Berger moved and Mr. Halpert seconded a motion to suspend PRB FILE #23-148-A, pending a site inspection of the Farm. The motion passed unanimously.

PRB FILE #23-152 – Mr. Halpert moved and Mr. Valengavich seconded a motion to forward comments regarding the proposed SubLease to the Connecticut Lottery Corporation. The motion passed unanimously.

PRB FILE #23-132 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-132. The motion passed unanimously.

PRB FILE #23-133 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-133. The motion passed unanimously.

PRB FILE #23-134 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-134. The motion passed unanimously.

- 9. NEXT MEETING** –Monday, August 28, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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