

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 6, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 6, 2014 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 DECEMBER 30, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of December 30, 2013. The motion passed with Mr. Valengavich abstaining.

COMMUNICATIONS

REAL ESTATE- UNFINISHED 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 # 13-268 **Transaction/Contract Type:** Renewal
Origin/Client: DAS/ JUD

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed renewal at 9:45 a.m. and concluded at 9:58 a.m.

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

OPEN SESSION

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-269	Transaction/Contract Type: AE / New Contract
Project Number:	BI-RC-390	Origin/Client: DCS/CCSU
Contract:	BI-RC-390-ARC	
Consultant:	Tai Soo Kim Partners, LLC	
Property:	Central Connecticut State University, New Britain	
Project Purpose:	Renovation & Expansion of Willard and DiLoreto Halls Project	
Item Purpose:	New Contract to compensate the consultant for the completion of a pre-design study and subsequent design services. Design services will generally include the completion of schematic design documents through the construction document phase as well as construction administration services for the completion renovation and planned 35,000 GSF addition to these buildings.	

Staff reported that, in general, the project involves the complete renovation of the existing Willard (60,100 GSF) and DiLoreto (45,500 GSF) Halls at Central Connecticut State University (“CCSU”) as well as a 35,500 GSF addition envisioned as an “in-fill” structure. The proposed renovation project is intended to include all required life safety system code improvements, evaluation and upgrades to existing mechanical systems, new HVAC systems, new windows/roof, building envelope improvements, renovated common space as well as exterior drainage, site lighting and parking lot improvements to the immediate surroundings of these buildings. The overall project is intended to be designed to meet LEED Silver Requirements and also requires the completion of a pre-design study by the consultant design team to evaluate and prioritize the scope within the established \$42.4-Million dollar construction budget. The pre-design study will also assist in the evaluation and plan for the relocation of various operations such as Admissions, Financial Aid, Registrar, English Department, Modern Language Department, Health Services, Counseling Center, Veterans Center and Co-operative Education within the buildings.

In January 2013 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect & Consultant Design Teams related to the Renovation & Expansion of Willard and DiLoreto Hall Project. DCS elicited eighteen responses to the advertisement of which all respondents were considered “responsive”. After completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, Amenta/Emma Architects P.C., Mitchell/Giurgola Architects, LLP, The S/L/A/M Collaborative, Inc., Svigals + Partners, LLP and Tai Soo Kim Partners, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Tai Soo Kim Partners, LLC (“TSKP”) as the most qualified firm.

PRB #13-269 is for Architect/Engineer Consultant Design Team Services for the completion of the Renovation & Expansion of Willard and DiLoreto Hall Project from the initiation of a pre-design study and then schematic design until the completion of construction. The overall compensation rate for this basic service is \$3,920,062 with an additional \$340,765 for special services. As such the total project fee is \$4,260,827. The special services detailed in the project scope include a pre-design study, survey work, energy modeling, traffic engineering and FF&E.

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DCS has not confirmed for SPRB that funding is available for this contract. Project funding is anticipated to be approved pursuant to CSUS FY 2015 Construction Funding. In a memo dated January 15, 2013 CCSU anticipates that initial design phase services will be provided from a reserve balance issues in September 2000 under PA 00-167.

The Basic Service fee includes support by Tecton Architects, P.C., Kohler Ronan, Inc., BVH Integrated Services, Inc., Richter Cegan, LLC and Leach Consulting, LLC.

Staff recommended that the Board suspend the proposed contract for Tai Soo Kim Partners, LLC to provide design related services at the Central Connecticut State University Renovation & Expansion of Willard and DiLoreto Hall Project. SPRB Staff has identified issues which require additional information from the Department of Construction Services before the Board acts on the proposed contract including, but not limited to, verification that funding is available for the design phase of this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-268 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-268. The motion passed unanimously.

PRB FILE #13-269 – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #13-269, pending the receipt of additional information about the proposal. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary