

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 6, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 6, 2012 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.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF August 30, 2012.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 30, 2012. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated September 4, 2012 listing property acquisitions, not in excess of \$5,000, processed during the month of August 2012.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>12-214</b>	<b>Transaction/Contract Type:</b> AE / Contract Amendment
<b>Project Number:</b>	BI-JA-217-R-2	<b>Origin/Client:</b> DCS/DOC
<b>Contract:</b>	BI-JA-217-R-2	Amendment #8
<b>Consultant:</b>	Hoffman Architects, Inc.	
<b>Property:</b>	York Correctional Institution, Niantic	
<b>Project Purpose:</b>	Exterior Masonry and Building Envelope Repairs	
<b>Item Purpose:</b>	Contract Amendment #8 for the consultant to provide additional design phase services as required during construction in addition to expanded construction administration for the three remaining phases of the project	

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Mr. Dillon reported that constructed between 1992 and 1996, York Correctional Institution is comprised of 20 high security residential structures and miscellaneous operational support structures that house approximately 1400 inmates and a staff of 500± personnel on 425-acres. The structures are built with a concrete masonry block veneer which has exhibited a significant number of cracks and fractures in addition to roofs with water penetration problems.

On 01/27/2000, the Board approved the above-captioned Architect's Contract for the purpose of evaluating and investigating the nature and causes of the masonry cracks and to develop schematic design recommendations and cost estimates to remediate this problem for a total fee of \$247,450. Architectural fees for design development through construction administration phases were to be incorporated into the initial contract at such time that project scope and construction budget could be projected. Since project approval the Board has reviewed seven (7) contract amendments.

Mr. Dillon said that Contract Amendment #8 is intended to revise the Hoffman Architects, Inc. (HAI) contract from \$3,104,059 to \$3,988,509 for an additional fixed fee contract amount of \$884,450. The overall Contract Amendment has been segregated into two specific contract requirements: A/E Construction Related Design Services of \$452,702 and Expanded CA Services of \$431,748 both fees for services previously provided and anticipated from now until July 2013.

The Board discussed their recent inspection of the site, and raised questions with respect to the personnel, hours, and rates affecting the cost of services provided by the consultant. The Chairman recommended that the Board suspend consideration of Contract Amendment #8 pending receipt from DCS of more information related to the project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-214** - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #12-214 pending receipt of additional information related to the project. The motion passed unanimously.

The meeting adjourned.

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