

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 25, 2020 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on June 25, 2020 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

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

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Cory Knick, CTANG Deputy Base Civil Engineer
Brian A. Dillon, JUD

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

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the June 22, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Mr. Knick from CTANG inquired if the Board had received the appropriate paperwork requested at their June 22, 2020 meeting and was informed that it was received.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	20-107
<i>Transaction/Contract Type:</i>	RE – Administrative Settlement
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	018-135-006
<i>Grantor:</i>	Michael & Michael II, LLC
<i>Property:</i>	Brookfield, Federal Rd (200)
<i>Project Purpose:</i>	Safety Improvements along Route 202
<i>Item Purpose:</i>	Voucher

DAMAGES: \$27,500.00

DOT PROJECT: The purpose of this project is to improve safety on the lower portion of Route 202 (Federal Road) for all users. The project limits are from the driveway of BJ's/Kohl's to the intersection of Route 202 (Federal Road) and Route 133 (Junction Road).

The project consists of four (4) intersection safety improvements:

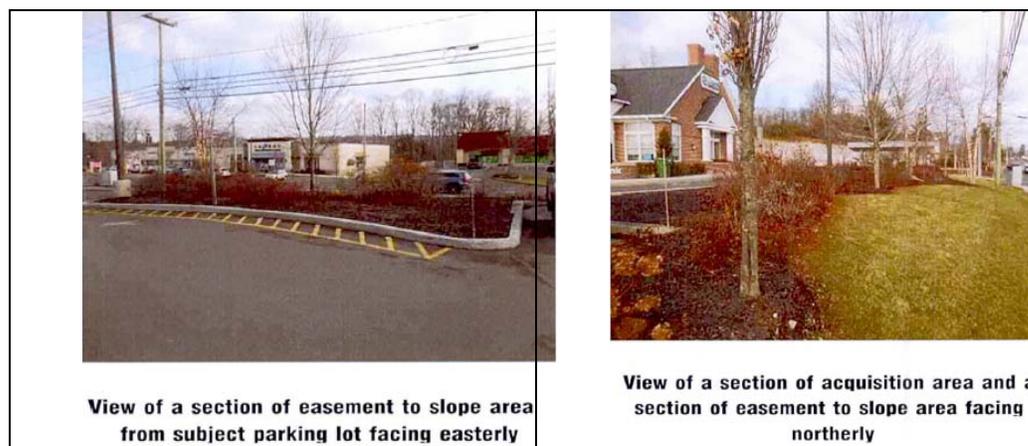
- The construction of a southbound dedicated left-turn lane into Chick-Fil-A and Shop Rite plaza.
- The installation of a traffic signal at the intersection of Beverly Drive and Hardscrabble Road.
- The installation of a traffic signal at the southern intersection of Route 202 and Old New Milford Road.
- The removal of one of the two traffic signals at the northern intersection of Route 202 and Old New Milford Road.

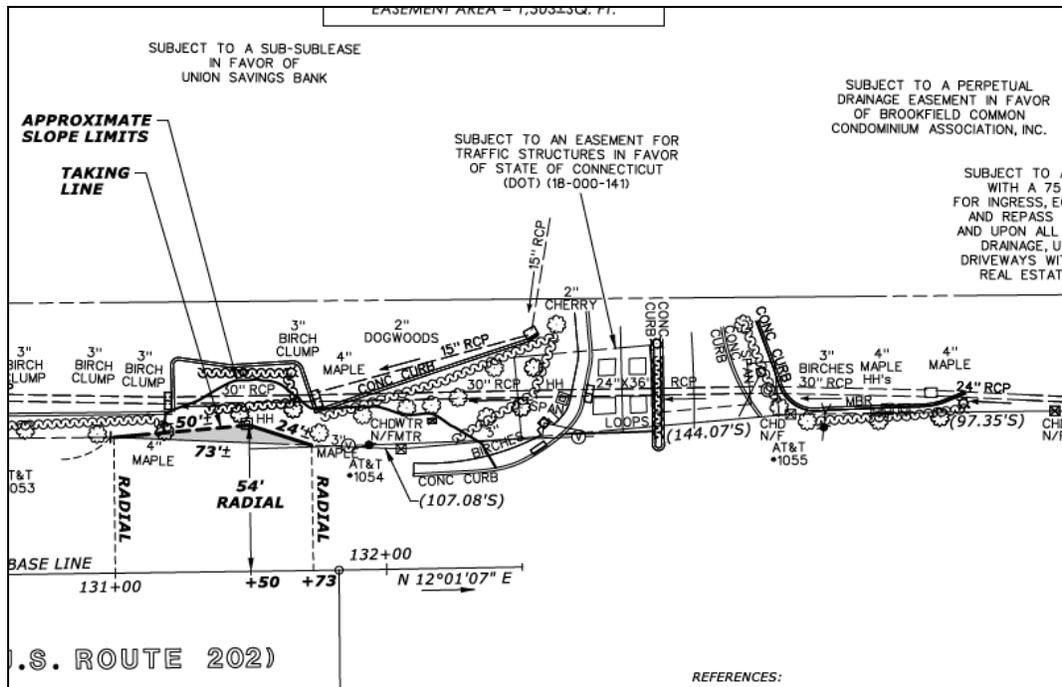
The project also proposes the widening of the roadway along the corridor to provide 4-foot shoulders to improve safety for bicyclists. In addition, the project will include the construction of 5-foot sidewalks to accommodate pedestrian traffic along the corridor.

The present schedule indicates that the design will be completed in January 2021, with construction anticipated to begin in summer 2021. The estimated construction cost for this project is approximately \$6.0 million, anticipated to be undertaken with 80% federal funds and 20% state funds.

Subject Property Description, Before the Taking: The subject property is an irregular-shaped parcel, containing 16.31+/- acres (710,430+/- square feet), with 1,528 feet of frontage on the west side of the roadway. The topography slopes gently downward from its western perimeter toward its eastern perimeter. There are three curb cuts onto Federal Road. The northernmost curb cut provides access to a Costco gas station and also provides direct access to the rear of the subject. The second curb cut is between the Costco gas station and a stand-alone Union Savings Bank (also on site). The third curb cut is at the southernmost point of the subject and provides access to the rear of the on-site Costco big-box retail store. There is an easement over this driveway providing access to the abutting property to the south of the subject. This abutting property is occupied by a McDonald's fast food restaurant & drive through. The entire property is within the C-1(Regional Commercial) zoning district. Site improvements include a 333,000+/- square foot asphalt parking area. There is ample on-site parking. Additional site improvements include a Costco gas station situated at the northern end of the subject parcel. This gas station comprises nine island pump stations under a 5,760 square foot canopy.

The property is located on the intensely developed retail/commercial neighborhood known as the 'Miracle Mile.' The property is pre-existing non-conforming regarding site requirements. The highest and best use is for continued commercial use as improved.





As a result of the taking the property will not conform to zoning, requiring a variance. Based on the Appraiser’s research, the variance will likely be granted due to the nature of the variance.

The specific area of the slope easement is to accommodate a new bus stop location with shelter and enough area for safe pick-up/drop-off locations. Within the easement area, multiple trees, shrubs, landscaping and curbing will be removed.

After acquisition, both the 236+/-SF parcel and the 1,503+/-SF easement area shall be cut for the safety of the highway. A small section of the 236+/-SF parcel will be improved with a poured concrete sidewalk that is intended to enable a safer pedestrian traffic flow. A nearby public bus stop on the southbound side of Federal Road, situated immediately south of the acquisition parcel, is currently accessed via the grass margin on the western side of the street. This bus stop will be relocated onto the acquisition parcel, thus allowing passengers to access the bus stop via the proposed concrete sidewalk.

Currently, there is no landscaping providing a contributory value to the 236+/-SF acquisition parcel. Impacted landscaping within the 1,503+/-SF easement area includes 5 deciduous trees and shrubbery. During site inspection, this appraiser noted a gas utility manhole cover that appears to be within the acquisition area. This report makes the assumption that any and all impacted utilities will be relocated and, therefore, are not considered in the concluded values.

After Valuation:

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales of land in the Before and concluded that the fair market value of the subject land included was \$14.00/square foot, or

Item	Calculation	Value
Fee Simple	708,691 sf x \$14.00/sf	\$9,921,674
Slope Easement	1,503 sf x \$14.00/sf x 50%	\$10,521
	Total	\$9,932,195
	Rounded	\$9,932,000

In addition to Direct Damages, DOT has awarded nominal damages to the Grantor to process the required zoning variance in the amount of \$2,500.

Calculation of Permanent Damages

Item	Value
Before Valuation	\$9,955,000
After Valuation	\$9,932,000
Permanent Damages	\$23,000
Plus cost of variance and map	\$2,500
Total Damages	\$25,500

From the Administrative Settlement narrative.

The Department’s offer letter in the amount of \$25,500.00 was tendered on March 16, 2020 and the appraisal was subsequently provided the property owner, Gary Michael Jr. per his request. Mr. Michael rejected the Department’s offer claiming an additional \$4,500.00 in damages. He maintained that the \$14 per sq. ft. unit value was not representative of the actual fair market value of his property. Mr. Michael noted that the slope easement would essentially reduce usable land and opined that the contributory value attributed to the lost landscaping would not cover the cost of replacement, installation and redesign of the landscaped area. Lastly, he stated the estimated value for anticipated variances and modifications was not compensatory.

Continued negotiations concluded with a compromise in the total amount of \$27,500.00 as full and final payment for the property rights being sought, and all damages resulting from the project. The increased amount of \$2,000.00 is considered fair and reasonable given the direct and indirect damages to the subject property.

Staff inquired with DOT for clarification of the following issues:

1. Please provide support for the Appraiser’s \$9,000 estimate for the contributory value of the affected improvements.

RECOMMENDATION: Board recommend suspension of this proposal pending clarification of issues raised by the Board.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	20-109
Origin/Client:	DCS/JUD
Transaction/Contract Type	AE / Task Letter
Project Number:	BI-JA-373
Contract:	OC-DCS-MDE-0036
Consultant:	BVH Integrated Services, P.C.
Property	Enfield, Phoenix Ave (111) – Enfield Superior Court
Project purpose:	Roof & HVAC Replacement Project
Item Purpose:	Task Letter #4B to compensate the consultant for expanded MDE services.

During the Board's discussion of this proposal, Mr. Brian Dillon, from the Judicial Branch Facilities Unit, joined the meeting to participate in the discussion and provide background information regarding the project in Enfield. He indicated that Judicial is taking over the project and will be hiring a contractor to complete the corrective action. This will probably happen in next 6 to 9 months.

PROPOSED AMOUNT: \$37,200

PROJECT BACKGROUND

In July 2015, the Branch through DAS implemented Project BI-JD-343 – Roof and HVAC Replacement Project – Enfield Superior Courthouse. The scope of work for this project generally included the complete re-roofing of approximately 46,000 gross square feet as well as the removal/replacement of existing packaged HVAC rooftop units and other associated work. The associated work included system commissioning, a new fire alarm panel, bacnet controls and miscellaneous upgrades to the overall system infrastructure.

The project designer was Aztech Engineers, Inc. along with HAKS, Inc. acting as the contract administrator for DCS. The project was bid and the contract awarded in June 2016. Over the past two years the contract work has proceeded with numerous issues and delays related to design deficiencies, contract work disputes, and requests for additional services which were perceived to be outside of the contract scope.

The project is currently 95% complete but has been experiencing numerous operational problems on a daily basis. The problems have been related to units not working, control sequencing and mechanical shutdowns. These issues are all related to various design and construction disputes between the design team and the contractor. Due to this impasse, the current building occupants have been experiencing building wide fluctuations in both temperature and humidity which are beyond the anticipated normal operating conditions of the system. This issue has still not been resolved and most recently required the property manager to utilize temporary cooling units within the building to maintain temperatures.

The Branch Facilities Unit has determined that a successful completion of the project is highly unlikely based upon the current situation with the design team, construction administrator and contractor. As such, the Branch has requested that DCS close-out the current project and proceed to evaluate next steps under both a claims process with the contractor and E/O Liability with the design team.

Once the close-out is completed, it is the Branch's intention to hire an On-Call Consultant for the purposes of reviewing the as-built condition, identify design to construction deviations, evaluate the operating controls system and then implement a commissioning program for the facility. The initial project scope will also include coordinating with Trane, Inc. for a review of the unit installation, PMs

and warranty issues. The Branch is requesting DCS approval to proceed with this project as Agency Administered Design and Construction Project.

In July 2019, DAS/DCS retained BVH Integrated Services (BVH) to provide MDE design consultant services in conjunction with the retro-commissioning of the existing rooftop units, heating hot water system, terminal equipment, and all the temperature controls associated with these systems at the Enfield Courthouse. The initial fee for services was \$49,000 (Informal TL4) and included the following phases of work:

- Investigation Phase - \$30,000
- Implementation Phase - \$15,000
- Recommendation Phase - \$4,000

Commissioning efforts to date under TL4 identified two issues of concern: 1) defects in the gas regulators, and 2) over pressurization of the roof in various sections. The issue with the gas regulators has required four (4) of the RTUs to be subsequently locked out of service by TRANE due to safety issues. This matter must be resolved prior to the start of the heating season so as not to impact the Judicial Branch's ability to operate the facility. In December 2019 DCS retained BVH for additional MDE design consultant services under Task Letter 4A.

From DCS Form 1135: Supplemental request to increase the scope of work for the continuation of retro commissioning for the above referenced project, including but not limited to: review as-built condition, identify design to construction deviations, evaluate the operating controls system & implement a commissioning program on existing project to re-roof and replace HVAC units. Consultant shall coordinate with Trane, Inc., RM Bradley, Eversource & the GC for a review of the unit installation, PMs & warranty issues.

The fee for additional MDE services was \$20,000 (Informal TL4A) and included the following phases of work:

1.A. Engineering Design Services - \$4,000

- Review data from Commissioning testing and equipment gas pressure requirements.
- Develop performance specifications and piping details to replace existing gas regulators. This includes review of gas requirements.
- Provide an estimate of the potential costs for installation of gas regulator assembly.

1.B. Bid and Contract Administration Services - \$9,500

- Attendance at the contractor pre-bid site walkthrough.
- Review and answer bid Requests for Information (RFIs) and publish responses through Bid Addendum.
- Review the Bids received against the estimate and provide recommendation to JUD.
- Perform two (2) site visits to verify installation and the start-up of gas regulator assemblies, and issue field reports for each site visit.
- After the installation is complete, review and record actual gas pressures, before and after the new RTU gas regulators, and issue a field report of findings. Approval of installation shall be by the authorities having jurisdiction (AHJ).

1.C. Roof Membrane Investigation Services - \$6,500

- Review design, as-built and warranty documents for the roof system.
- Perform one (1) site visit to investigate the roof membrane uplift concerns that were found onsite on August 21, 2019.
- Develop and issue a field report indicating the findings and provided recommendations.

In June 2017, SPRB approved (PRB 17-139) BVH Integrated Services, PC (“BVH”) as one of five firms under the latest On-Call Multi-Disciplined Engineering Series of consultant contracts. These contracts expired on July 31, 2019 and have a maximum cumulative fee of \$1,000,000.

BVH has been selected and approved for the following task(s) under this series:

• Task Letter #1	Norwalk Comm. College	\$35,000	(canceled, not executed)
• Task Letter #2	Osborn/Northern CI	\$275,000	(18-167)
• Task Letter #3	Osborn/Northern CI	\$120,000	(18-170)
Total		\$395,000	

Under this new DCS proposal (PRB #20-109), DCS is now seeking approval of an additional \$37,200 in fees for the following services not included in the original project scope:

- Complete the Investigation Phase, which includes Retro Commissioning and TAB (Testing, Adjusting and Balancing) verification services;
- Conduct air and water balancing verification activities during Investigative Phase;
- Review existing documents and analyze the existing roof structure under the RTUs to confirm adequacy of the existing frame members and/or identify potential deficiency;
- If as-built drawings are not available, verify in the field and document the existing conditions as applicable to complete the task;
- Review existing documentation and generate list of items not provided, but required to perform analysis of existing frame;
- Review existing roof framing for equipment weight and snow drifts around the units;
- Prepare and submit a written summary of the analysis assessment and findings, including appropriate Deliverables, conclusions, and recommendations.

The Consultant’s fee is based on their 2019 Hourly Rate Schedule and will be billed on an hourly basis not to exceed the following totals:

- Retro-Commissioning and TAB Verification: \$20,000
- Structural Engineering Services: \$10,800
- Field Review and Documentation of Existing Conditions: \$6,400

Staff asked DCS to clarify the following:

1. Please clarify if the retro-commissioning is on the four RTUs that had defective gas regulators, or all eight RTUs.

DCS Response: What I understand occurred (as I wasn’t involved at the time) is that the commissioning scope was removed from the DAS CA contract scope during the construction phase. Commissioning wasn’t performed. This Task Letter includes scope for BVH to perform commissioning services “after the fact”. In that vein, it is “retro” commissioning.

OK

2. Please provide the status of the claims against the design professionals and GC.

DCS Response: Regarding any future claims from the State on this project; DAS hasn’t retained a consultant to pursue a claim against the designer, or anyone else. DAS intends to retain such services, but we need the information from BVH’s work to inform on this strategy.

Staff Response: Is there a timeframe? I believe the substantial completion was around October 2018 and this issue has been going on for almost 18 months. State must recoup money and professionals involved should be held responsible.

DCS Response: No there isn’t. This is a legal matter, so timeframes are different, and not related to Substantial Completion.

Staff Response: The claims process should have started by now to recoup the funds due to errors of other design professionals and General Contractor. Need assurance from DCS that the claims will be filed including the timeframe and report back to the Board on the amounts to be recouped from responsible entities.

RECOMMENDATION: Upon completion of review and discussion it was recommended that the Board approve this proposal.

- DCS confirmed \$37,200 is available for the Task Letter.
- The Board approved the current On-Call Contract for a maximum fee of \$1,000,000 and a term that expired on 7/31/2019 (PRB #17-139). Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$605,000.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 5/11/2020.
- At its meeting held on June 10, 2019, the Board rejected a DCS proposal under PRB #19-101 for expanded CA Services for this roof & HVAC replacement project in the amount of \$80,080 due to lack of satisfactory documentation to support the compensation.

PRB #	20-112
Origin/Client:	DCS/DAS
Transaction/Contract Type	AE / Task Letter 5B
Project Number:	BI-RR-27
Contract:	OC-DCS-ARC-0052
Consultant:	Christopher Williams Architects, LLC
Property	Kent, Kent Cornwall Rd (31) – Sloane Museum
Project purpose:	Interior/Exterior Renovations
Item Purpose:	Task Letter 5B to compensate the consultant for design services

PROPOSED AMOUNT: \$4,530.98

On October 18, 2018, the SPRB, under PRB #18-189, approved Task Letter #5A authorizing the Consultant to provide additional design services in conjunction with the interior/exterior renovations to the Eric Sloane Museum in Kent, CT for an additional fee of \$88,030. Task Letter #5 (Informal), provided pre-design services (Museum Study) totaling \$26,000.

Under this proposal, DCS is seeking SPRB approval of **TASK LETTER #5B** in the amount of \$4,530.98 to compensate the consultant for additional design and bidding services beyond the scope of work contained in Task Letter #5A.

Supplemental services for the above referenced project include additional compensation for the following:

1. Re-bidding the project: due to the fact that the project was put out to bid twice, the Consultant is seeking additional compensation for its services during the second bidding activities that were not covered in its On-Call Contract.

After the first bidding, the project was cancelled due to the fact that there was only one bidder and the bid exceeded the project budget of \$496,812. The project was put out to bid for a second time. After the bid opening, three (3) over-budget bids were submitted again. The Agency decided to move ahead with the lowest bid of \$870,000 submitted by Kronenberger and Sons Restoration.

The difference between the costs is based on the competitive bidding construction market including the market conditions, number of bidders, and the geographical locations of: the project (Kent) and the interested in bidding construction companies (Cheshire, Wallingford and Middletown). The bid was the lowest of the three bids submitted. The highest was over a million. There were no local DAS approved General Contractors available and/or interested in the bidding for this project. Also, the extra costs were associated with travel to the site location.

2. Making revisions to the scope of work requested by the Agency: the Consultant prepared documents needed for the Proposal Requests submitted to the Contractor in order to obtain price quotes for the proposed changes to the project scope. The price quotes received from the Contractor were deemed to be cost prohibitive, therefore, the changes to the scope were cancelled by the Agency.

Currently, the project/construction is 95% completed.

Services to be procured under this task letter are to compensate the Consultant for re-bidding the project and for making revisions to the scope of work requested by the Agency and subsequently cancelled, as explained above.

DCS confirmed funding will be utilized from the Contingency portion of the budget.

The Construction Budget and total Project Budget have been increased to **\$877,265** and **\$1,243,780** respectively for this project.

Task Letter #5A– CWA Basic Services Fee (#18-189)	Architect Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Enhanced Schematic Design Phase	\$23,754				
90% Contract Documents Phase	\$28,505				
100 % Contract Documents Phase	\$3,167				
Bidding Phase	\$3,959				
Construction Administration	<u>\$19,795</u>				
TOTAL BASIC SERVICE FEE (#18-189) (A)	\$79,180			\$496,812	15.94%
Task Letter #5B– CWA Basic Services Fee (#20-112)					
Bidding Phase	\$2,953.48				
Construction Administration	<u>\$1,577.50</u>				
TOTAL BASIC SERVICE FEE (#20-112) (A1)	\$4,530.98				
<u>SPECIAL SERVICES (B):</u>					
Topographic Survey		\$3,000			
Updated Cost Estimates		<u>\$5,850</u>			
TOTAL SPECIAL SERVICE FEE (#18-189) (B)		\$8,850			
TOTAL FEE (PRB #20-112) (A)+ (A1) + (B)			\$92,561	\$877,265	10.55%

The following question was raised based on the review of the proposal.

1. Why is this TL submitted at 95% construction completion?

DCS Response: It is my understanding that the Architect waited until the project was far enough along to determine the total of additional fees so they would not waste the state’s time with multiple requests.

Staff Response: It is DCS who is supposed to get the TL approved that requires additional funds.

2. What was the original estimate from the architect? Why such a difference?

DCS Response: The original architect's estimate was \$496,812. The project was put out to bid twice. In both instances we received over-budget bids. The Agency decided to move ahead with the project. In my opinion, the difference between the costs was based on the competitive bidding construction market including the market conditions, number of bidders, and the geographical locations of: the project (Kent) and the interested in bidding construction companies (Cheshire, Wallingford and Middletown). The lowest bid was \$870,000 vs, the highest over a million. There were no local (DAS prequalified) general contractors available and/or interested in the bidding for this project. It's, also, my understanding that extra costs were associated with travel to the site location.

To summarize it, it was a lack of competition among contractors who are authorized to work for the State, the travel time and distance to the site, and prevailing market conditions at the time of bid. There was virtually no discretionary work in the project-it was mostly envelope, structural and life safety upgrades.

Staff Response: I did read the explanation that you just reiterated above. Did architect miss the mark in estimating the cost of the project?

DCS Response: No, adhering to a strict budget was not part of the task. The task was to provide life safety and envelope improvements. There was no discretionary scope that could have been eliminated or changed to effectively reduce costs. The architect did provide a very thorough and tight set of documents, which resulted in a very low percentage of change orders.

DCS Response from ADPM Peter Simmons: There is a systemic issue with AE estimates on State owned historic renovations. Bids have been higher than the AE estimate. DAS is assessing this situation to determine cause. A factor may be that the majority of the historic museums operated by the State are former residential buildings. The majority of pre-qualified contractors eligible to bid on these projects are not involved with residential construction. Historic renovation standards and requirements also adds a greater degree of complexity to the project that scare away contractors. Many of these properties are also at/near the State border, once out of Central Connecticut this limited number of qualified contractors further diminishes due to travel and time.

In summary

1. Residential structures
2. Limited pre-qualified contractors in this field
3. Historic Properties and exacting standards
4. Remoteness of location

All the above leads to higher than anticipated bids

As stated, DAS is assessing this situation, but we don't have any results at this point in time.

3. Why is there increase in the CA fee?

DCS Response: It's all explained in the Architect's proposal. This task letter is to compensate the Architect for re-bidding the project and for making revisions to the scope of work requested by the Agency and subsequently cancelled, as explained in the TL package. In addition, according to my conversations with Legal, the provisions for the rebidding services have not been accounted for in the On-Call Consultants Contracts.

Staff Response: Additional services related to bidding are covered under re-bidding, correct?

DCS Response: I do not think I understand your question. The architect was not required to re-bid this project under its basic services.

Staff Response: Did they provide additional CA services that were not part of the original contract?

DCS Response: They provided additional design services requested by the Agency, which were not covered in the original Scope of Work, during construction. The services provided under this request are detailed in the proposal and explained in the TL package applicable documents.

Staff Response: I am assuming that CA is during construction?

DCS Response: YES. The Construction Administration services are during construction.

RECOMMENDATION:

It is recommended that SPRB **approve** Task Letter #5B for Christopher Williams Architects, LLC in the amount of \$4,530.98. The overall basic service fee of 10.55% is within the guideline rate of 12.5% for this Group B Renovation Project.

FROM PRB 18-189

PROPOSED AMOUNT: \$88,030

PROJECT BRIEF –

The Eric Sloane Museum was created through a partnership between the Stanley Tool Works, the State of Connecticut, and author and artist Eric Sloane (1905-1985). The museum was completed in 1969 and houses Sloane’s extensive collection of early American hand tools and a re-creation of his studio. The museum also has on display a collection of original works of art by Sloane, including examples of his oil paintings and pen and ink drawings.

This project is a follow-up to the identified recommendations and priority repairs that were cited in the previously approved “Eric Sloane Museum Conditions Assessment Final Report.” This report was intended to establish the immediate and long term physical needs of the building, including solutions to the immediate code deficiencies identified by the State Fire Marshall. The museum is a one-story, 4,500 SF timber-framed building that has the specific function as an exhibit of the painter, Eric Sloane, and his collection of early-American tools, as well as replication of his artist’s studio. The museum is open May to October. Staff utilize the building when the museum is closed, although the temperatures in the building prohibit public use. Improvements and remediation work must be completed to the exterior envelope, life safety systems and physical plant to preserve the building and maintain its function as a public venue.

This project seeks to contract for services to address and remediate the items described in pages 183-186 of the “Eric Sloane Museum Conditions Assessment Final Report” pertaining to the building envelope, exterior and interior conditions, structure, MEP systems and code/ADA related issues.

In November 2014, SPRB approved Christopher Williams Architects, LLC (“CWA”) (**PRB File #14-284**) as one of eight firms under the latest On-Call Architectural Support Services consultant contracts. Subsequently CWA has been approved for the following tasks under this series.

CWA has been selected for the following task(s) under this series:

• Task Letter #1	Three Rivers CC TASC Study	\$33,790	(Informal)
• Task Letter#1A	Three Rivers CC TASC Study	\$4,800	(Informal)
• Task Letter #1B	Three Rivers CC Tutor Renovation	\$79,475	(Informal)
• Task Letter #1C	Three Rivers CC Tutor FF&E Des.	\$9,950	(Informal)
• Task Letter #2	Sherwood Island Park Maintenance Bldg	\$152,800	(15-170)
• Task Letter #2A	Sherwood Island Park Maintenance Bldg	\$33,369	(Informal)
• Task Letter #3	ST Entomologist –Greenhouse Design	\$43,000	(Informal)
• Task Letter #4	Housatonic CC-Lafayette Hall	\$45,000	(Informal)

	Bath Renov			
• Task Letter #5	Eric Sloane Museum Study		\$26,000	(Informal)
• Task Letter #7	Housatonic CC-Lafayette Hall Add. & Renov		\$79,931	(Informal)
• Task Letter #7A	Housatonic CC-Lafayette Hall Add. & Renov		\$11,500	(Informal)
Total Fee to Date:			\$519,61	
				5

TASK LETTER #5A is a new task letter and is subject to SPRB approval because the total project fee (TL 5 & TL 5A) exceeds the threshold cost of \$100,000. The Construction Budget and total Project Budget have been established at **\$496,812** and **\$754,140** respectively for this project. As detailed in the scope letter from CWA to DCS dated September 6, 2018 the **\$88,030** is intended to compensate CWA for the following project scope:

- Review of budget in relation to existing conditions, the “Eric Sloane Museum Conditions Assessment Final Report” and the Agency’s programmatic and schedule requirements;
- Provide a topographic survey to manage surface run-off and roof storm water discharge;
- Design a storm water management system;
- Assist with State Building Department and Fire Marshall with respect to code reviews;
- Perform a preliminary review to determine what permits, certificates or approvals are applicable to the project;
- Collaborate with the utility company to upgrade to more energy efficient systems;
- Prepare and issue Enhanced Schematic Design Documents;
- Prepare 90% and 100% Construction Documents and Bid Documents;
- Prepare and issued Bidding Documents, attend pre-bid conference; support and bid analysis; and
- Contract Administration.

The Scope included in the Task Letter provide for the following:

- Site Items - storm water management, soil erosion & sedimentation control, site utilities, accessible sidewalks and entry, parking resurfacing, accessible parking spaces and signage and topographic survey;
- Architectural Exterior - renovations to include siding/fasciae, window replacement, weather barrier, gutters/leaders, cleaning roof shingles, Egress upgrades, wall sheathing, roof & flashing repairs, rodent-proof weather stripping upgrades;
- Architectural Interior - renovations to include reconfigured restrooms, janitor’s closet, installation of new wall partitions, ceilings, flooring, doors & hardware, rough plumbing, plumbing fixtures, siding/fasciae, toilet stalls/urinal screens, toilet accessories, sealing openings to attic and application of fire resistant finishes;
- Other Upgrades - to include structural enhancement per State Code, MEP upgrades, Lighting & Controls upgrades; Asbestos & Lead Abatement; and
- Development of Construction Cost Estimates.

DCS has confirmed funding is in place for this Task Letter #5A.

Task Letter #5A– CWA Basic Services Fee (#18-189)	Architect Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Enhanced Schematic Design Phase	\$23,754				
90% Contract Documents Phase	\$28,505				
100 % Contract Documents Phase	\$3,167				
Bidding Phase	\$3,959				
Construction Administration	<u>\$19,795</u>				
TOTAL BASIC SERVICE FEE (#18-189) (A)	\$79,180			\$496,812	15.94%
<u>SPECIAL SERVICES (B):</u>					
Topographic Survey		\$3,000			
Updated Cost Estimates		<u>\$5,850</u>			
TOTAL SPECIAL SERVICE FEE (#18-189) (B)		\$8,850			
TOTAL FEE (PRB #18-189) (A)+ (B)			\$88,030	\$496,812	17.72%

The following questions were raised based on the review of the proposal.

- Please provide pages 183-186 of the “Eric Sloane Museum Conditions Assessment Final Report.”
 - DCS provided Form 1140 that identified the scope based on the pages cited above.
- Please clarify why this Task Letter 5A includes a 160-day construction period when the 6-19-18 CWA correspondence identifies an 80-day construction period;
 - DCS response – “The 160 calendar days was a suggested change by legal that limits additional service charges during construction though we all are confident the construction can be completed in 16 weeks (80 work days or 112 calendar days). The original contract duration was based on the 80 days but the architect had no objection to changing the language without changing his fee.”

RECOMMENDATION: Staff recommend to **APPROVE** the file **PRB 18-189** based on the responses received from DCS.



7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-107 – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILE #20-107. The motion passed unanimously.

PRB FILES #20-109 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-109. The motion passed unanimously.

The approval is conditioned upon DCS providing the Board with a schedule to hire a claims consultant to file claim/s against responsible parties by July 15, 2020. The State is due monies that the Judicial Branch will be spending again to address the deficiencies in the project because of the mismanagement of the project by the professionals hired by DCS.

PRB FILE #20-112 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-112. The motion failed with all Members voting against.

The Board noted the request for additional design fees should have been requested prior to the decision to re-bid the project, not at 95% project completion.

In addition to the above, the Division of Construction Services violated the timing requirements of Conn. Gen. Stat. §4b-23(i) and the contractual requirement of the on-call services contract OC-DCS-ARC-0052.

9. NEXT MEETING – Monday, June 29, 2020.

The meeting adjourned.

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