

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 19, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 19, 2013 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 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 FEBRUARY 13, 2013.** Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of February 13, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>13-012</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Project Number:</b>	BI-CTC-436	<b>Origin/Client:</b>	DCS/NVCC
<b>Contract:</b>	BI-CTC-436-ENG		
<b>Consultant:</b>	Macchi Engineers, LLC		
<b>Property:</b>	Naugatuck Valley Community College, Waterbury		
<b>Project Purpose:</b>	Campus Site Improvements Project		
<b>Item Purpose:</b>	New contract to compensate the consultant for services related to the development of a pre-design study, completion of design documents and construction administrations services. The services will be provided for the construction of various site improvements including but not limited to signalization enhancements and ADA upgrades throughout the campus.		

Mr. Dillon reported that in general the project involves the complete design and construction of major site improvements and renovations to the Naugatuck Valley Community College (“NVCC”) campus

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including roadway realignment and signalization changes. The project will also include renovations to the Founders Hall Parking Lot, repaving the perimeter loop road as well as new site lighting, sidewalks and miscellaneous required ADA improvements.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Campus Site Improvements Project at NVCC from the initiation of a pre-design study, design phase services and construction administration. The overall compensation rate for this basic service is \$460,000 and an additional \$271,480 for special services. As such the total project fee is \$731,480. The special services detailed in the project scope include a pre-design study, survey work, traffic engineering and geotechnical engineering.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved by the State Bond Commission at its March 2011 Meeting.

SPRB Staff recommended that Board approval of the contract for Macchi Engineers, LLC to provide design related services at the Naugatuck Valley Community College Campus Site Improvements Project.

<b>PRB#</b>	<b>13-015</b>	<b>Transaction/Contract Type:</b>	AE / Commission Letter
<b>Project Number:</b>	BI-2B-358	<b>Origin/Client:</b>	DCS/DAS
<b>Contract:</b>	BI-2B-358-ARC		Commission Letter #1
<b>Consultant:</b>	Tecton Architects, P.C.		
<b>Property:</b>	Various Locations, Hartford		
<b>Project Purpose:</b>	Space Planning for Hartford Area Building Projects		
<b>Item Purpose:</b>	Commission Letter #1 to compensate the consultant for additional services required for existing and planned FF&E inventory requirements.		

Mr. Dillon reported that the project involves the completion of a pre-design space planning study and schematic design documents to address the plan of the State of Connecticut to relocate 3,500 to 5,000 employees to newly acquired office space in Hartford. It is the intention of the Department of Administrative Services ("DAS") to consolidate and relocate state agencies in the Hartford area from a combination of leased and state owned space to newly acquired office space in the Hartford Central Business District. The project is envisioned to include multiple phases and the relocation of 12 to 20 state agencies into two distinct properties currently under negotiation for purchase. The project scope will include the need to develop swing space, programming, block/stack scenarios and test fits for each of the various agencies. The scope may also include furniture, fixture and equipment selection ("FF&E") as well as contract administration in various phases.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to Public Act 11-57 Section 42 by the State Bond Commission in June 2012.

Commission Letter #1 will compensate TAI for additional services required to hire a sub-consultant to develop an inventory of the existing furniture, artwork and equipment which is intended to remain on the premises as part of the purchase and sale agreement. TAI is intending to engage the services of ARCADIS U.S., Inc, ("AUI") for the purposes of completing this scope of work. Based on the proposal prepared by AUI dated January 17, 2013 it is anticipated that the scope of work will require three project level employees for approximately six working days. The overall fee of \$16,092 is considered a special services fee.

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Staff recommended that SPRB approve Commission Letter #1 for Tecton Architects Inc. to provide additional FF&E consulting services for the Hartford Acquisition Project. The overall fee has been evaluated and is acceptable based on the scope and effort detailed in the contract.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-312** - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-312. The motion passed unanimously.

**PRB FILE #12-315** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-315. The motion passed unanimously.

The meeting adjourned.

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