

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 3, 2021 – 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 May 3, 2021 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

Peter McClure, ADPM-DCS

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 April 29, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Mr. Berger provided Board Members with an update on his ongoing conversations and review about certain proposed legislation that affects the State Properties Review Board.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	21-045
Origin/Client:	DAS/DMV
Transaction/Contract Type:	Consent to Assignment (Exhibit G)
Assignor:	Shelter Lee, LLC
Assignee:	J.A.R. Associates, LLC
Property:	Danbury, Lee Mac Ave (2)
Project Purpose:	Assign terms of the Amended Lease approved by the Board in August 2019 under PRB #19-144
Item Purpose:	Consent for Assignment (Exhibit G)

BACKGROUND:

DMV moved to this location in 2003 under the original base lease approved under PRB #03-033 and a five-year option was approved under PRB #07-217. DAS did not seek approval for the second five-year

option and the Board approved a new Lease under PRB #13-232. The Lease was amended under PRB #19-144.

Under this submittal Shelter Lee, LLC is requesting DAS approval for assignment of this lease to J.A.R. Associates, LLC. The property was sold on January 21, 2021, and recorded in the Danbury land records on February 2, 2021 (QC Deed V.2547/P.238) and a copy of the Quit Claim Deed filed with the City of Danbury was requested to accompany this submittal. Under the Consent to Assignment; J.A.R. Associates, LLC accepts and acknowledges all of the existing lease terms with the State.

Staff asked DAS to clarify the following:

1. Please provide a Certificate of Insurance as required by Section 9 of the Lease.
DAS Response: DAS provided the Certificate of Insurance on 5-3-2021.
Staff Response: OK
2. Please provide a copy of the Deed conveying the property to J.A.R. Associates, LLC as you have provided a deed in four previous submissions.
DAS Response: DAS provided the deed on 4-6-2021.
Staff Response: OK
3. Please clarify what date is the "Assignment Date" as this is not identified in Exhibit G.
 1. As of commencement of business on **ASSIGNMENT DATE** ("Assignment Date") the LESSEE shall pay all rental and all other obligations under the lease.
 - a. Does this need to be corrected prior to delivery to the Attorney General?

Recommendation: SPRB Staff recommend suspension of this Consent to Assignment pending response by DAS to the one remaining issues raised above.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

<i>PRB #</i>	21-049
<i>Origin/Client:</i>	DCS/DMHAS
<i>Transaction/Contract Type</i>	AE / Task Letter
<i>Project Number</i>	BI-MH-113
<i>Contract</i>	OC-DCS-MDE-0035
<i>Consultant:</i>	Fuss & O'Neill, Inc.
<i>Property</i>	New Haven, Park St (34) - Connecticut Mental Health Center
<i>Project purpose:</i>	CMHC Sprinklers-Swing Space
<i>Item Purpose</i>	Task Letter #3B

At 9:35, Mr. McClure joined the meeting to participate in the Board's review of this Proposal. Mr. McClure left the meeting at 9:56.

PROPOSED AMOUNT: \$27,970 (NTE)

On March 5, 2020, under PRB File #20-022, the Board approved Task Letter #3A to the on-call contract to proceed with design services to change the design from the addition of a third generator to replacing an existing broken generator with a larger generator. The new larger generator would supply all of the building's emergency power needs including the new fire pump. The total fee approved under #20-022 was \$42,780.

Under PRB #20-022 the Construction Budget for the expanded project was increased to \$4,400,000 and \$6,067,080, from \$3,400,000 and \$4,540,800, respectively.

Under this proposed **TASK LETTER #3B** with Fuss & O'Neill, Inc. (F&O), the fee is intended to compensate the Consultant for the following project scope:

Task 1 – Temporary Outbuildings (\$5,970)

Due to the lack of any swing space being available in this building, on-site construction trailers were found to be the best way to accommodate existing building staff during the duration of construction of this project. To support this additional design requirement the designer shall provide the following services at the request of the agency:

- Attend multiple meetings to coordinate location, capacity, power availability, and communications required to use trailers for staff offices.
- Incorporate design of the trailers into the existing project documents.
- Incorporate the cost of the trailers into the existing estimate.

DCS Noted: When this project was originally conceived the facility was going to be able to support construction activities with available space inside the existing building or with transfer of staff and services to other facilities. The building is now completely full and does not have adequate swing space available for the project. The plan to move employees to other facilities was found to also not be feasible. The most effective way we can make this project work is by bringing in temporary office trailers on to the site to house a portion of the building work force temporarily so we can perform our phased construction plan. This task will pay for the design and coordination of these facilities through design and construction activities. As stated above the fee related to the coordination of the moves into and out of the on site trailers during the construction phase will not be paid if the onsite trailers are not required.

Task 2 – Additional Phasing Coordination (\$7,510)

When the initial phasing coordination was purchased it included how the construction would be phased. As the project was further refined and understood, Agency needs required the designer to take a substantially larger role in the coordination of the agency staff and how they would be moved around throughout the duration of the construction activities. The designer shall add the following items to their phasing coordination duties:

- Coordinate phasing with each individual staff group of the facility.
- Attend multiple coordination meetings with hospital staff groups.
- Provide an updated phasing plan showing what staff will be in the trailers and which staff will be relocated inside the building for each construction phase.

DCS Noted: The phased relocation of the personnel into and out of the trailers requires heavy coordination with agency staff. While the 2018 proposal included project phasing, the coordination effort is much larger than originally anticipated as the A/E is coordinating with each individual department and staff managers to integrate this phasing plan. This is something the facility would normally coordinate but they did not have the staff or skills to accomplish this task. As stated above the fee related to the coordination of the moves into and out of the onsite trailers during the construction phase will not be paid if the onsite trailers are not required.

Task 3 – 5th Floor Ward Design Changes (\$3,230)

To accommodate construction in the secure patient wards the Agency requested the 5th floor ward be modified to make it a secure ward and allow the temporary housing of patients from other secure wards. The designer shall provide the following services to modify the 5th floor ward:

- Incorporate into the existing design modification of the 5th floor ward.
- Add new doors, walls, specialty fixtures, and medication spaces per the facilities needs of a secure ward.
- Incorporate the cost of the 5th floor ward changes into the existing cost estimate.

DCS Noted: To allow our phasing plan to work the agency will need to be able to move the secure patient ward on the 4th floor to the 5th floor. This task will redesign the 5th floor to allow the 4th floor residents to be housed on the 5th floor. The scope includes design of new secure access, moving of walls,

the addition of a medication room, and all other requirements of the facility to house a secure patient ward.

Task 4 – Facility Changes During Design (\$4,990)

During the design of the project the facility manager has made continuous changes to the floorplan of the building:

- Provide additional site investigations.
- Modify the existing design to reflect ever changing building conditions.
- Incorporate any changes into the existing estimate.

DCS Noted: During the prolonged on again off again design of this project the facility manager has continued to make changes to the floor plan, which has affected the project scope. This task will pay for all the multiple additional field visits and documents corrections which have been made to the design.

Construction Administration (\$6,270)

- Review the additional Contractor's submittals associated with tasks 1-3 for general conformance with the design intent expressed in the Contract Documents.
- Review and respond to all additional Contractor's RFI's associated with Tasks 1-3.
- Provide phasing coordination support associated with additional scope of task 2.

A breakdown of the CA Fees is as follows:

- a. Task 1 – Temporary Out Building CA Phase: \$2,050. This will not be paid if the trailers are not required.
- b. Task 2 – Additional Phasing Coordination CA Phase: \$2,280. This will not be paid if the trailers are not required.
- c. Task 3 – 5th Floor Ward Design Changes CA Phase: \$1,940.

DCS has increased the overall initial construction budget and project budget to \$4,700,000 and \$6,895,050 respectively.

F&O has been selected for the following task(s) under this series:

•	Task Letter #1	Higgins Hall Renov – WCSU	\$18,760	(Informal)
•	Task Letter #2	Barnard Hall Renov.	\$18,761	(Informal)
•	Task Letter#3	CMHC Sprinklers, Ceiling & Lights	\$90,100	(#18-144)
•	Task Letter#3A	CMHC Sprinklers, Ceiling & Lights	\$42,780	(#20-022)
			Total	\$170,401

DCS has confirmed funding is in place for this Task Letter #3B.

F&O Fee for Basic Services (PRB #13-163)	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>TOTAL</u> <u>COST</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%)</u> <u>Budget</u>
Contract Documents	\$95,000				
Tracing & Masters	\$7,300				
Bidding	\$6,900				
Construction Administration	\$75,000				
TOTAL BASIC SERVICE FEE (#13-163) (A)	\$184,200	\$0		\$1,840,000	10.01%
PRB #18-144 - Additional MDE fees (A1)					
Contract Documents	\$62,800				
Tracings and Masters	\$12,400				
Bidding	\$8,500				
Construction Administration	\$6,400				
TOTAL FEE (PRB #18-144) (A) + (A1)	\$90,100	\$0	\$274,300	\$3,400,000	8.07%

PRB #20-022 - Additional MDE fees (A2)					
Enhanced Schematic Design	\$18,532				
Ground Penetrating Radar	\$924				
Contract Documents	\$18,184				
Construction Administration	\$5,140				
TOTAL FEE (PRB #20-022) (A) + (A1) + (A2)	\$42,780		\$317,080	\$4,400,000	7.21%
PRB #21-049 - Additional MDE fees (A3)					
Temporary Building Design	\$5,970				
Temporary Building Phasing	\$7,510				
5 th Floor Design Changes	\$3,230				
Facility Design Changes	\$4,990				
Construction Administration	\$6,270				
TOTAL FEE (PRB #21-049) (A) + (A1) + (A2) + (A3)	\$27,970				
TOTAL BASIC SERVICE FEE (#21-049)(A)+(A1)+(A2)+(A3)		\$0	\$345,050	\$4,700,000	7.00%

Staff asked following questions for clarification:

1. Task 1 - During previous review of TL3A, it was stated that the increase in the construction cost is due to new generator and the need for swing space/temporary trailers, etc. Therefore, it was known during the previous TL approval and seems like the cost related to swing space is a repeat. Why is DCS considering this as a “new” issue? The Board cannot approve fees related to tasks that may not be required.

DCS Response: It is true the increase in construction cost was due to the addition of generator replacement and at the time, recent realization the project would require swing space beyond the capacity of the building, the addition of temporary trailers. There was no cost at that time in the TL3A associated with the design of the swing space trailers. When the generator change task letter was being discussed with SPRB the project team was only starting to fully understand what would be needed for the trailers. Which is why it was brought up on our discussion but no money design fees were included in TL3A. The trailers are not mentioned in TL3A’s scope and where not part of that design change.

Staff Response: OK

2. Task 2 – The Board cannot approve fees related to tasks that may not be required.

DCS Response: The temporary trailers scope is required for this project. This project is moving forward with no knowledge of the status of the corona virus requirements going forward. The agency is unable to give any commitments on when staff will be allowed back into the facility on a full time basis, nor will the

agency commit to allow people to continue to work remotely. This is why the temporary trailers must be part of this project's scope.

Staff Response: OK

3. Task 4 – provide the breakdown of the CA fees (\$6,270) by various tasks 1 thru 3

DCS included this in the Proposal:

Task 1 – Temporary Out Building CA Phase: \$2,050. This will not be paid if the trailers are not required.

Task 2 – Additional Phasing Coordination CA Phase: \$2,280. This will not be paid if the trailers are not required.

Task 3 – 5th Floor Ward Design Changes CA Phase: \$1,940.

Staff Response: OK

RECOMMENDATION: It is recommended that SPRB **APPROVE** Task Letter #3B for Fuss & O'Neill, Inc. to provide additional design services for the generator replacement project to the Connecticut Mental Health Center. The overall basic service fee of 7.00% is well within the guideline rate of 12.5% for this Group B Renovation Project. CA fees related to tasks 1 and 2 shall not be used for any other tasks. Board approval will be required if DCS plans to utilize fees related tasks 1 and 2 (CA fees only) for any other tasks not approved.

PROPOSED AMOUNT: \$42,780

On December 10, 2018, under PRB File #18-144, the Board approved Task Letter #3 to the on-call contract to proceed with design services to provide an updated water flow test, allow the Consultant to attend more project meetings required for phasing of project, bring the design up to current codes, and update the plans and specs with current facility conditions. The project will add a full sprinkler system to the Connecticut Mental Health Center (CMHC) in New Haven. Included in this project is new flooring, new ceilings, lighting and the installation of a new fire pump, back-up generator, and associated work. The total fee approved under #18-144 was \$90,100.

Under PRB #18-144 the Construction Budget for the expanded project was increased to \$3,400,000 (from \$1,036,555) and the overall project budget was increased to \$4,540,800 (from \$1,574,410).

Under this proposed **TASK LETTER #3A** with Fuss & O'Neill, Inc. (F&O), the fee is intended to compensate the Consultant for the following project scope:

- *Changing the design from the addition of a third generator to replacing an existing broken generator with a larger generator. The new larger generator will supply all of the building's emergency power needs including the new fire pump.*

DCS has increased the overall initial construction budget and project budget to \$4,400,000 and \$6,067,080 respectively.

F&O has been selected for the following task(s) under this series:

• Task Letter #1	Higgins Hall Renov – WCSU	\$18,760	(Informal)
• Task Letter #2	Barnard Hall Renov.	\$18,761	(Informal)
• Task Letter#3	CMHC Sprinklers, Ceiling & Lights	\$90,100	(#18-144)
		Total	\$127,621

DCS has confirmed funding is in place for this Task Letter #3A.

MDE Fee for Basic Services (PRB #13-163)	COST (\$) (BASIC)	COST (\$) (SPECIAL)	TOTAL COST	C. Budget (\$)	(%) Budget
Contract Documents	\$95,000				
Tracing & Masters	\$7,300				
Bidding	\$6,900				
Construction Administration	\$75,000				
TOTAL BASIC SERVICE FEE (#13-163) (A)	\$184,200	\$0		\$1,840,000	10.01%
PRB #18-144 - Additional MDE fees (A1)					
Contract Documents	\$62,800				
Tracings and Masters	\$12,400				
Bidding	\$8,500				
Construction Administration	\$6,400				
TOTAL FEE (PRB #18-144) (A) + (A1)	\$90,100	\$0	\$274,300	\$3,400,000	8.07%
PRB #20-022 - Additional MDE fees (A2)					
Enhanced Schematic Design	\$18,532				
Ground Penetrating Radar	\$924				
Contract Documents	\$18,184				
Construction Administration	\$5,140				
TOTAL FEE (PRB #20-022) (A) + (A1) + (A2)	\$42,780				
TOTAL BASIC SERVICE FEE (#20-022) (A) + (A1) + (A2)		\$0	\$317,080	\$4,400,000	7.21%

Staff have requested clarification of the following issues:

- What is the status of the project approved under TL#3?
DCS Response: The project is in the CD phase of work.
What activities are completed or remaining per TL#3?
DCS Response: Fuss & O'Neill owes us a full set of CD plans and specs. Due to the repeated delays and changes to the scope made by the DMHAS and the facility we have been delayed and the CDs will not be finished until we can add this change to the generator for this project.
- When did the larger generator (500kW) fail?
DCS Response: The 500kW generator failed back in august of 2019.
- Please clarify what, other than the cost of a new generator, increased the construction budget by \$1,000,000 (29%).
DCS Response: The new generator is worth roughly \$500,000.00 and the remaining cost increase is due to the need to for swing space and the addition of temporary trailers around the site to allow us the clear a full floor to limit the phasing as much as possible. There are additional increases in cost due to access to building and floors, relocation costs per each phase, etc...
- Has DCS/DMHAS given any consideration to removal of the underground oil tank in lieu of a gas-fired generator?
DCS Response: Thought was given to removing the existing tank it was found the existing tank was installed in 2008, and still has reasonable amount of useful life. It was found that the ongoing costs of operation it is more economical to run a diesel generator.
- What is the size of the larger generator?
DCS Response: This generator is expected to be between 750kW and 800kW.
Is 3000 gallon UST sufficient to serve this larger generator?
DCS Response: The existing UST does not have enough capacity to provide the required 72 hours of run time. The plan is to include a day/belly tank on the proposed generator to increase the fuel storage capacity which will give us the required 72 hour run time.
- Why are there assumptions in F&O proposals?
DCS Response: These assumptions in the proposal are reasonable for this type of work. DAS/CS doing what we can to limit exposers while keeping the costs under control. DAS/CS will ensure the fill records for the tank have been investigated to check for possible unexplained fuel loss.
Why can't these items be investigated during the enhanced schematic design phase rather than finding out during the construction phase?
DCS Response: The level of effort required to remove all assumptions is cost prohibitive. The intent of this task letter takes into account reasonable expectations of level of effort vs costs.
- Provide the schedule for Construction Administration with fee matrix

DCS Response: Attached

RECOMMENDATION: It is recommended that SPRB **approve** Task Letter #3A for Fuss & O'Neill, Inc. to provide additional design services for the generator replacement project to the Connecticut Mental Health Center. The overall basic service fee of 7.21% is well within the guideline rate of 12.5% for this Group B Renovation Project.

From PRB #18-172

UPDATE: DECEMBER 6, 2018

DCS provided following responses on November 2, 2018 to Board's questions for clarification.

1. What is the increase in the square footage of the building compared to 2013 project?
The increase in square footage from 2013 to this current task letter is 0. I will amend the Memo to reflect this. The increase was in scope not square footage.
2. What percentage increase in the construction cost is attributed to cost escalation vs. increased scope of the project?
The original expected construction was \$1,070,000 in 1997. This value increased to \$3,500,000 in 2015. The \$1,070,000 cost estimate was used in the 2013 proposal during the project revival. During that project, it became clear that the expected construction cost would be higher.
 - a) 24% = \$ 605,027 to convert 1997 dollars to 2015 dollars per <https://www.bls.gov/>
 - b) 37% = \$920,000 based on 1.86 Construction Cost Index Factor from 1997 to 2015 (Source: Engineering News Record)
 - c) 39% = increased scope/project understanding
3. What is the estimated construction duration for the CA phase of this project?
It is estimated to be roughly 18-24 months.
4. What were the "expanded CA" services in the original TL#6? How did DCS arrive at \$37,200 value for these services?
Fuss & O'Neill estimated this value in 2013. Due to the invasive nature of the scope, enhanced oversight and coordination were offered to ensure the contractor followed the designed phasing plan. This includes a total 46 site meetings during construction. "Please see Attached Fee Summary from 2013"
5. CD Phase fee – Increase in this fee seems high as majority of the design work was completed and provided to DCS for comment. Other than updating the documents what other additional services are required that were not performed under earlier TL#6?
The Fuss & O'Neill proposal sent in April itemizes these services. In summary,
 - a. Additional fees from sprinkler subcontractor to revise drawings
 - b. New hydrant flow test
 - c. Field work to ensure construction drawings match existing conditions. The facilities manager is known to make architectural changes without notifying DCS.
 - d. Update codes from IBC 2003 to latest.
 - e. Resubmittal of documents to DCS
 - f. Respond to new code review comments
 - g. Coordination of phasing plan details with all parties.
 - h. Increased number of construction administration visits due to multiple construction phases.

RECOMMENDATION: Based on the responses provided, staff recommends **APPROVAL** of this TL#3 for \$90,100.

NOTE: This will bring the total value of the Architect's compensation to \$274,300

PROJECT BRIEF

In general, the scope of this project involves the design and construction administration for the balance of the sprinkler system not completed in 2002 as well as other general ceiling improvements such as new ceiling tiles and lighting. In September 2013, the Department of Mental Health and Addiction Services (DMHAS) revisited this project via Task Letter #6 (PRB 13-163) with the scope of work expanded to include the electrical and mechanical design requirements for the installation of a new fire pump, demolition of the existing fire pumps, incidental design work for switch gear, structural evaluations for the sprinklers as well as detailing existing fire wall separations. The scope of work will also require the consultant to design fire wall separation in compliance with the latest code requirements as well as detailing new lighting and ceiling panels for installation as part of the project. The consultant fees approved by the Board (PRB 13-163) were \$184,200 via Contract OC-DPW-MDE-0026 that expired July 15, 2014. The design work was initiated, but never completed, as DMHAS deprioritized this project. This Task Letter #6 included expanded Construction Administration (CA) Phase Services with a value of \$37,200 that are no longer required and this value will be used to supplement the cost of additional CA Phase Services requested in the new Task Letter #3.

This new Task Letter #3 is to increase the total square footage of the project, provide an updated water flow test, allow the Consultant to attend more project meetings required for phasing of project, bring the current design up to current codes, and update the plans and specs with current facility conditions. The project will add a full sprinkler system to the Connecticut Mental Health Center (CMHC) in New Haven. Included in this project is new flooring, new ceilings, lighting and the installation of a new fire pump and associated work.

The Board approved Contract # OC-DCS-MDE-0035 in the amount of \$1,000,000 on June 1, 2017 (17-138). Fuss & O'Neill, Inc. ("FO") was one of five firms under the latest Multi-Disciplined Engineering consultant contracts. These contracts have a common expiration date of July 31, 2019, and all are in the amount of \$1,000,000. FO has been previously been utilized for the following tasks under this series:

- Task Letter #1 Higgins Hall Reno. WCSU, Danbury \$18,760 (Informal)
- Task Letter #2 Barnard Hall Reno. CCSU, New Britain \$18,761 (Informal)

TASK LETTER #3 is subject to SPRB approval because the value of the Task Letter #3 for this project, combined with the previous Task Letter #6 (PRB 13-163), will exceed \$100,000.

The Construction Budget for the expanded project is increased to \$3,400,000 (from \$1,036,555) and the Engineer's total fee for the project is increased by \$90,100 to \$274,300 (from \$184,200). The overall project budget is increased to \$4,540,800 (from \$1,574,410).

This task letter is to supplement the existing task letter and cover the cost of the increased scope of work involved with the expanded project. The additional scope of work includes:

- Field Investigations;
- Redesign of Fire Protection Systems, ceilings, floors and lighting;
- Update plans and specs to IMC 2012 Code;
- Additional Contract Documents (CD) phase;
- Additional Tracing & Masters (T&M) phase;
- Bidding phase; and
- Additional Construction Administration (CA) phase services.

As summarized in the following table, the Engineer's increased base fee as a percentage of the increased Construction Budget is 8.07% whereas the maximum guideline rate for this Group B renovation project is 12.00%.

MDE Fee for Basic Services (PRB #13-163)	COST (\$) (BASIC)	COST (\$) (SPECIAL)	TOTAL FEE	C. Budget (\$)	(%) Budget
Contract Documents	\$95,000				
Tracing & Masters	\$7,300				
Bidding	\$6,900				
Construction Administration	\$75,000				
TOTAL BASIC SERVICE FEE (#13-163) (A)	\$184,200			\$1,840,000	10.01'
SPECIAL SERVICES (B):					
None		\$0			
TOTAL FEE (PRB #13-163) (A) + (B)			\$184,200	\$1,840,000	10.01'
PRB #18-144 - Additional MDE fees (A1)					
Contract Documents	\$62,800				
Tracings and Masters	\$12,400				
Bidding	\$8,500				
Construction Administration	\$6,400				
TOTAL FEE (PRB #18-144) (A) + (A1) + (B)		\$0	\$274,300	\$3,400,000	8.079

Funding availability has been confirmed by DCS.

Staff asked for following for clarification:

1. Please provide revised 1105
- a. DCS provided executed revised 1105
2. What is the increase in the square footage of the building compared to 2013 project?
3. What percentage increase in the construction cost is attributed to cost escalation vs. increased scope of the project?
4. What is the estimated construction duration for the CA phase of this project?
5. What were the "expanded CA" services in the original TL#6? How did DCS arrive at \$37,200 value for these services?
6. CD Phase fee – Increase in this fee seems high as majority of the design work was completed and provided to DCS for comment. Other than updating the documents what other additional services are required that were not performed under earlier TL#6?

RECOMMENDATION:

It is recommended that SPRB _____ Task Letter #2 for Fuss & O'Neill, Inc. in the amount of \$90,100.00

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-045 – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB FILE #21-045. The motion passed unanimously.

PRB FILE #21-049 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #21-049. The motion passed unanimously.

9. NEXT MEETING – Thursday, May 6, 2021.

The meeting adjourned.

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