STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 29, 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 September 29, 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
Ronald Wilfinger, DCS
Gregory Gallagher, CW2 – CT Army National Guard
Colonel Mathew Wilkinson – CT Army National Guard

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 September 27, 2022 Special Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai informed Board Members of a communication from OPM regarding future legislative initiatives for the upcoming Legislative Session beginning in January 2023.

Director Desai informed the Board that the Board's Annual Report to the Governor and the members of the joint standing committees of the General Assembly was delivered on Tuesday, September 27, 2022.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

PRB File #:	22-142
Origin/Client:	DCS/CTMD
Transaction/Contract Type	AE / Task Letter
Project Number	BI-Q-721
Contract	OC-DCS-ARC-0066
Consultant:	Quisenberry Arcari Malik, LLC
Property	Windsor Locks, Light Ln (85) – CT Army National Guard
Project purpose:	Aircraft Storage-Maintenance Hangar
Item Purpose	Task Letter #3

At 9:32 Mssrs. Wilfinger and Gallagher and Colonel Wilkinson joined the Meeting to participate in the Board's discussion of this Proposal. All left the Meeting at 9:49AM.

PROPOSED AMOUNT: $458,025

Under this Proposal (PRB #22-142), DCS and CTMD are seeking Board approval of Task Letter #3 for the Consultant to provide design and construction administration services in conjunction with the following scope of work:

The project will entail the design of an approximately 10,904 square foot storage building to house two UH60-H helicopters at the Army Aviation Support Facility (AASF) in Windsor Locks. In addition to the unheated storage area, the facility will include a heated single unisex latrine, a heated mechanical/fire suppression room, and a secure caged area to be used for storage of miscellaneous tools or other items. The project design will include two alternates. Alternate #1 will encompass a solar PV system to serve the building's electrical needs and Alternate #2 will represent the inclusion of a heating system for the entire building area. The actual design of the solar PV system components in Alternate #1 will be performed by bidding vendors based upon a performance specification prepared by the energy modeling consultant.

The scope of work shall include, but is not limited to the following:

- Develop all documents, including the plans, specifications, cost estimates and permit applications necessary to perform the work and produce the bid documents to meet the schedule, cost limitations and other design objectives as applicable including compliance with federal, state and local laws, current codes, ordinances, rules, regulations, orders and other legal requirements of public authorities that bear on performance of work; and, widely accepted industry standards.
- Develop all documents in accordance with the Agency's NG Pam 415-5 and the State Consultants Procedure Manuals.
- The project shall meet (Unified Facilities Criteria) UFC 1-200-02 High performance and Sustainable building requirements.
- Provide Sustainable Design Support
    - Develop sustainable design elements to be included into the project.
    - Evaluate a variety of different elements within the project scope such as siting and building orientation, natural site features that may be incorporated into the design, availability of resources and infrastructure within and adjacent to the project scope, adjacent occupancies and uses.
    - Determine architectural elements that identify the project's sense of place and space
    - Incorporate energy efficient mechanical, electrical, and plumbing systems

- LEED Administration
  - Register project for LEED certification (USGBC Registration fee not included).
  - Manage all contact with the USGBC, including responding to review clarification requests.
  - Track project LEED standing.
  - Provide regularly updated LEED Appraisals.
  - Perform LEED design reviews at completion of Schematic Design, Design Development and Construction Document phases.
  - Review LEED documentation prepared by the MEP Engineer for Minimum Indoor Air Quality Performance and Enhanced Indoor Air Quality strategies and Thermal Comfort.
  - Review LEED documentation prepared by Civil Engineer for High Priority Site, Site Assessment, Rainwater Management and Outdoor Water Use Reduction.
  - Review LEED documentation prepared by Architect for Building Life-Cycle Impact Reduction.
  - Collect and prepare for submittal all design phase LEED documentation.
  - Review LEED documentation prepared by the Construction Management Company for Construction Phase credits. Specific credits are Construction and Demolition Waste Management, Environmental Product Declarations, Sourcing of Raw Materials and Material Ingredients.
  - Lead a pre-construction conference to establish Construction Phase LEED responsibilities.
  - Review for completeness and accuracy and prepare for submittal all construction phase LEED documentation.
  - Prepare and submit all project documentation requested by the USGBC for LEED certification.
  - Provide LEED documentation matrix during Construction Documentation to guide LEED documentation requirements.
  - Provide all required quantitative research.
  - Monitor construction progress to track project LEED status.
  - Support construction team with all LEED-related construction inquiries.
  - Review specified LEED-related contractor submittals.
  - Respond to USGBC requests for additional documentation.
  - Site Meetings as required.
  - Coordinate award of LEED certification (USGBC Certification fee not included).
- Provide a Life-Cycle Cost Analysis (LCCA)
  - Prepare a preliminary energy model using Trane Trace software
  - Provide recommendations for energy efficiency at targeted energy reduction compared to ASHRAE Standard 90.1-2010 minimally compliant facility or other appropriate base case
  - Evaluate building energy performance including thermal envelope performance, lighting power density, and HVAC system efficiency
  - Participate in project integrated design meeting to formulate energy recommendations and systems integration opportunities.
  - Participate in a meeting to review results
- Solar Feasibility Study
  - Utilize Helioscope to complete an hourly 8,760-hour model of solar performance to obtain a more detailed understanding of project technical, financial, and environmental viability.
  - Develop a layout of solar panels, parking canopy support structures, and associated solar equipment. Solar generation data shall be extracted from the model to understand hourly production data and overlaid with the local utility's rate tariff for the facility.
  - Develop financial projections and assess environmental impacts.
  - Provide a report.
- Utilize a pre-engineered metal building (PEMB) to design the building's superstructure.
- Provide design for structural systems
  - Design the foundation system and layout the structural system and building dimensions. Define all building loads to provide input to the PEMB manufacturer for complete, customized, turnkey package for erection onsite.
  - Design the foundation system based on stamped and signed drawings indicating column base reactions from the PEMB manufacturer. The proposed foundation to be conventional cast-in-place concrete slab on grade, with reinforced cast-in-place concrete foundation walls on spread footings. Include the design of a 10 foot high reinforced concrete or masonry wall around the perimeter exterior.

- Provide design for the Mechanical, Electrical, Plumbing, and Fire Protection systems for this building. Utilize high expansion foam which does not contain AFFF for the fire protection system.
- Provide survey and Geotechnical boring and soil analysis including a report.
- Prepare cost estimates at SDs, DDs, 90% CDs and 100% Bid Documents with Alternates for #1 – Solar PV and #2 Heated Storage Bay.
- Provide civil engineering and site design of the following items:
  - Design of the site aspects for the hanger building and associated site features.
  - Utility connections for the proposed structure.
  - Stormwater design for the proposed development.
  - Coordination with FAA and CAA and submission of associated permits with these organizations.
  - Technical Specifications in CSI format.
  - Submit applicable permit applications for review and approval including CT DEEP Flood Management Certificate, FAA Form 7460, CAA submissions
- Provide design for the Technology and Security related systems as follows
  - Voice, Data, Video and Security Cabling Infrastructure
    - Define and design horizontal and backbone cabling infrastructure for the voice, data, video and security systems within the workspaces which shall include documentation of pathways, labor, all devices, installation procedures, and testing requirements.
  - Telecommunication Rooms Design
    - Define size and environmental requirements of all required telecommunication rooms including cooling, power and fire suppression requirements. Provide this information to the project's MEP to ensure an efficient and functional space. Electrical design and specification for this electrical equipment is not within this scope.
    - Define and design devices including racks, server cabinets, service provider demarcations, field terminations, and all technology devices to be installed into these rooms, as required.
    - Define the fiber and copper backbone connectivity the Main Equipment Room and each telecommunication room and the Service Providers demarcation points.
  - Physical Security Systems
    - Define the following security system to meet the needs of the Owner:
      - Video surveillance system of cameras, a video management system, and all servers and storage devices required for a complete system.
  - Technology Systems
    - Design and specify the technology devices and systems mentioned below:
    - All manufacturer, parts numbers, Wi-Fi predictive heat maps, along with their entire bill of material lists for complete systems shall be provided by CTMD (DOIM) IT representatives. All documentation of these systems and the required installation shall be incorporated into the technology designs.
      - Network Active Electronics
      - Servers
      - Uninterrupted Power Supplies and PDU's
      - Wireless Access Points and controllers or cloud based managed systems
      - Phone System – VoIP
  - Perform a "Requirements Analysis" with the Owner and appropriate staff to define the required system(s) parameters and formulate technology recommendations, narratives, budgetary models and bid specifications as required by the program.
    - Meet with the technology and security stakeholders to determine the technology requirements of overall program including cabling preference, telecommunication room layout preference, and discussion of the devices that will be supported by the cabling system; and, to review the overall program requirements.
  - Provide power and cooling requirements to the MEP design team as required for the data rooms, audio visual, and security systems.
- Provide all required documents to FM Global for review and comment.
- Prepare a Conformed Set of Bid Documents.
- Provide Record Drawings and Specifications and other closeout documents as required.

The Consultant's proposed Fee, including Sub-Consultant's Fees, is $458,025, broken down as follows:

2A. Schematic Design Phase: $83,496 (70 days);
2B. Design Development Phase; $92,448 (84 days);
2C. Contract Documents: $141,422 (98 days);
2D. Bidding Phase: $19,237 (28 days); and
2E. Construction Administration Phase: $121,422 (26 weeks).

DCS confirmed funding is available for this request. The construction cost is 100% federally funded.

Aircraft Storage - Maintenance Hangar PN 090105
Windsor Locks, Connecticut
DAS/CS Project Number: BI-Q-721
Architectural Bid Proposal Worksheet

	BASIC SERVICES										SUPPLEMENTAL SERVICES											
PHASE	Architectural QA+M $	%	Structural RZ Design $	%	MEP/FP RZ Design $	%	Technology D'Agostino $	%	Civil Engineering Benesch $	%	Property Survey Benesch $	%	Cost Estimating PACS $	%	Energy-LEED Stonehouse $	%	Geotechnical GZA $	%	Total $	%
Schematic Design	$22,500	15.0%	$5,250	15.0%	$13,500	15.0%	$1,836	15.0%	$10,125	15.0%	$8,600	100.0%	$2,000	20.0%	$10,000	13.3%	$9,685	100.0%	$83,496	18.2%
Design Development	$30,000	20.0%	$7,000	20.0%	$18,000	20.0%	$2,448	20.0%	$13,500	20.0%	$0	0.0%	$4,000	40.0%	$17,500	23.3%	$0	0.0%	$92,448	20.2%
Construction Documents	$45,000	30.0%	$10,500	30.0%	$27,000	30.0%	$3,672	30.0%	$20,250	30.0%	$0	0.0%	$2,500	25.0%	$32,500	43.3%	$0	0.0%	$141,422	30.9%
Bidding	$7,500	5.0%	$1,750	5.0%	$4,500	5.0%	$612	5.0%	$3,375	5.0%	$0	0.0%	$1,500	15.0%	$0	0.0%	$0	0.0%	$19,237	4.2%
Construction Administration	$45,000	30.0%	$10,500	30.0%	$27,000	30.0%	$3,672	30.0%	$20,250	30.0%	$0	0.0%	$0	0.0%	$15,000	20.0%	$0	0.0%	$121,422	26.5%
TOTAL	$150,000	32.7%	$35,000	7.6%	$90,000	19.6%	$12,240	2.7%	$67,500	14.7%	$8,600	1.9%	$10,000	2.2%	$75,000	16.4%	$9,685	2.1%	$458,025	100.0%

In May 2021, SPRB approved Quisenberry Arcari Malik, LLC ("QAM") (PRB #21-061) as one of five Firms under the latest *On-Call ARC Architect Series* of consultant contracts. These contracts have a common expiration date of August 15, 2023 and have a maximum cumulative fee of $1,000,000.

Since the award of this contract QAM has been approved for the following tasks under this series:

• Task Letter #1	MXCC – Advance Mfg Renov.	$99,695	(Informal)
• Task Letter #2	Capital CC – Mfg Feasibility Study	$29,850	(Informal)
	Total	$129,545	

The overall construction and total project budget for the Aircraft Storage-Maintenance Hangar Project is **$5,062,000** and **$7,048,420**.

Task Letter #3– QAM (PRB #22-142)	Architect Base Fees ($)	Special Services	Total Fee	Construction Budget ($)	% of Budget
Schematic Design	$53,211				
Design Development	$70,948				
Contract Documents	$106,422				
Bidding	$17,737				
Construction Administration	$106,422				
QAM'S BASE FEE (A)	$354,740			$5,062,000	7.00%
QAM Special Services Fee (#22-142)					
Surveying Services		$8,600			
Cost Estimating Services		$10,000			
Energy-LEED Services		$75,000			
Geo-Technical Services		$9,685			
TOTAL SPECIAL SERVICE FEE (#22-142) (B)		$103,285			
TOTAL FEE (PRB #22-142) (A) + (B)			$458,025	$5,062,000	9.05%

RECOMMENDATION:

It is recommended that SPRB **APPROVE** Task Letter #3 for in the amount of $458,025.

- DCS confirmed $458,025 is available for the Task Letter.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-142 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-142. The motion passed unanimously.

9. NEXT MEETING – Monday, October 3, 2022.

The meeting adjourned.

APPROVED: _____ Date: _____
John Valengavich, Secretary