

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On July 1, 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 July 1, 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**

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 28, 2021 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Director Desai asked the Board Members if they had any questions or comments on the email that was shared with them that he received from Lee Ross of DAS regarding the new Senate Bill 1202 that the Governor signed on June 23, 2021.

Sections 161 and 163 of this bill allows public agencies to continue to hold public meetings accessible to the public through electronic means through April 30, 2022. We can also continue using the same technology we have been using such as Teams, Zoom or even phone call-in options. This email also identified obligations/requirements for posting the meeting agendas, etc.

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

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

#### **6. ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB #</b>	<b>21-106</b>
<b>Origin/Client:</b>	DCS/DAS
<b>Transaction/Contract Type</b>	AE / New
<b>Project Number:</b>	BI-2B-474

<b>Contract:</b>	BI-2B-474-ARC
<b>Consultant:</b>	Newman Architects, P.C.
<b>Property</b>	Hartford, Hudson Street (505)
<b>Project purpose:</b>	Elevator Modernization Project
<b>Item Purpose</b>	New ARC Contract for Pre-Construction Design/Bidding Services

PROPOSED AMOUNT: \$102,290

The existing office building at 505 Hudson Street, Hartford, CT is a (10) ten story building above a parking garage built in 1988. This structure contains 153,000 gross square feet of building area exclusive of the garage. The vehicle garage holds approximately 75 cars on two levels and is connected to the main lobby/office area by elevators and stairways. The (4) four existing elevators (3 passenger, 1 service) are original to the building, at approximately 32 years old and have past the end of their useful life. Parts have become obsolete and difficult to locate. Elevator breakdowns and entrapments occur often. This building houses The State of Connecticut DCF Care Line which is mandated to operate 24/7. The Department of Administrative Services, pursuant to CGS Section 4b-52(c), issued an Emergency Declaration due to the condition of the elevator adverse impact on public safety and the essential operations of state government. These four (4) elevators also require modernization to the current codes.

DCS noted:

Since 2017, there have been approximately one hundred fifty eight (158) call-ins for repairs and twelve (12) entrapments in these elevators, which numbers are far in excess of elevators in comparable state buildings.

On May 24, 2021, the Department of Administrative Services Facilities Management completed DAS/DCS Form 1109 – Request for Declaration of Emergency Status – and submitted to DAS/DCS for its consideration with respect to waiving the competitive process in selecting consultants.

DAS Commissioner Geballe declared and emergency existed on June 24, 2021.

The scope of work shall include, but is not limited to the following upgrades:

- a. Replace the elevators control system with a digital closed-loop microprocessor-based control system;
- b. Upgrade the existing elevators motor drive with a variable voltage frequency regenerative drive;
- c. Installation of a microcomputer-based control system to perform all the functions of the elevator motion and elevator door control;
- d. Installation of elevators new centrifugal speed governor, new rope gripper, new car operation panels, new cab lighting, new hall lanterns, new hall position indicator at the main level;
- e. Complete Connecticut State Building Code and Connecticut State Fire Life Safety Code compliance updates shall include, but is not limited to all elevator machine rooms, Heating, Ventilation and Air Conditioning systems (HVAC) issues, fire protection systems, plumbing system, electrical system, elevator shafts, elevator pits, pit ladders, and related systems for project scope for elevator modernization.
- f. Complete compliance with ADA (Americans With Disabilities Act) requirements for all elevator cabs and adjacent building hall and areas access, the Connecticut State Building Code and Connecticut State Fire Life Safety Code..
- g. A/E design professional to specify all elevator modernization equipment commissioning and testing requirements in contract and specifications documents. The General Contract for construction shall include in the equipment start up and testing costs.

- h. Building requires providing 24/7 tenant's access, plan and include phased shut down/replacement of elevators. Request minimum one elevator operational at all times and address all necessary building occupancy, vertical building access for all loading accommodating providing reasonable occupants building access. At this time, it is unknown when complete 100% building tenant occupancy will occur.

The Connecticut licensed design professional shall provide complete "Pre-construction Phase services" including Schematic Design/Design Development Phase, Contract Documents Phase and Bid Phase services.

*Construction Administration support services, Commissioning Agent witnessing services and Project Closeout services are not being included at this time. After the project is bid and project funding obtained then the Architect's contract may be amended to incorporate those services.*

A breakdown of the Consultant's fee is as follows:

1. Combined Schematic Design/Design Development Phase: \$44,630 (62 days from NTP)
2. Contract Documents Phase: \$37,070 (14 days from NTP)
3. Bid Phase: \$20,590 (28 days from NTP)

The initial construction budget and project budget for Task 2 have been established at \$1,000,000 and \$1,325,000, respectively.

DAS has indicated that BC had approved \$135,000 on 12/18/2020. DAS has stated "This item is pending Bond Commission action as Facilities have 1.2 million pending funding" and the Form 1105 identified that funding is available for this consultant via Public Act 2015, Section 21(e)(2) – up to \$25,000,000.

NAP Basic Services Fee (#21-106)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic/Design Development Phase	\$44,630				
Contract Documents Phase	\$37,070				
Bidding Phase	\$20,590				
Construction Administration	\$0				
<b>TOTAL BASIC SERVICE FEE (#21-106) (A)</b>	\$102,290			\$1,000,000	10.2%

**RECOMMENDATION:** It is recommended that the Board **APPROVE** this new contract in the amount of \$102,290.

## 7. OTHER BUSINESS

## 8. VOTES ON PRB FILE:

**PRB FILE #21-106** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #21-106. The motion passed unanimously.

## 9. NEXT MEETING – Tuesday, July 6, 2021.

The meeting adjourned.

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

