

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 6, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 6, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
John P. Valengavich, Secretary
Jack Halpert

Members Absent: Bruce Josephy, Vice Chairman

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF FEBRUARY 27, 2017. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of February 27, 2017. The motion passed. Mr. Valengavich abstained from voting as he was out of State on this meeting date.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 17-043 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DOT/DOT
Grantee: Town of Trumbull
Property: Generally located along State Route 25, Trumbull
Project Purpose: Conveyance of State Land (pursuant to PA 04-186, Section 26)
Item Purpose: Conveyance of approximately 81.2± Acres of land comprising six parcels located along both the northerly and southerly sides of Colonel Henry Mucci Highway (State Route 25). The property shall be used for open space and recreational purposes.

Staff recommended Board approval for this conveyance of real estate pursuant to Pursuant to Special Act 04-186 Section 26. The approval recommendation was based upon the following points identified by SPRB Staff:

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1. The conveyance is consistent with Section 26 of Public Act 04-186, which stipulates the transfer of the property to the Town Trumbull at the administrative cost of \$1,000.00. The parcels to be conveyed comprises approximately 81.2-acres which is consistent with the special act.
2. As required by statute, the deed specifies that property will revert to the State in the event (a) the property is not used for “*open space and recreational purposes*”
3. The deed description is consistent with a survey of the property dated January 6, 2017 and with the legal description within the statute.

The area to be conveyed comprises six (6) parcels of land is located along both the northerly and westerly sides of State Route 25 (Colonel Henry Mucci Highway) in Trumbull. The public act stipulates:

(a) Town of Trumbull shall use said parcel of land for open space and recreational purposes. If the Town:

(1) Does not use said parcel for said purposes; the parcel shall revert to the state of Connecticut.

(2) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Administrative Services.

The Board held a brief discussion regarding the conveyance areas around State Route 25.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	17-003	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RT-876	Origin/Client:	DCS/DOE
Contract:	OC-DCS-CA-0023		
Consultant:	Arcadis U. S., Inc.		
Property:	Bullard Havens Technical High School, Bridgeport		
Project Purpose:	Masonry Shop & Fitness Center		
Item Purpose:	Task Letter #3 to provide construction administration services for the renovations to an existing 19,000 GSF unoccupied building to house the Masonry Trade Shop and a new Fitness Center.		

Staff reported that this project was suspended by the Board on January 17, 2017 due to the following issues:

- The total basic service fee amounts of \$125,557 amounts to 6.27% of the construction budget which exceeds the established guideline rate of 5.0%.
- The consultant included a 2017 hourly rate increase when this contract just approved in November 2016.
- The transmittal memo by DCS states the fee as \$185,625, the DCS project budget only allocated \$50,000 towards CA services. The project needed to be revised.
- The consultant’s fee proposal includes a fee amount of \$130,527 inclusive of pre-construction services. SPRB questioned whether or not pre-construction services were needed since the project has already been bid.

DCS Management has reviewed the SPRB suspension and has concurred with each issue. The Project budget has been revised to reflect the actual amount of CA funding required consistent with this proposal, the consultant’s fee has been revised to remove pre-construction services and revise the project transmittal

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letter for consistency with the project budget. The consultant has also agree to revise its hourly rates consistent with those presented in November 2016.

This project involves the design and construction administration for the renovation of an existing unoccupied building to house the Masonry Shop and Fitness Center at Bullard Havens Technical High School. The project will scope will include the complete renovation of the unoccupied building which is planned to include a work shop area, tool storage, an office, washing stations and a theory classroom for the masonry shop. The fitness center is envisioned to include workout space, showers, storage and a janitorial closet. The consultant is also being tasked with evaluating a connecting canopy, window/door replacement and exterior masonry re-pointing as part of the project. The initial Construction Budget and Total Project Budget for this project are **\$2,000,000** and **\$2,982,500**. Staff recommended approval of the revised submittal for Task Letter #3.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 17-040 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-CA-0019
Consultant: Strategic Building Solutions, LLC
Project Purpose: Construction Administration On-Call Series
Item Purpose: Contract amendment for On-Call Construction Administration firms to provide the State of Connecticut consulting services for a wide array of state new construction and renovation projects. This amendment will extend the expiration date of these contracts from March 20, 2017 until June 30, 2017 while retaining the maximum cumulative fee amount of \$1,000,000.

PRB# 17-041 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-CA-0020
Consultant: Downes Construction Company, LLC
Project Purpose: Construction Administration On-Call Series
Item Purpose: Contract amendment for On-Call Construction Administration firms to provide the State of Connecticut consulting services for a wide array of state new construction and renovation projects. This amendment will extend the expiration date of these contracts from March 20, 2017 until June 30, 2017 while retaining the maximum cumulative fee amount of \$1,000,000.

PRB# 17-042 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-CA-0023
Consultant: Arcadis U.S., Inc.
Project Purpose: Construction Administration On-Call Series
Item Purpose: Contract amendment for On-Call Construction Administration firms to provide the State of Connecticut consulting services for a wide array of state new construction and renovation projects. This amendment will extend the expiration date of these contracts from March 20, 2017 until June 30, 2017 while retaining the maximum cumulative fee amount of \$1,000,000.

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Staff reported that this series of On-Call Construction Administration Contracts was approved by the Board in June 2014 under PRB Files #14-151 through #14-154 and separately for Arcadis U.S., Inc. in November 2016 under PRB File #16-250. This was the 5th series of Construction Administration Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2004. These contracts, except for PRB File #16-250 were all amended in January 2016 under PRB Files #15-284 through #15-287. These contracts were all amended to increase the maximum fee from \$500,000 to \$1,000,000. DCS is now resubmitting three of the six firms to the Board for approval under a contract amendment to extend the contract expiration date from March 20, 2017 until June 30, 2017. Due to time constraints and the small timeframe for this extension; DCS has informed SPRB Staff that the contracts for the other two firms will most likely not be extended. The current maximum contract value will remain at \$1,000,000. This will be done as Contract Amendment #1 for Arcadis U.S., Inc. and Contract Amendment #2 for Downes Construction Company, LLC and Strategic Building, Solutions, LLC.

Staff recommended Board approval for the following firms to have the contract expiration date extended to June 30, 2017 while maintaining the current contract value of \$1,000,000 is recommended. Each consultant has also provided the required updated Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

PRB # 17-040, Strategic Building Solutions, LLC.....Contract #OC-DCS-CA -0019
PRB # 17-041, Downes Construction Company, LLC.....Contract #OC-DCS-CA -0020
PRB # 17-042, Arcadis U.S., Inc.....Contract #OC-DCS-CA -0023

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #17-003 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-003. The motion passed unanimously.

PRB FILES #17-040 - 042 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB Files #17-040 -042. The motion passed unanimously.

PRB FILE #17-043 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-043. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary