

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On May 20, 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 20, 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. Halpert moved and Mr. Berger seconded a motion to enter into Open Session. The motion passed unanimously.

### **OPEN SESSION**

#### **1. ACCEPTANCE OF MINUTES**

Mr. Halpert moved and Mr. Berger seconded a motion to approve the minutes of the May 17, 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**

#### **5. ARCHITECT-ENGINEER – UNFINISHED BUSINESS**

<b><i>PRB #</i></b>	<b>18-225</b>
<b><i>Origin/Client:</i></b>	DCS/DEEP
<b><i>Transaction/Contract Type</i></b>	AE / Task Letter #8A
<b><i>Contract:</i></b>	BI-T-611
<b><i>Consultant:</i></b>	OC-DCS-CA-0022
<b><i>Property:</i></b>	AI Engineers, Inc.
<b><i>Project purpose:</i></b>	Plainfield, Trout Hatchery Rd (141)
<b><i>Item Purpose:</i></b>	Energy and Water Supply System Operating Improvements

**MAY 19, 2021 UPDATE.**

Staff recommend that in light of DCS' submission of PRB #21-068 that this file be returned to DCS.

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**CONSULTANT FEE: \$27,880**

The Hatchery sits on approximately 140 acres of state owned land and was constructed in 1971 at a cost of 2.5 million dollars (2012 Replacement Cost - \$35-\$40 million). The water is supplied by 16 wells each of which can produce from 100 to 800 gallons per minute providing the 5,000 gallons per minute necessary for fish production. Four of the 16 wells are idle due to high iron content. Quinebaug Valley Hatchery is responsible for the production of the majority of the state's trout.

In 2015 the actual flow rate of well water was 3,130 gallons per minute (GPM), well below the 5,000 GPM designed for the system. The first phase of the trout-rearing process requires in initial 3,600 GPM flow indicating the system is operating on 87% of the required water flow with no well system redundancy or back-up units. This water is reused six (6) times in the trout-rearing process. Staff now utilize untreated, recirculated water to meet the needs of the outdoor Grow Out Tanks (50-ft diameter). This untreated water has the potential to spread disease, cause reduced facility biosecurity and decreases the water quality in the outdoor tanks.

This state of the art facility relies on an automatic process instrumentation, an alarm system and human intervention to maintain a smooth 24/7/365 day operation. Well and water-related supply system problems impact the critical fish life-support water-quality parameters and trigger alarms that must be resolved by on-site personnel.

**PROJECT BRIEF** – In general this project involves electrical equipment and water system control upgrades that will reduce utility costs and increase the operational efficiency of the hatchery.

Revised upgrades to the hatchery are envisioned to include, but not limited to the following:

- Rehabilitation of the existing production wells to improve well production flow rates to include;
- Removal of pumps and motors in 9 wells to permit an injection of liquid carbon dioxide into each well and mechanically remove newly developed particulates from the well and formation using the surge/air lift method;
- Well modification to accommodate liquid carbon dioxide injection into wells without removal of the pumps and motors; and
- Replacement of unit heaters, exhaust fans, thermostats and LED lighting in all well houses; and
- Expand the construction period by four (4) months to a 14-month construction period.

The initial overall construction and total project budgets were established at **\$1,810,000** and **\$2,529,651** respectively.

In January 2016, SPRB approved AI Engineers, Inc. ("AIE") as one of six firms under the latest *On-Call Construction Administrator Series* of consultant contracts. These contracts expired on March 17, 2017, and had a maximum cumulative fee of \$500,000. AIE was approved for the following task(s) under this series:

- |   |                 |                            |          |              |
|---|-----------------|----------------------------|----------|--------------|
| • | Task Letter #1  | Prince Tech Bio Center Lab | \$46,500 | (Informal)   |
| • | Task Letter #4  | DESPP Building Restack     | \$99,715 | (Informal)   |
| • | Task Letter #4A | DESPP Building Restack     | \$5,500  | (PRB 17-295) |
| • | Task Letter #5  | Folly Brook Walkway Rehab  | \$36,075 | (Informal)   |

• Task Letter #7	Wolcott THS Paving & Site Imp.	\$38,625	(Informal)
• Task Letter #8	Quinebaug Valley Hatchery	\$96,400	(Informal)
• Task Letter #9	Platt THS FOG Separation	\$80,000	(Informal)
• Task Letter #10	FOG Separation at CTCs	\$75,000	(Informal)
Total Fee to Date:		\$477,815	

**TASK LETTER #8A** is a new task letter and is subject to SPRB approval because it is an extension of Task Letter #8 which will now allow the total project fee to exceed the threshold cost of \$100,000.

As part of **Task Letter #8A** the overall construction and total project budgets have since changed to **\$2,714,480** and **\$3,790,765** respectively. As detailed in the latest scope letter from AIE to DCS dated August 15, 2018 the additional fee is intended to compensate the Construction Administrator for the following project scope:

- An increase of man hours during the Pre-Construction Phase (+\$760).
- An increase of man hours, from 10 months to 14 months, during the Construction Phase (+\$25,520).
- An increase of man hours during the Project Close Out Phase (+\$1,600).

Task Letter #8 – AEI – Contract (INFORMAL)	Base Fees (\$)	Special Services (\$)	Total Fee	Construction Budget (\$)	% of Budget
CA's BASE FEE (A)	\$96,400			\$2,810,000	3.43%
PRB File #18-225 (Extended CA Services) (B)	\$27,880				
<b>TOTAL PROJECT FEE (A) + (B)</b>			<b>\$124,280</b>	<b>\$2,714,480</b>	<b>4.58%</b>

**RECOMMENDATION:** It is recommended the Board **SUSPEND** PRB File #18-225, until further clarification is received from DCS/DEEP on the questions raised for the Engineering Contract (#18-184).

## 6. ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB #</b>	<b>21-068</b>
<b>Origin/Client:</b>	DCS/DEEP
<b>Transaction/Contract Type</b>	AE / Task Letter
<b>Project Number:</b>	BI-T-611
<b>Contract:</b>	OC-DCS-CA-0022
<b>Consultant:</b>	AI Engineers, Inc.
<b>Property:</b>	Plainfield, Trout Hatchery Rd (141)
<b>Project purpose:</b>	Energy and Water Supply System Operating Improvements
<b>Item Purpose:</b>	Task Letter #8B for CA Services

### **PROPOSED AMOUNT: \$9,834**

On October 18, 2018, under PRB File #18-225, the Board suspended a proposal for the Consultant to provide construction administration services (Task Letter #8B) until further clarification was received from DCS/DEEP on the questions raised for the Engineering Contract reviewed under PRB #18-184.

### UPDATED PROJECT BACKGROUND

The project involves water system control and electrical equipment upgrades to the Department of Energy & Environmental Protection's (DEEP) fish hatchery that will reduce water and electrical

consumption and result in operating efficiencies as well as cost savings for DEEP. The project has been stalled since the construction bids were received in 2017 as the bids were all over budget. DEEP has requested to re-start the project and re-bid as soon as possible. This supplemental task letter is required to have the Consultant provide bid phase services for a second time and increase their construction phase and closeout service fees to reflect inflation escalation.

Under this proposal (PRB #21-068), DAS/DCS is seeking Board approval to Task Letter #8B for the following scope of work:

**Construction Administration Services Escalation (\$9,834)**

The fee increase addresses the inflation escalation that has occurred between the 2016 contract and 2022 using the Consumer Price Index (CPI) Inflation Calculator provided by U.S. Bureau of Labor Statistics.

As part of Task Letter #8B the overall construction and total project budgets have since changed to **\$4,284,000** and **\$5,212,000** respectively.

In January 2016, SPRB approved AI Engineers, Inc. ("AIE") as one of six firms under the latest *On-Call Construction Administrator Series* of consultant contracts. These contracts expired on March 17, 2017, and had a maximum cumulative fee of \$500,000. AIE was approved for the following task(s) under this series:

- |                   |                                     |          |              |
|-------------------|-------------------------------------|----------|--------------|
| • Task Letter #1  | Prince Tech Bio Center Lab          | \$46,500 | (Informal)   |
| • Task Letter #10 | Bristol Tech/OWT THS FOG Separation | \$40,000 | (Informal)   |
| • Task Letter #3  | DESPP St Police Training Roof       | \$0      | Cancelled    |
| • Task Letter #4  | DESPP Building Restack              | \$99,715 | (Informal)   |
| • Task Letter #4A | DESPP Building Restack              | \$5,500  | (PRB 17-295) |
| • Task Letter #6  | BESB Library Roof Replacement       | \$0      | Cancelled    |
| • Task Letter #7  | Wolcott THS Paving & Site Imp.      | \$38,625 | (Informal)   |
| • Task Letter #8  | Quinebaug Valley Hatchery           | \$96,400 | (Informal)   |
| • Task Letter #9  | Platt THS FOG Separation            | \$80,000 | (Informal)   |

Total Fee to Date: \$406,740

Task Letter #8 – AEI – Contract (INFORMAL)	Base Fees (\$)	Special Services (\$)	Total Fee	Construction Budget (\$)	% of Budget
CA's BASE FEE (A)	\$96,400				
PRB File #21-068-TL#8B (Extended CA Services) (B)	\$9,834				
<b>TOTAL PROJECT FEE (A) + (B)</b>			\$106,234	\$4,284,000	2.0%

**RECOMMENDATION:** It is recommended the Board **APPROVE** PRB this TL 8B in the amount of \$9,834.

<b>PRB #</b>	<b>21-069</b>
<b>Origin/Client:</b>	DCS/DOE
<b>Transaction/Contract Type</b>	AE / Amendment
<b>Project Number:</b>	BI-RT-878
<b>Contract:</b>	BI-RT-878-ARC
<b>Consultant:</b>	Drummey Rosane Anderson, Inc.
<b>Property:</b>	Milford, Orange Hill Rd (600) – Platt Technical HS
<b>Project purpose:</b>	Additions & Renovations Project
<b>Item Purpose:</b>	Amendment #3 for Extended ARC Services

At 10:01 Mr. McClure joined the meeting to participate in the Board's discussion of this proposal as well as the DCS proposal under PRB #21-072.

**CONSULTANT FEE: \$19,120**

At the June 18, 2018 SPRB Meeting, the Board approved, under PRB #18-097, Amendment #2 to the Consultant's Contract (BI-RT-878-ARC) to provide revised schematic design documents based on a revised space needs program (10/24/17) developed by the Office of School Construction Grants & Review (OSCGR) and confirmed by the State Department of Education (SDE) for the Platt Technical High School in Milford, CT.

Under this proposal (PRB #21-069), DCS is now seeking Board approval of Amendment #3 to the Consultant Contract to expend an additional \$19,120 for expanded ARC services at the request of the client agency as follows:

The Architect shall provide the following additional services:

Prepare revised design documents based on the revised space needs information that was requested by the DOE. The changes are for Area E, 2nd floor to change the Electrical Engineering Lab space to become Sustainable Architecture Program space.

#### Additional Requirements

The Architect shall update and revise the building plan layout to include space requirements revisions. The design revisions drawings included are, but may not be limited to:

- Plan Revisions – A1-1-2E
- Reflective Ceiling Plan Revisions – A8-1-2E
- Finish Plan Revisions – AF1-1-2E
- Wall Finishes Plan Revisions – AF1-2-2E
- Door Schedules Revisions
- Frame Type Revisions
- Interior Elevations Revisions
- Equipment Plans and Schedules Revisions

The Architect's Engineering Consultant shall update and revise the Fire Protection, Mechanical, Plumbing, and Electrical drawings and equipment design as required to accommodate the revisions to the spaces size and lay-outs.

The Architect shall perform additional coordination as necessary to implement design revisions outlined above and shall present and discuss the design revisions with the appropriate Platt Tech High School staff, CTECS, the DAS PM, the Construction Administrator, and the Construction Manager. The Architect shall continue to prepare proposal requests as needed and continue to review, comment, and approve change orders as a result of the design revisions.

All of the above services shall be completed by May 1, 2021.

OPM, not DCS, has confirmed for SPRB that funding is available for this contract. As part of this recommendation, the construction budget and total project budget have been revised to **\$98,752,693 (from \$93,000,000)** and **\$123,459,532 (from \$124,566,000)** respectively.

This Amendment # 3 is seeking an increase in Architect's fee by \$19,120 bringing the Total Fee to \$7,735,831 while Basic Fee to \$7,356,601.

DRA Fee for Basic Services (PRB 15-267)	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>Total</u> <u>Fee</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%)</u> <u>Budget</u>
Schematic Design Phase ( Starting Allowance)	\$150,000				
Design Development Phase	\$TBD				
Construction Document Phase	\$TBD				
Bidding and Review Phase	\$TBD				
Construction Administration Phase	\$TBD				
TOTAL BASIC SERVICE FEE (#15-267) (A)	\$150,000			\$77,939,000	0.19%
<u>SPECIAL SERVICES:</u>					
Pre-Design Study		\$165,000			
Survey and Engineering (Fuss & O'Neill)		\$73,700			
Wetlands Mapping & Environmental Testing (Fuss & O'Neill)		\$8,690			
Traffic Engineering (Fuss & O'Neill)		\$4,950			
Geotechnical Engineering (Wolti)		<u>\$17,050</u>	-		
TOTAL SPECIAL SERVICES(B)		\$269,390		\$77,939,000	0.35%
PRB File #17-034 – Project Design Phase – Option #3 – Stand Alone School					
Schematic Design Phase	\$936,784				
Design Development Phase	\$1,449,045				
Construction Document Phase	\$2,173,568				
Bidding and Review Phase	\$724,523				
Construction Administration Phase	<u>\$1,811,306</u>				
TOTAL BASIC SERVICES(A1)	\$7,095,226			\$93,000,000	7.63%

Additional Special Services for Geotech Engineering, Permitting, OSTA Design, Flood Management Certification and Special Inspections		\$84,840			
DRA Design Contingency		<u>\$25,000</u>	-		
TOTAL SPECIAL SERVICES(B1)		\$379,230			
TOTAL FEE ( PRB #17-034) (A1) + (B1)			\$7,624,456	\$93,000,000	8.20%
PRB File # 18-097 – Project Design Phase					
Schematic Design Phase	<u>\$92,255</u>				
TOTAL BASIC SERVICES (A2)	\$7,337,481			\$93,000,000	7.89%
TOTAL FEE ( PRB #18-097) (A1) + (A2) + (B1)			\$7,716,711	\$93,000,000	8.30%

PRB File # 21-069 Expanded Scope (A3)				
Design Change Elec. Eng. to Architecture	\$19,120			
TOTAL BASIC FEE ( PRB #21-069) (A1) + (A2) + (A3)	\$7,356,601		\$98,752,693	7.45%
TOTAL FEE (PRB#21-069) (A1)+(A2)+(A3)+(B1)		\$7,735,831	\$98,752,693	7.83%

Staff requested clarification on the following issues with this proposal:

1. In light of the timing of this submission to the SPRB on 4-21-2021 and Amendment #3 stating the Consultant's work must be completed by May 1, 2021, should Amendment #3 be extended beyond May 1? **DCS Response: See below.**
2. Are the services being requested to be approved already underway?
  - a. If yes, what is the status of these services?
  - b. If yes, why was the Architect authorized before securing all the approvals?

**DCS Response:** The design work is complete... The Architect and myself know the risk and keep moving forward for the benefit of the project... A \$100 million project cannot afford to be put on hold for 4 months for a low cost design change (hence the request for an ample Design Contingency)... This Amendment was submitted end of January so May 1<sup>st</sup> should have been ample time to complete the work... Thanks

**Staff Response:** Thx for the response. For the record, the proposal was submitted to the Board by DCS on 4/21/2021, so DCS will have to figure out what happened from end of January to 4/21/2021.

I believe there was \$25K contingency, correct? I don't believe the Board has seen the usage of this contingency, unless I am mistaken. Can you send me the documentation for the contingency usage?

If the work is completed, then the documentation should reflect the current status and the TL may need to be modified before Board action. Copying Kevin K. Let me know if you want to discuss the above.

**Staff Response:** Steve, can you clarify the following? It seems that the task was included in the original contract. Thanks

ACD #1:

*Provide additional land surveying services in order to prepare an easement plan and legal narrative suitable for recording on land records for City of Milford for storm water run-off from Orange Avenue structures. Detailed proposal attached.*

From original Contract:

**E. Easements**

During the design phase, the Architect shall determine the need for any easements, including, but not limited to, easements in connection with utility services required for the project. If easements are necessary, the Architect shall provide three (3) copies of an easement map, a legal description and a recordable mylar. The Architect shall also provide the first draft of an easement document by electronic transmission (email).

**DCS 5-18-21 Response:** All easement work was completed in 2016 as part of the pre-design and schematic design as required... ACD# 1 was issued in 2019 as the City of Milford approached us

about their “right to drain agreement” in order to drain run-off from Orange Avenue on the east side across the State property to their catch basin on the west side of the State property... At the request of the Legal Unit handling the agreement, a description and survey of the proposed piping has to be rewritten because the construction will eliminate and re-routes the storm drain piping through the State property... Some of this work is still pending as it was eventually determined that the site work needed to be fully completed before as-builts could be furnished to the engineer in order so he could provide the Legal Unit with the proper narrative and coordinates of the piping... This work was determined by the PM to be above and behind the original scope in accordance with the Consultant Procedure Manual, hence the issuance of ACD#1... Thanks

Staff Response: OK

**RECOMMENDATION:** Staff recommends **APPROVE** of the Amendment #3 in the amount of \$19,120. The overall basic services fee percentage of 7.45% is well within the guideline rate of 8.5% for ARC services for this Group B Renovation Project.

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**FROM PRB #18-097**

This Amendment # 2 is for additional design fees for the Architect since the Schematic Design document submission had occurred (4/17/17) based on the original space needs program prepared by the State Department of Education (SDE). Following additional services will be required to prepare and submit revised schematic design documents based on a revised space needs program (10/24/17) developed by the Office of School Construction Grants & Review (OSCGR) and confirmed by the State Department of Education (SDE):

- A. Revise Base Bid Documents and Supplemental Bid #1. These revisions are specifically identified in detail in Amendment # 2
- B. Additional Coordination tasks
- C. Additional Project Meetings

The Amendment # 2 is also seeking to add Sixty (**60**) calendar days to the Schematic Design Phase after receipt of written notice to proceed bringing it from One hundred twenty (**120**) to One hundred eighty (**180**) calendar days.

The total budget has been established as \$93,000,000; while the CMR’s most current schematics estimate is \$92,465,016.

This Amendment # 2 is seeking an increase in Architect’s fee by \$92,255.00 bringing the Total Fee to \$7,716,711 while Basic Fee to \$7,337,481.

**RECOMMENDATION:** It is recommended that SPRB **APPROVE** this contract amendment #2 for Drummey Rosane Anderson, Inc. to prepare and submit revised schematic design documents at the Platt THS Additions and Renovations Project. The revised overall basic service fee of \$7,337,481 amounts to 7.89% of the construction budget and is well within the recommended guideline rate of 8.5% for this Group B Renovation Project.

<b>PRB #</b>	<b>21-072</b>
<b>Origin/Client:</b>	DCS/DMV
<b>Transaction/Contract Type</b>	AE / Task Letter
<b>Project Number:</b>	BI-MM-54
<b>Contract:</b>	OC-DCS-ROOF-0030
<b>Consultant:</b>	Hoffman Architects, Inc.
<b>Property:</b>	Hamden, State St (1985) – DMV



***Project purpose:*** Roof & HVAC Replacement  
***Item Purpose:*** Task Letter #5B

Mr. McClure remained in the meeting to participate in the Board's discussion of this proposal. Mr. McClure left the meeting at 10:29.

**PROPOSED AMOUNT: \$37,829**

This Supplemental Task Letter is to provide compensation to Hoffmann Architects, Inc. for its extended construction phase services supporting DAS in the administration of the construction project at The Department of Motor Vehicles' Hamden Branch Office Facility. Services include all construction administration and related staffing support services for efforts required beyond the project's eighty-four (84) construction calendar duration initially established in 2018, and which formed the basis of Hoffman Architects' construction phase services and fees. DAS extended the construction duration from the eighty-four (84) calendar days to three hundred (300) calendar days for a number of reasons. First, a delay in the allocation of bond funds for construction posed seasonal challenges to the completion of the Work within the original schedule and, as a result, DAS changed the duration to two hundred forty (240) days at the time of bid. Once in construction, the discovery of an unforeseen field condition of a severely deteriorated metal roof decking necessitated its replacement, and it proved difficult to locate compatible new replacement decking. The contractor's project management proved, at times, untimely and nonresponsive to the needs of the project and its schedule. Due to schedule change and the unforeseen delays, none of which were the fault of, or caused by, the design team, Hoffmann Architects and its engineering professionals provided extended construction administration support for an additional two hundred sixteen (216) calendar days serving the DAS towards project completion.

Under this proposed TASK LETTER #5B with Hoffman Architects, Inc. (HAI), the fee is intended to compensate the Consultant for the following project scope:

The Scope of Work for the Consultant and its Engineering sub-consultant is to provide construction phase services for an extended duration beyond the construction phase duration set forth in Task Letter No. T5, in order to support DAS in the administration of the construction at the Department of Motor Vehicles' Hamden Branch Office Facility. Consultant is required to provide all of its construction phase services and related staffing support for an additional two hundred sixteen (216) calendar days beyond the initial project's construction schedule of eighty-four (84) calendar days, resulting in a total construction duration of three hundred (300) calendar days.

The Department of Administrative Services (hereafter the "DAS") requires the following construction administration support services:

- A. Extension of Consultant's construction phase services performed from 02/20/2020 to the Substantial Completion Date of 09/12/2020, including but not limited to, review and respond to project correspondence from Contractor, Inspection Agency, DAS, and State Building Inspector; review Contractor's change order proposals and change orders; and review contractor's Application and Certification for Payment, including Contractor's Requisition for Final Payment.
- B. Perform engineering review of all Contractor shop drawings submittals during the Contractor's construction contract calendar day duration.
- C. Prepare, document, and provide complete field observation report following each site inspection documenting the progress of the roof project work and quality of the Contractor's work in compliance with the Contract Documents.
- D. Participate in teleconferences, site visits, document discussions, and related Punch List Inspections and review follow up General Contractor's responses during the construction contract calendar day duration.

DCS has increased the overall initial construction budget and project budget to \$775,000 and \$1,111,520 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. On November 27, 2017, the SPRB approved Amendment #1 to the On-Call Series to increase the maximum contract amount from \$500,000 to \$1,000,000 while maintaining the common contract expiration date of February 15, 2019 (#17-321 to #17-325).

HAI has been previously approved for the following tasks under this series:

• Task Letter #1	Wood Hall & JE Smith Library	\$99,750	(Informal)
• Task Letter #2	West Campus Hall SCSU	\$42,150	(Informal)
• Task Letter #2A	West Campus Hall SCSU	\$6,000	(Informal)
• Task Letter #3	QVCC Façade Renovations	\$41,350	(Informal)
• Task Letter #4	Crandall/Burnap Hall Roof	\$117,255	(PRB #17-250)
• Task Letter #4A	Crandall/Burnap Hall Roof	\$2,395	(PRB #19-179)
• Task Letter #4B	Crandall/Burnap Hall Roof	\$36,360	(PRB #20-135)
• Task Letter #5	Hamden DMV Roof/HVAC	\$76,520	(Informal)
• Task Letter #5A	Hamden DMV Roof/HVAC	\$23,330	(Informal)
• Task Letter #6	Norwalk CC – D Wing Water Infiltration Study	\$26,065	(Informal)
• Task Letter #6A	Norwalk CC – D Wing Structural Repairs	\$39,800	(Informal)
• Task Letter #7	Rocky Hill DVA – Building #5 Roof Study	\$0	Cancelled
Total Fee to Date:		\$510,975	

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

HAI Fee for Basic Services (Informal TL#5)	<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>
Combined Schematic Design/Design Development	\$26,782				
Contract Documents	\$22,956				
Bidding	\$3,826				
Construction Administration	\$22,956				
TOTAL BASIC SERVICE FEE (#Informal TL#5) (A)	\$76,520	\$0		\$500,000	15.0%
Informal TL#5A – Additional Design Services (A1)	\$23,330				
TOTAL FEE (Informal TL#5A) (A) + (A1)	\$99,850	\$0		\$775,000	13.0%
PRB #21-072 – TL#5B (A2)					
Expanded CA Services	\$37,829	\$0		\$775,000	13.0%
TOTAL FEE (PRB #21-072 - #5A) (A) + (A1) + (A2)	\$137,679	\$0		\$775,000	18.0%

#### Project Milestones

- 4-02-2018 – Task Letter #5 issued by DCS, executed by HAI on 4-03-2018.
- 2-08-2019 – DCS issues advertisement for Construction Project.
- 9-14-2019 - Contract with the roofing Contractor was signed by the AG.
- 9-25-2019 – NTP issued.

- 11-18-2019 – Construction start date with 240 day construction period (7/15/2020 – substantial completion)
- 2-10-2020 – Substantial Completion based on 84-day construction period.
- 3-16-2020 – Work scope associated with replacement of mechanical equipment begins.
- 3-16-2020 – Test cuts reveal unforeseen field conditions related to existing metal deck discovered.
- 5-18-2020 – Task Letter #5A issued for design services related to metal roof deck replacement.
- 6-1-2020 – Roof deck repairs commence.
- 6-17-2020 – Installation of new roofing commences. Contractor requests Substantial Completion extended to 9-12-2020.
- 9-12-2020 – Actual Substantial Completion, 215 days beyond 2-10-2020.

Staff asked following questions for clarification:

1. TL5 does not mention the construction duration. Provide documentation that establishes 84 day construction duration when TL5 was executed.  
DCS Response: DCS provided on 5-10-21.  
Staff Response: Consultant's February 2018 (revised March 2018) Proposal states 12 week construction duration.
2. Provide a timeline from NTP to Consultant under TL5 till NTP to the contractor for construction
3. If this construction project was advertised on 2-08-2019, and the advertisement stated there was a 240-day construction period, please clarify why DCS is now submitting a request for extended CA Services over two years after the advertisement and 7.5 months after Substantial Completion.
4. Please clarify the following statement that was included in the DCS Memo: "The contractor's project management proved, at times, untimely and nonresponsive to the needs of the project and its schedule." What were the impacts of this contractor's non-responsiveness on construction schedule?
5. Who was the contractor? Why was the contractor given two extensions of substantial completion date? Were there penalty clauses in the construction contract if the project is not completed by the substantial completion date?
6. Task Letter #5, Section 1.A, required the Consultant to provide the following:  
*"Observe one (1) day of roof test cuts at low slope ballasted roof area(s), roof probes of roof penetrations and metal edge flashings with the assistance of DAS retained roofing contractor to document the current assembly configuration, conditions and system thickness. Provide a Roof Restoration Report documenting observations of findings during roof test cuts investigations. Provide a Roof Restoration Report documenting observations of findings during roof test cuts. Test cores shall be taken and patched by the contractor."*

Task Letter #5, Section 3A, required:

*"The Consultant shall witness the Inspection/Test Cuts and provide a recommended Roof Restoration Report of findings within twenty five (25) calendar days after site visit observations."*

- a. Provide a copy of the Roof Restoration Report prepared by the Consultant.

DCS Response: DCS provided on 5-13-21.

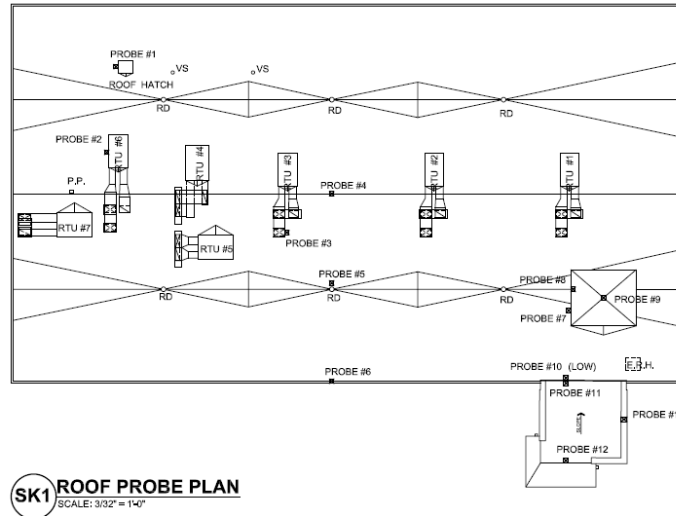
Staff Response: Consultant's initial Recommended Report issued 6-1-2018 and Final Report issued 8-23-2018. Five of the 13 probes identified problem areas of which 3 were identified as heavily corroded and two were identified as corroded. On page 12 of the Final Report, under Structural Review, was the following:

The presence of light corrosion was visible throughout the underside of the main roof deck where ceiling tiled were removed. Additional corrosion was existed on side laps of the decking. While the underside of the lobby roof deck was not accessible, probes didnot expose evidence of corrosion.

While there was no observed evidence of sever roof deck corrosions, roof probes were not exhaustive, and many areas of the deck was not accessible from the interior. It is recommended that the contractor perform a deck survey during roofing removal to allow repairs to be made prior to the installation of new roofing materials.

On page 13 of the Final Report were Recommendations, including the following:

- Perform visual observation of exposed structural metal deck to determine full extent of areas requiring deck repairs or deck replacement;
- b. Please clarify where the original test cuts were in relation to test cuts performed on 3-16-2020.  
**DCS Response:** DCS provided the Consultant's Final Report issued 8-23-2018. Included in the Final Report was the following:



**Staff Response:** Still waiting for DCS to provide location of March 2020 test cuts.

- c. Was the contractor provided with the Roof Restoration Report or was it part of any of the appendix or addenda to the bid document?
- 7. Consultant's total fee representing 18% of the Construction Budget is excessive. Provide reasons why DCS thinks this is appropriate?
- 8. Why was the TL5A not brought to the Board when the total projected fees were below \$100,000 by just \$150?

**RECOMMENDATION:** Recommendation will be based on DCS response to above inquiries for the Task Letter #5B for Hoffman Architects, Inc. to provide additional CA services for the roof and HVAC replacement project to the Hamden DMV.

Upon conclusion of the Board's discussion it was recommended to suspend this file pending DCS's review and written responses to the aforementioned Board inquiries.

<b>PRB #</b>	<b>21-087</b>
<b>Origin/Client:</b>	DCS/DCS
<b>Transaction/Contract Type</b>	AE / Amendment
<b>Consultant:</b>	Quisenberry Arcari Malik, LLC
<b>Contract:</b>	OC-DCS-ROOF-0036
<b>Item Purpose</b>	Amendment #1 to Extend to November 15, 2021

At the State Properties Review Board meeting held on March 5, 2019, the Board approved #19-058 to #19-062, five Consultant Contracts under the 7<sup>th</sup> series of On-Call Roof Consulting Contracts awarded by the Department of Construction Services ("DCS") since 2002. The five (5) On-Call Contracts that were approved had a maximum total cumulative fee of \$750,000 per contract and a common expiration date of 05/14/2021.

Under this Proposal (#21-087), DCS is now resubmitting this firm to the Board for approval under Contract Amendment #1 to OC-DCS-ROOF-0036 to extend the contract expiration date to November 15, 2021. The \$750,000 maximum cumulative fee is unchanged. The Consultant did not respond to the RFP for the next series of on-call ARC contracts.

Quisenberry Arcari Malik, LLC has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	Housatonic CC Roof Terrace Study.	\$51,390	(Informal)
• Task Letter #2	WCSU Centennial & Grasso Roof Replacement	\$45,000	(Informal)
Total Fee to Date:		\$96,390	

Changes to the Contract OC-DCS-ROOF-0036 include the following:

- Article E is changed to extend the termination date to November 15, 2021;
- Article T is changed to update Non-Discrimination language;
- The Attachment containing the SEEC Campaign Contribution Restriction has been changed to reflect the most recent edition of the form.

Staff asked following question for clarification:

1. What is the reason for this request?
2. Who made the request for AE Design Group and subsequent extension?

**RECOMMENDATION:**

Pursuant to a 5-12-2021 request from DCS' Kevin Kopetz, it is recommended that the Board **return** this proposed Contract Extension to November 15, 2021 to DCS.

**7. OTHER BUSINESS**

Chairman Greenberg made a motion to approve a Board Meeting Fee for Mr. Berger's continued meetings with the Legislature's Government Administration and Elections Committee regarding proposed legislation that impacts the State Properties Review Board. The motion was seconded by Mr. Halpert. The motion passed unanimously.

**8. VOTES ON PRB FILE:**

**PRB FILE #18-225** – Mr. Berger moved and Mr. Halpert seconded a motion to return PRB FILE #18-225. The motion passed unanimously.

**PRB FILE #21-068** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #21-068. The motion passed unanimously.

**PRB FILE #21-069** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #21-069. The motion passed unanimously.

**PRB FILE #21-072** – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILE #21-072. The motion passed unanimously.

**PRB FILE #21-087** – Mr. Halpert moved and Mr. Valengavich seconded a motion to return PRB FILE #21-087. The motion passed unanimously.

**9. NEXT MEETING** – Monday, May 24, 2021.

The meeting adjourned.

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

