

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 2, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 2, 2011 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

**ACCEPTANCE OF MINUTES OF May 26, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of May 26, 2011. The motion passed unanimously.

### REAL ESTATE- OLD BUSINESS

### REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 11 - 113      **Transaction/Contract Type:** RE / Lease Renewal  
**Origin/Client:** DPW / JUD

**Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)**

The Board commenced its discussion concerning the subject lease amendment at 9:40 a.m. and concluded at 9:55 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and enter into Open Session. The motion passed unanimously.

### OPEN SESSION

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER - NEW BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 2, 2011

Page 2

**PRB #** 11-114 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-RT-837 **Origin/Client:** DPW/DOE  
**Contract:** BI-RT-837-CAd, Commission Letter #1  
**Consultant:** Skanska USA, Inc.  
**Property:** Eli Whitney Technical High School, Hamden

**Project Purpose:** Additions and Renovations to Eli Whitney Technical High School  
**Item Purpose:** A/E Commission Letter #1 intended to reduce the total contract fee due to the cancellation of the bid process for the project.

Mr. Dillon reported that this project scope consists of the exterior and interior remodeling and renovation of 135,968 GSF of existing building facilities and the construction of 91,290 GSF of new building area for a total building project area of 227,258± GSF. Additional improvements include the reconstruction of athletic fields and perimeter site fencing, new landscaping and the resurfacing of existing parking lots. On 04/04/2005, the Board approved the above-captioned Construction Administration Contract for the Design Phase (CAd) at a fixed fee of \$373,100 based on the contract duration of 22 months and Construction Budget of \$43,212,000 (PRB #05-72). Subsequently in December 2007 the Board approved Contract Amendment #1 (PRB # 07-332) intended to compensate the Consultant an additional \$148,150 of which \$122,950 was allocated to basic CAd services and \$25,200 of the total fee was for building MEP Commissioning planning/specification services to be provided prior to the project construction phase. This approval revised the Consultant's total fee from \$373,100 to \$521,250.

In 2008 Public Act 08-199 increased the total project funding to \$98,000,000. As such DPW has decided to switch the project from a traditional design-bid-build program to a CMR delivery process. Furthermore, as part of this process DPW has informed SPRB that they intend to submit a new contract to SPRB for Skanska USA Inc. to provide Owners Representation Services on the project.

Mr. Dillon recommended that the Board approve Commission Letter #1 for a credit to the State related to the elimination of bidding phases services in the contract with Skanska USA Inc. Architect's total fee decreases from \$521,250 to \$495,489. The Bid Phase Section of the contract will be decreased from \$42,935 to \$17,174, a credit to the State of \$25,761.

**PRB#** 11-115 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-T-568 **Origin/Client:** DPW/CTC  
**Contract:** BI-T-568, Commission Letter #10  
**Consultant:** Timothy Brewer d/b/a TLB Architecture, LLC  
**Property:** Hammonasset Beach State Park, Madison

**Project Purpose:** Construction of Hammonasset Beach Visitor's Center  
**Item Purpose:** A/E Commission Letter #10 for the consultant to provide extended construction administration services on the project.

Mr. Dillon reported that the project scope consists of two phases. Phase I involved the design and construction of a new Beach Services Building consisting of 2,544 GSF to house compost toilets and family changing rooms. The Beach Services Building achieved substantial completion in November 2009. The general contractor (GC) for Phase I & Phase II is Connecticut Carpentry, Inc., Rocky Hill, CT. Phase II consists of the design and construction of a new Visitors Center with lobby, gift shops, conference room, park service offices, etc. The new Visitor's Center will be served by the existing wastewater pump station that receives effluent from two septic tanks. The pump station consists of a precast concrete tank with access hatch cover. The original 14± year-old pumps and control panel were removed as part of the pavilion demolition project.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 2, 2011

Page 3

Commission Letter #10 is intended to compensate the Architect \$24,550 for extended construction administration services associated with the project. This request is intended to cover the period from January 2010 when the original CA, Diversified Project Management's contract expired. As such TLB is requesting that compensation is provided from January 2010 until the anticipated completion date of the project in May 2011. TLB has provided DPW a summary of expenditures to date for this work.

Mr. Dillon recommended approval. Given the above construction budget data, the maximum Guideline Rate of compensation for this \$3,030,874 Group B project is 9.00 % plus 1% for CA services for a maximum fee of 10%. The actual rate of compensation for basic architectural services following the proposed Commission Letter is 9.13%.

**OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #11-113** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-113. The motion passed unanimously.

**PRB FILE #11-114** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-114. The motion passed unanimously.

**PRB FILE #11-115** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-115. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary