

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On August 25, 2022 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on August 25, 2022 remotely via telephone conference at (866)-692-4541, passcode 85607781.

#### **Members Present:**

Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert  
Jeffrey Berger  
William Cianci

#### **Members Absent:**

#### **Staff Present:**

Dimple Desai  
Thomas Jerram

#### **Guests Present**

Brian Dillon, JUD  
Melissa Durso, Esq. General Counsel - CT Lottery

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

### **OPEN SESSION**

#### **1. ACCEPTANCE OF MINUTES**

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the August 22, 2022 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

<i>PRB File #:</i>	22-123
<i>Transaction/Contract Type:</i>	RE – MOU
<i>Origin/Client:</i>	DAS/JUD
<i>Property:</i>	Hartford, Buckingham Street (315)
<i>Project Purpose:</i>	Assignment of Unreserved 50-Car Parking
<i>Item Purpose:</i>	Memorandum of Understanding

#### **Background**



Courtesy: Google Maps

Under this Proposal (PRB #22-123) DAS and JUD are seeking SPRB approval for a new Memorandum of Understanding for JUD to utilize an access way from 80 Washington Street and 50 unreserved parking spaces at the state-owned parking garage located at 315 Buckingham Street.

The terms of the MOU are as follows:

1. DAS grants JUD the right to use the access way from their location at 80 Washington Street, subject to emergency closure, from 6:30 am to 6:30 pm;
2. DAS maintains the walkway to the gate;
3. DAS provides 50 unreserved parking spaces and 50 access cards. DAS will replace lost cards with a \$10/card fee paid by JUD.
4. The MOU is on a monthly basis and either party can terminate with 60-days advanced written notice; and
5. DAS provides parking at no cost to JUD.

The MOU has been approved by each party as follows:

- JUD: April 26, 2022;
- DAS Deputy Commissioner: May 4, 2022;
- Office of Policy & Management: June 21, 2022.

**RECOMMENDATION:** Board approval is recommended for the following reasons:

- The colocation complies with CGS 4-67g(f) (OPM statutes); and
- The colocation complies with CGS 4b-29 (DAS statutes).

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:38. The motion passed unanimously. Ms. Durso from the CT Lottery was invited to attend the Session at 9:38. She left the Meeting at 9:56.

### **EXECUTIVE SESSION**

**PRB #:** 22-141  
**Transaction/Contract Type:** RE/ Amendment  
**Origin/Client:** CLC/CLC

**Statutory Disclosure Exemptions: 1-200(6)(D) & 1-200(6)(E)**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 9:56. The motion passed unanimously.

### **OPEN SESSION**

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER – NEW BUSINESS**

<i>PRB #</i>	22-126
<i>Origin/Client:</i>	DCS/NVCC
<i>Transaction/Contract Type</i>	AE / Task Letter
<i>Project Number</i>	BI-CTC-638
<i>Contract</i>	OC-DCS-VEH-0029
<i>Consultant:</i>	Macchi Engineers, LLC
<i>Property</i>	Waterbury, Chase Parkway (750) – Naugatuck Valley CC
<i>Project purpose:</i>	Plaza and Parking Garage Repairs
<i>Item Purpose</i>	Task Letter #2

**PROPOSED AMOUNT: \$189,890**

PROJECT BACKGROUND

At the State Properties Review Board meeting held on September 24, 2020, under PRB #20-193, the Board approved the expense of \$303,600 under Task Letter #7 to the Consultant Contract OC-DCS-STR-0031 to retain the Consultant, Macchi Engineers, LLC (“MEL”), to provide engineering design and construction administration services for Renovations and Repairs at Naugatuck Valley Community College. The fee was intended to compensate the Consultant for the following project scope:

Task 1 - Renovations to Physical Plant – Floor Analysis Study (reference associated project in construction DAS Project No. BI-CTC-500). Fee = \$33,100

Task 2 - Design of Plaza and Core Garage Repairs and Ekstrom Garage Repairs. (Reference DAS Project No. BI-CTC-604) Fee = \$276,500

This task includes a visual inspection of the exterior facades of the Fine Arts Center, Cistulli Student Center and Traurig Learning Center. Task 2 design documents work will prioritize the repairs and target the work that is most imperative to be completed first with the understanding to stay within a construction budget of \$1,800,000.00. The repair work is anticipated to begin in the spring of year 2021. However, if during the inspections and reporting phase of the work, it is determined that a portion of the work is identified as a priority by the Engineer and CSCU, the priority work will be performed during the fall of 2020. A Design Contingency amount is requested in this Task Letter to provide for design fees services to address additional work identified as a priority. This is Phase 1 of a 3-Phase multi-year project with a total construction cost of \$6,000,000 per B1105.

A recent Report (4-30-19) generated by Wiss, Janney, Elstner Associates, Inc. (WJE) documents the plaza and garage deterioration and estimates the repair cost at approximately \$6,680,000. The purpose of this repair project is to confirm the WJE findings and to proceed with Contract Documents to implement the needed repairs.

1. Investigation and Report Phase: \$34,500
2. Schematic Design Phase: \$18,000
3. Design Development Phase: \$48,000
4. Contract Documents Phase: \$72,000
5. Contract Design Contingency: \$20,000
6. Bid Phase: \$12,000
7. Construction Administration: \$72,000

The Contract Design Contingency is established in order to address during the Fall, 2020, repair work identified as a priority by Engineer and CSCU, and if (1) the service needed is determined by CSCU

to be clearly beyond the task letter's scope of services; (2) CSCU has determined in its sole discretion that the Engineer has been performing at a level that meets or exceeds CSCU requirements; and, (3) the issue is not the result of deficient or delayed work caused by the Engineer or its subconsultant. This contingency shall be used at the discretion of, and only upon the prior written approval of CSCU. Such written approval shall also be provided to the State Properties Review Board. The hourly rates of the Engineer for performing work under this contingency are as follows: Principal - \$200.00; Project Manager - \$150.00; Senior Engineer - \$125.00; Engineer - \$100.00; and, Special Inspectors - \$125.00.

The initial construction budget and project budget for Task 2 have been established at \$1,800,000 and \$2,230,075 respectively.

Under this proposal (PRB #22-126), DCS is now seeking Board approval of Task Letter #2 to the Consultant's On-Call Contract to expend \$189,890 for engineering design and construction administration services for this Agency-Administered Project with for the following scope of work:

- Academic Core Level 3 Plaza Repairs
  - Remove and replace concrete deck wearing course-North (approximately 12,000 square feet)
  - Remove and replace concrete deck wearing course-East (approximately 7,000 square feet)
  - Clean plaza drains
  - Miscellaneous drain/plumbing repairs
  - New promenade deck drains
  - New waterproofing at new drains
  - Remove and replace all deck topping sealant
  - Remove and replace all deck cove sealant
  - New expansion joint – Column Line 15
  - Reset parapet stone caps
  - Replace parapet bricks and bricks at north ramp
  - Repoint parapet bricks and bricks at north ramp
  - Clean parapet bricks and bricks at north ramp
- Ekstrom Parking Garage
  - Overhead and vertical concrete spall repairs
  - Deck spall repairs
  - Replace sealant
  - New Level 2 traffic deck membrane
  - Clean drainage system
  - New line striping
  - Structural repairs to the stairway on the west side of the Ekstrom Garage

A breakdown of the Consultant's proposed fee (\$189,890) is as follows:

- 2A. Schematic Design/Design Documents: \$66,800 (90 calendar days);
- 2B. Contract Documents Phase: \$57,600 (90 calendar days);
- 2C. Bidding Phase: \$8,970;
- 2D. Construction Administration Phase: \$56,520

This original contracts for Vehicular Parking services were approved by the Board on March 17, 2022 under PRB #22-028 to #22-030. The three Contracts were the 9<sup>th</sup> Series of Vehicular Parking services awarded by DCS.

Macchi Engineers, LLC (MEL) was approved for the following task(s) under this series:

- Task Letter #1                      NHCC Parking Garage Repairs                      \$11,528    (Informal)

The initial construction budget and project budget has been established at \$1,480,000 and \$1,988,100 respectively.  
CSCU confirmed funding is in place.

Task Letter #2 – MEL Basic Services Fee (#22-126) – BI-CTC-638	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic/Design Development Phase	\$66,800				
Contract Documents Phase	\$57,600				
Bidding Phase	\$8,970				
Construction Administration	<u>\$56,520</u>				
TOTAL BASIC SERVICE FEE (#22-126) (A)	\$189,890			\$1,480,000	12.8%

Staff have requested clarification of the following issues:

1. What is the status of PRB# 20-193 (BI-CTC-604) project including fees spent so far?

DCS Response: The CTC-604 project is in Construction. The work began in May of 2022 and is expected to be completed in Late November-Early December of 2022. The Contractor is Capasso. I will request a summary of the fees spent to date.

Macchi Engineering total consultant fees: \$270,500.

- Investigation, Design and Bidding Phases billed 100% – \$198,500.
- Construction Administration Services Fee - \$72,000. Total billed as of July \$34,000.

Capasso Restoration Contract Sum - \$1,601,276.50.

- As of July: \$618,538 billed.

Staff Response: OK

2. Why is there a different project number for the same parking garage project?

DCS Response: It is not the same parking garage project. The CTC-604 project is for the Core Garage and the CTC-638 project is for the Plaza and Ekstrom Garage.

Staff Response: 20-193 (CTC-604) had two components: Task 1 and Task 2. Task 2 was titled “Design of Plaza and Core Garage and Elkstrom Garage Repairs” and design fees totaled \$276,500. Can you please clarify why they are not considered the same projects even though they have same project components? See attached Task Letter T7 from 2020.

8-24-22 DCS Response: It appears that the tasks for BI-CTC-604 were shown separately because there were two separate tasks in the 1105. I cannot say for sure that this is the case and unfortunately the Project Manager who wrote the Task Letter has since retired, but it makes sense that therefore they would have been separated.

Task 1 – The college was snow plowing and salt/sanding with fully loaded pick-up trucks on the pedestrian plazas over lower level parking structures. There were concerns with the loading, and a structural analysis and recommendations of the vehicle types permissible on the plazas was necessary. This request was only an analysis and vehicle loading recommendation.

Task 2- Earlier forensic work showed the waterproof membrane between the structural slab and plaza concrete top slab had deteriorated causing water infiltration and spalling concrete to parking garage structural components. This task was to remove the topping slab and replace with a new waterproofing membrane, top slab, and repairs to the existing structure. This design work was completed, bid for construction with the repair work in process. This task for design and construction administration was overhead on the Physical Plant and had no overlap with BI-CTC’s scope of work that was administered by DCS.

Staff Response: OK

3. Why not use the same B1105 and continue revising it as phases are added to the same project?  
DCS Response: We cannot use the same 1105 because, as stated above, the CTC-604 is for the Core Garage and the CTC-638 is for the Plaza and Ekstrom Garage. These two projects were funded separately, not at the same time.  
Staff Response: See #2.
4. Are there any over lapping services between two phases or similar design requirements for similar type of issues discovered for these garages that will reduce consultant fees for this phase?  
DCS Response: The scope and services are the same, but as stated above the Core Garage and Plaza/Ekstrom Garage are two separate projects.  
Staff Response: See #2.

RECOMMENDATION: It is recommended that the Board approve this TL#2 in the amount of \$189,890.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-123** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-123. The motion passed unanimously.

**PRB FILE #22-141** – Mr. Valengavich moved and Mr. Berger seconded a motion to forward comments regarding the proposed First Amendment to Lease PRB File #22-141 to the Connecticut Lottery Corporation. The motion passed unanimously.

**PRB FILE #22-126** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-126. The motion passed unanimously.

**9. NEXT MEETING** – Monday, August 29, 2022.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary