

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 11, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 11, 2017 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
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

ACCEPTANCE OF MINUTES OF September 5, 2017. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of September 5, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-248	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-STR-0035
Consultant:	Wiss Janney Elstner Associates, Inc.	
Project Purpose:	New On-Call Contract	
Item Purpose:	To provide engineering and consulting services to identify, evaluate and recommend appropriate structural related maintenance, repair and design concepts for structures and/or buildings under the care of the Department of Construction Services.	

Staff reported that this contract is part of the 8th series of On-Call Structural Engineering Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The six On-Call Contracts in this series each has a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 09/30/2019.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 11, 2017

Page 2

DCS has made some minor revisions to the boilerplate contract for this series to include the following; state's rights for inspections, state ethics law, updated executive orders, new non-discrimination language and sovereign immunity language.

At its September 5, 2017 meeting, the Board approved 5 firms as structural engineering consultants. PRB #17-248 is a DCS request for the approval of a 6th firm, Wiss Janney Elstner Associates, Inc.

Staff recommended Board approval for Wiss Janney Elstner Associates, Inc. as a potential structural engineering consultant for projects of various sizes and scope under Contract # OC-DCS-STR-0035. The firm has provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

PRB#	17-249	Transaction/Contract Type: AE / Amendment
Project Number:	BI-CTC-427	Origin/Client: DCS/BOR
Contract:	BI-CTC-427-CA	
Consultant:	Downes Construction Company	
Property:	Northwestern Connecticut Community College, Winsted	
Project Purpose:	Joyner Hall Replacement Project	
Item Purpose:	Contract Amendment #3 to compensate the consultant for extended construction administration services.	

This project consists involves the complete design and construction of a new Joyner Hall at Northwestern Connecticut Community College ("NWCC"). The project scope includes the development of a new allied health, veterinary technician program as well as other academic courses in a 24,400 GSF building. The overall project program is intended to include all site work, upgraded utility requirements, modernized building components and the demolition of the existing Joyner Hall.

In March 2013 the Board approved this CA Contract for Downes Construction Company ("DCC") under PRB #13-037. The compensation rate for this basic service is \$880,773 plus an additional \$71,400 for special service and/or sub-consultants. The total proposed contract was approved for \$952,173 amounted to a total fee of 5.40% of the overall construction budget. DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to PA 07-7 Section 2(s)(3) at the July 2010 Bond Commission Meeting. In October 2013, the Board approved Commission Letter #1 (PRB #13-214) in the amount of \$19,950 which authorize the DCC to provide additional commissioning services from Sustainable Engineering Solutions, LLC to ensure that the work is completed consistent with Connecticut High Performance Building Guidelines. In April 2015, the Board approved Contract Amendment #1 (PRB #15-084) which compensated the DCC for providing value engineering reviews, project cost estimates and rebidding services. More recently, in May 2016 the Board approved Contract Amendment #2 (PRB #16-089) which compensated DCC for contract escalation, increased staffing and remote web camera monitoring of construction progress.

Contract Amendment #3 will revise the overall scope for DCC by providing additional site supervision services due to the extension of the project completion date from July 2017 to mid-October 2017. This extension amounts to an additional 12-weeks of construction administration services. The total fee request for these additional services is \$66,492. As part of this submittal the overall project budget and construction budget will remain at \$26,990,106 and \$20,176,361 respectively.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 11, 2017

Page 3

Staff recommended that the Board approve this contract amendment.

PRB#	17-250	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RW-338	Origin/Client:	DCS/ECSU
Contract:	OC-DCS-ROOF-0030		
Consultant:	Hoffman Architects, Inc.		
Property:	Eastern Connecticut State University, Willimantic		
Project Purpose:	Crandall and Burnap Halls - Roof Replacement & Masonry Repairs Project		
Item Purpose:	Task Letter #4 to compensate the consultant for design and investigation services required for various masonry façade repairs as well as new EDPM roofing systems on both halls.		

The Crandall and Burnap Hall Facilities were constructed in the 1970s and are identical buildings; each is multi-story structure covered with a low-slope gravel based bituminous membrane roof. The exterior walls of both buildings are clad in brick with precast concrete spandrels above aluminum framed windows. Both of these buildings serve as residence halls for first year students.

In general the scope of services for this project will include a first phase encompassing a review of existing construction documents, on-site investigations, exploratory testing and preparation of an existing conditions and investigation report. Once completed the report will provide various options and budgets for the masonry repair work as well as roofing systems. This phase will direct the consultant and ECSU on the scope of services for the roof design and masonry repairs. DCS has established the overall project budget and construction budget at \$1,584,500 and \$1,323,000 respectively.

In December 2016, SPRB approved Hoffman Architects, Inc. (“HAI”) (PRB #16-282) 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 \$500,000. Task Letter #4 is subject to SPRB approval because the value of the task letter for the project will exceed \$100,000.

As detailed in the scope letter from HAI to DCS dated August 10, 2017 the scope is intended to compensate the Consultant \$117,255, of which \$109,025 is basic services, for the following project scope: completion of schematic through construction phase documents inclusive of an investigation program and preparation of an existing conditions study; project bid phase services, probable cost estimate and scheduling reviews; the scope of work shall also limited contract administration including attendance at bi-weekly job meetings, RFI reviews and contractor payment reviews; and the consultant shall also develop a PM Web portal for project information.

Staff recommended that the Board approve Task Letter #4.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #17-248 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-248. The motion passed unanimously.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 11, 2017

Page 4

PRB FILE #17-249 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-249. The motion passed unanimously.

PRB FILE #17-250 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-250. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary