

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 22, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on June 22, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

Brian Dillon, JUD
Sam Davis, DAS-CS

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 June 20, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

- 4. REAL ESTATE – NEW BUSINESS
- 5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS
- 6. ARCHITECT-ENGINEER – NEW BUSINESS

PRB #	23-094
Origin/Client:	DAS / JUD
Transaction/Contract Type	AE / Task Letter
Project Number:	BI-JD-377
Contract:	OC-DCS-ARC-0069
Consultant:	Svigals + Partners, LLP
Property	Bridgeport & New Haven JD – New Courthouse Study
Project purpose:	Study for New Courthouses & Reuse of Existing Courthouses
Item Purpose:	Task Letter #5

At 9:30 Mr. Dillon of the Judicial Branch and Mr. Davis from DAS-CS both joined the Meeting to participate in the Board’s discussion of this Proposal. Both left the Meeting at 9:52.

PROPOSED AMOUNT: \$448,880

Under this Proposal (PRB #23-094), DAS is seeking SPRB approval to expend \$448,880 to compensate the Consultant for the following professional ARC services:

The study shall include an evaluation of the existing facility needs, business operations, best design practices, location requirements, security needs, ADA standards and real estate requirements. The Consultant is to assess the existing courthouses to determine condition and ability to promote the efficient administration of legal proceedings and identify opportunities to improve space planning along with identifying the limitations within the existing facilities that would hinder such improvements under a renovation scenario.

Specifically, the project will encompass the following

- Phase 1: Working with key constituencies and stakeholders provide space and programming needs assessment for long term courthouse needs in both the New Haven and Bridgeport Judicial Districts:
 - Evaluate current and anticipated needs with a 10- and 20-year horizon.
 - Evaluate historical docket statistics for courthouse functions and provide demographic projections for future use.
 - Recommend appropriate court functions based on historic data and future projections.
- Phase 2: Masterplan for new courthouses in New Haven and Bridgeport and reuse of the historic courthouses (GA23 & GA2):
 - Develop stacking diagram(s) to determine site needs to be used in Phase 3 for dense urban siting as well as lower density site options.
- Phase 3: Final Report to include a Unifomat II Level 1 estimate for the various options including an escalation table over a 20-year horizon:
 - Based on results from Phase 2 work, evaluate areas in the respective cities where a new courthouse could be best sited based on the following criteria:
 - Available public transportation

- Access to restaurants and shopping
- Access from the state highways
- Parking needs

The report will also review possible Connecticut Environmental Policy Act (CEPA) requirements and other issues which may impact the project.

The Consultant's total fee \$448,880 is broken down as follows:

- 2A. Phase 1 Study (Draft Report): \$163,590 (42 days);
- 2B. Phase 2 Study (Draft Report): \$231,350 (112 days);
- 2C. Phase 3 Study (Final Report): \$53,940 (56 days).

Included in the fee above, DAS has authorized the Consultant to retain CGL Companies, located in NY, NY, to provide the Criminal Justice Facility Expert services for a total fee of \$285,880 (<https://cglcompanies.com/about-cgl/>).

In May 2021, SPRB approved Svigals + Partners, LLP ("SPL") (PRB #21-064) as one of six firms under the latest On-Call 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.

SPL has been approved for the following task(s) under this series (OC-DCS-ARC-0069):

• Task Letter #1	Housatonic CC – Renovations	\$72,000	(Informal)
• Task Letter #2	QVCC Building Conditions Assmt	\$19,840	(Informal)
• Task Letter #3	Camp Nett, Bldg 801 Door & Window	\$99,600	(Informal)
• Task Letter #4	ECSU Sports Center – Survey	\$30,775	(Informal)
• Task Letter #5	Bridgeport & New Haven Court study	\$448,880	(PRB #22-094-pend)
• Task Letter #6	Low Rise Building 200 Walkway repl	\$28,130	(Informal)
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		Total	\$250,345

RECOMMENDATION: It is recommended that SPRB approve Task Letter #5 for the Consultant to provide Study services related to the Study for Bridgeport & New Haven JD new Courthouses and reuse of existing courthouses.

- DCS confirmed \$448,880 is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 5/23/2023.
- Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$299,655.
- The Board approved the current On-Call Contract on 5-17-2021 (PRB #21-064) for a maximum fee of \$1,000,000 and a term that expires on 8/15/2023.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #23-094 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-094. The motion passed unanimously.

9. NEXT MEETING

– Monday, June 26, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary