

## STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 29, 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 29, 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](mailto: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:**

Ryan 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 26, 2023 Meeting. The motion passed unanimously.

### **2. COMMUNICATIONS**

Director Desai informed Board Members of a 6-27-2023 Communication from DAS Commissioner Gilman to Chairman Greenberg regarding DAS Leasing's process of continuing to submit Lease Renewals to the Board for the Board's review and action.

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

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

<b>PRB #</b>	23-095
<b>Origin/Client:</b>	DAS/DAS
<b>Transaction/Contract Type</b>	AE / Task Letter
<b>Project Number:</b>	BI-2B-414
<b>Contract:</b>	OC-DCS-ARC-0068
<b>Consultant:</b>	Friar Architecture, Inc.
<b>Property</b>	Hartford, Capitol Ave (490)
<b>Project purpose:</b>	CDECCA Plant Upgrades
<b>Item Purpose:</b>	Task Letter #8

**PROPOSED AMOUNT: \$307,500**

PROJECT BACKGROUND

At its meeting held on October 20, 2022 the State Properties Review Board voted, under PRB #22-179, to approve TASK LETTER #1A in the amount of \$100,895.60 to compensate the Consultant (Source One, Inc. DE) for providing services including additional inspections and testing of #1. Cooling tower system, #2. Condenser water piping, #3. Motor control centers, and #4. Transformers. Once the inspections and testing have been completed, conduct a final review of the findings and incorporate into report outlining the specific deliverables from each firm including current conditions, risks of failure, recommended actions (including order of magnitude costs), proposed phasing plans and timing.

In April 2022 the State Properties Review Board voted, under PRB #22-062, to approve TASK LETTER #1 in the amount Not-to-Exceed (NTE) \$320,066 to compensate the Consultant (Source One, Inc. DE) for professional services related to the technical due diligence and support leading to financial close of the Purchase and Sale Agreement and relocation of CAS pumping equipment and upgrades to the CAS. The Scope of Work was outlined in Phase 1 and 2 of the project.

All of the prior Consultant's retained with the CDECCA Facility were related to either the technical due diligence and support leading to financial close of the Purchase and Sale Agreement and relocation of CAS pumping equipment and future equipment upgrades to the CAS.

Under this Proposal (PRB #23-095), DAS is seeking SPRB approval of TASK LETTER #8 in the amount of \$307,500 to compensate the Consultant (Friar Architecture, Inc.) for providing design and CA services for this Project, with the following Scope of Work:

The Capitol District Energy Center Cogeneration Association (CDECCA) plant at 490 Capitol Avenue in Hartford has a vast array of equipment which is no longer in use. While a concurrent and separate project is underway to determine the plant's future equipment, this project involves design and construction administration for the demolition of substantial mechanical equipment no longer in use.

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

Review the operations of all existing systems and coordinate the systematic removal of

equipment and utilities and equipment with the Owner as required to provide an optimal configuration for the subsequent project. Provide design for removal of unused equipment and related systems including but not limited to: Heat Recovery Steam Generator, Steam Turbine, Absorption Chiller, Decommissioned Boiler and Plume Abatement System at the Cooling Tower. Design to include removal and/or resolution of equipment pads, catwalks/platforms, piping and electrical systems directly associated with this unused equipment.

DAS has authorized Friar Architects, Inc. to engage the services of the following sub-consultants:

1. RZ Design Associates of Rocky Hill to provide MEP and Structural Engineering services for a total fee of \$150,000; and
2. Pan American Consulting Services, LLC of Colchester to provide Estimating services for a total fee of \$7,500.

A breakdown of the Consultant’s proposed fee (\$307,500) is as follows:

Schematic Design/Design Development	\$107,625	50 days
Construction Documents	\$92,250	50 days
Bidding Documents	\$15,375	30 days
CA Phase:	\$92,250	90 days

In May 2021, SPRB approved Friar Architecture, Inc. (“FAI”) (PRB #21-063) 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.

FAI has been approved for the following task(s) under this series (OC-DCS-ARC-0068):

· Task Letter #1	Class A Burn Building – STR repairs	\$31,250	(Informal)
· Task Letter #2	Juvenile Training Center Study	\$74,350	(Informal)
· Task Letter #3	WCSU Berkshire Hall Fitness Center	\$39,000	(Informal)
· Task Letter #4	HCC Pre-Design Study AMTC	\$27,200	(Informal)
· Task Letter #5	Asnuntuck CC ADA-OCR Phase 2A	\$22,500	(Informal)
· Task Letter #6	SCSU Lyman Hall Roof Replacement	\$20,926	(Informal)
· Task Letter #7	DPH Lab and Warehouse	\$75,600	(Informal)
	<b>Total Informal</b>	<b>\$290,826</b>	
· Task Letter #8	CDECCA-CAS Plant Upgrades	\$307,500	(PRB #22-095-pend)
· Task Letter #9	Naugatuck Valley CC – ADA Imp.	\$145,000	(PRB #22-096-pend)
· Task Letter #10	Bldg Insp. & Minor Arc Services – various	\$40,000	(pending)
	<b>Total Pending</b>	<b>\$492,500</b>	
	<b>Total Committed</b>	<b>\$783,326</b>	
	<b>Maximum Total Fee</b>	<b>\$1,000,000</b>	
	<b>Uncommitted (Remaining)</b>	<b>\$216,674</b>	

DAS confirmed funding is in place for this Task Letter #8.

The construction budget for Task #8 was established at \$4,000,000.

Task Letter #8 – FAI Basic Services Fee (Informal)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Combined SD/DD Phase	\$107,625				
Contract Document Phase	\$92,250				
Bidding Phase	\$15,375				
Construction Administration (90 days)	<u>\$92,250</u>				
<b>TOTAL BASIC SERVICE FEE (Informal) (A)</b>	\$307,500			\$4,000,000	7.7%

**RECOMMENDATION:** It is recommended that SPRB approve Task Letter #8 for the Consultant to provide design and CA services related to the CDECCA Plant Upgrades.

- DAS confirmed \$307,500 is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 2/02/2023.
- The Board approved the current On-Call Contract on 5-17-2021 (PRB #21-063) for a maximum fee of \$1,000,000 and a term that expires on 8/15/2023.

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FROM PRB #22-179

**PROPOSED AMOUNT: \$100,895.60**

At its meeting held on April 7, 2022 the State Properties Review Board voted, under PRB #22-062, to approve TASK LETTER #1 in the amount Not-to-Exceed (NTE) \$320,066 to compensate the Consultant (Source One, Inc. DE) for professional services related to the technical due diligence and support leading to financial close of the Purchase and Sale Agreement and relocation of CAS pumping equipment and upgrades to the CAS. The Scope of Work was outlined in Phase 1 and 2 of the project.

DAS/DCS informed Staff that a previous Task Letter #1 with similar scope, approved in January 2022 under PRB #22-008, was executed and subsequently terminated with no services performed by the Consultant and no cost to the State.

And, at the March 7, 2022 SPRB Meeting, the Board, under PRB #22-036 approved Contract Amendment #1 to OC-DCS-ENGY-0030 to increase the maximum total cumulative fee to \$500,000, an increase of \$200,000.

Under this Proposal (PRB #22-179), DCS is seeking SPRB approval of TASK LETTER #1A in the amount of \$100,895.60 to compensate the Consultant (Source One, Inc. DE) for providing services for this Agency-Administered Project, with the following Scope of Work:

The scope of work for Task No. 1A includes, but is not limited to the following:

Additional inspections and testing of the cooling tower system, condenser water piping, motor control centers and transformers. Once the inspections and testing have been completed, conduct a final review of the findings and incorporate into report outlining the specific deliverables from each firm including current conditions, risks of failure, recommended actions (including order of magnitude costs), proposed phasing plans and timing.

Summary of testing to be conducted:

1. Cooling Tower System
2. Condenser Water Piping
3. Motor Controls Sensors
4. Transformers

DCS has authorized Source On to engage the services of a sub-consultant - Waldron Engineering & Construction, Inc. - of Exeter, NH to provide the inspection and testing services for a total fee of \$70,240.

DCS provided the following narrative in support of this request.

As a result of the findings of the due diligence study, it was determined that additional inspections and testing of the cooling tower system, condenser water piping, motor control centers and the transformers are warranted. Once the inspections and testing have been completed, SourceOne and Waldron will perform a review of the findings and incorporate them into a memo report outlining the specific deliverables from each firm including current conditions, risks of failure, recommended actions (including order of magnitude costs), proposed phasing plans and timing. All reviews and recommendations will be directed in consideration of the State's future operational needs.

DCS provided a breakdown of how the Consultant's fee was calculated as follows:

The above T1A fee was negotiated as follows:	
<b>T1A Basic Fee:</b>	<b>\$ 100,895.60</b>
• Cooling Tower Inspection:	\$ 12,850.00
• Electrical Inspection	\$ 27,490.00
• Piping Wall Thickness Inspection	\$ 15,100.00
• Review/Report/PM/Admin	\$ 14,800.00
• Subcontractor Markup	\$ 7,024.00
• Project Management	\$ 12,250.00
• Task Letter 1 Vendor Markup Allowance	\$ 11,381.60
The statutory funding authority is PA#1 2015; SEC 20-16.	
NOTE: The negotiated fee includes sub-consultant mark-up allowance from Task Letter One. Due to the time sensitive nature of the original task the consultant did not include the markup in their proposal. DAS Facilities Management agreed to include those cost in this supplemental task letter.	

Source One has been selected for the following Tasks under the On-Call Contract.

• Task Letter #1	CDECCA Plant Acquisition (NTE Fee)	\$265,050	(22-008) terminated
• Task Letter #1	CDECCA Plant Acquisition (NTE Fee)	\$320,066	(22-062)
<b>Total Fee to Date:</b>		\$320,066	

**RECOMMENDATION:**

It is recommended that SPRB approve Task Letter #1A for Source One, Inc (DE) in the amount \$100,895.60.

- DCS confirmed funding is available for the Task Letter.
- The Board approved the current On-Call Contract for a maximum fee of \$300,000 and a term that expires on 3/01/2024 (PRB #21-181) and amended the On-Call Contract to increase the maximum cumulative fee to \$500,000 (PRB #22-036).

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FROM PRB #22-062

**PROPOSED AMOUNT: NTE \$320,066**

At its meeting held on January 18, 2022 the State Properties Review Board voted, under PRB #22-008, to approve TASK LETTER #1 in the amount Not-to-Exceed (NTE) \$265,050 to compensate the Consultant (Source One, Inc. DE). The Consultant's Scope of Work was to include Phase 1 & Phase 3 Services (Phases 2 & 4 were identified as future services), to provide technical due diligence and support leading to financial close as follows:

Phase 1:

1. Establish RFI process and secure data room for transfer of information.
2. Conduct two day site walk with all stakeholders to survey property and establish scope bounds of due diligence period.
3. Conduct interviews with operational staff on recent changes to plant from electrical generating facility to thermal supply facility.
4. Review and comment of related documents outlined in proposal.
5. Provide technical due diligence and owners representation of technical related matters pertaining to acquisition of CDECCA plant including items outlined in proposal.
6. Request and review complete asset inventory/ database and assign action items to each major piece of equipment relative to execution of PSA
7. Prepare Scope Of Work/ RFP, review, administer and manage specialty consultants for purposes of supporting due diligence efforts
8. Utility commodity procurement strategy and options review

Phase 3:

1. Options and strategy assessment for relocating pump house system within plant
2. Concept sketches to convey level of design and installation effort to arrive at milestone schedules.
3. Evaluation of phasing (design and construction options) for optimizing existing temporary hot water boiler and distribution system at pump house and incorporating into plant capital renewal goals of converting from steam to hot water.
4. Development of millstone schedule showing options under consideration and their impact on key dates and currently operations.
5. Conduct supporting cost benefit analysis for the options identified.

DAS/DCS informed Staff that Task Letter #1, approved in January 2022 was executed and subsequently terminated with no services performed by the Consultant and no cost to the State.

At the March 7, 2022 SPRB Meeting, the Board, under PRB #22-036 approved Contract Amendment #1 to OC-DCS-ENGY-0030 to increase the maximum total cumulative fee to \$500,000, an increase of \$200,000.

Under this Proposal (PRB #22-062), DCS is seeking SPRB approval of TASK LETTER #1 in the amount Not-to-Exceed (NTE) \$320,066 to compensate the Consultant (Source One, Inc. DE) for providing services related to the technical due diligence and support leading to financial close of the Purchase and Sale Agreement and relocation of CAS pumping equipment and upgrades to the CAS.

The Scope of Work is outlined below in two (2) separate phases. The overall proposed program of services for this task to support the State with the acquisition and successful operation of the Capitol District Energy Center Cogeneration Association (CDECCA) Plant includes Phase 1 and 2.

Phase 1:

1. Establish RFI process and secure data room for transfer of information
  - a) Prepare, submit and manage RFI to Hull St Energy LLC (Seller) on behalf of the State (Purchaser) for technical and operational due diligence information
  - b) Establish secure data room for storing and transferring data
  - c) Track and follow up on RFI's and adjust due diligence schedule accordingly
  - d) Deliverables:
    - 1) managed and organized RFI process with data room files organized by system/area accessible for future reference
    - 2) Turnover document register to State of CT
2. Conduct two day site walk with all stakeholders to survey property and establish scope bounds of due diligence period.
  - a) Document and markup most recent versions of as-built plans and general arrangements in order to establish points of demarcation between Buyer, Seller and essential utility services such as natural gas, electricity, water and sewer.
  - b) Deliver written plan and recommendations on preferred position to support buyer/seller negotiations or post asset operation/renewal.
  - c) Identify specialty consultants and contractor work packages to support Buyer's due diligence.
  - d) Deliverables:
    - 1) Interim letter report indicating any systems requiring further detailed inspection or investigation necessary within the PSA defined due diligence period
    - 2) Reports of visual observations of existing conditions and recommendations to remedy and identified anomalies, by system/area of plant.
    - 3) A meeting will be conducted following the presentation of the interim letter report to determine if findings under this task warrant a change in due diligence strategy, schedule or scope.
3. System/ Operating condition assessments and documentation review
  - a) Conduct interviews with operational staff on recent changes to plant from electrical generating facility to thermal supply facility
  - b) Deliverables:
    - a) Summary matrix of major systems/equipment along with narrative on identified risks and recommendations regarding future configuration and operation of the plant
    - b) Report documenting changes made by seller with respect to repurposing the plant from electric to thermal only.
    - c) Summary report of overall condition of the plant based on both visual observations, seller Q&A sessions, and seller provided conditions assessment field testing, inspections and major maintenance reports.
4. Review and comment on the following documents
  - a) Subcontracts for plant operations and maintenance
  - b) Major equipment overhaul history, field and inspection reports
5. Provide technical due diligence and owners representation of technical related matters pertaining to acquisition of plant including the following:
  - a) Conduct observational level condition assessment based on two day site walkdown
  - b) Review existing asset condition assessments of plant systems and equipment, as provided by Seller
  - c) Review field testing, inspections and major maintenance reports, as provided by Seller

- d) Define and confirm specific points of demarcation/ownership on official general arrangement/site plan
- e) Review and comment on RFP's, scope of work packages and associated deliverables issued and managed by the State of CT for acquisition support services
- f) Review and comment on third party/contractor technical reports commissioned by State of CT
- g) Survey and define excluded systems and equipment to support decommissioning plan
- h) Scope and specify decommissioning plan for non-essential equipment ( i.e. electric generating assets)
- i) Conduct utility capacity assessment based on information provided by Seller and review powering of remaining equipment from local utility, based on Seller provided data
- j) Lead introductory call with gas and electric utility to discuss options for service mains and tariff structure.

Prepare Scope of Work / RFP, review and administer for the following specialty consultants (to be retained by the State) for purposes of supporting the State of Connecticut (Purchaser)'s Due Diligence efforts, as required

- a. Environmental consulting firm to conduct required level of site environmental assessment
- b. Environmental consulting firm to conduct air permit review
- c. Civil and structural assessment for the following systems
  - i. Building core & shell structural evaluation, excluding internal thermal and power generation structures ( By State retained consultants)
  - ii. Internal structural evaluation, including internal thermal and power generation structures, i.e. Heat Recovery Steam Generator (HRSG). Surveying consulting firm to conduct required level of site assessment

#### Phase 2:

Develop alternate concepts for relocating pump house system within plant and reaching end goal of converting from a steam to hot water system. Score and rank concepts for consideration to determine appropriate strategy in development of a plan for repowering the facility with hot and chilled water production to service the long-term needs of the CAS. This scope of work shall also include:

1. Options and strategy assessment for relocating pump house system within plant
2. Concept sketches to convey level of design and installation effort to arrive at milestone schedules.
3. Evaluation of phasing (design and construction options) for optimizing existing temporary hot water boiler and distribution system at pump house and incorporating into plant capital renewal goals of converting from steam to hot water
4. Development of milestone schedule showing options under consideration and their impact on key dates and current operations.
5. Conduct supporting cost benefit analysis for the options identified

#### Deliverables:

1. Memo report outlining options and recommendations for relocating pump house operations inside seller's facility
2. Conceptual equipment arrangement plans for pump house equipment relocation options
3. Milestone schedule for pump house equipment relocation
4. Cost opinion of pump house equipment relocation based on concept level design and construction activity



A breakdown of the Consultant's proposed fee NTE (\$320,066) is as follows:

Phase 1: Total fee \$235,010

- a. Establish RFI process (32 hrs.): \$7,150
- b. Initial Site Walk, operation interviews, due diligence scope and work plan: \$45,176
- c. System / operating condition assessments and documentation: \$88,368
- d. Decommissioning scope and equipment removal strategy: \$94,316

Phase 2: Total fee \$85,056

- a. Strategy and options assessment for relocation of pump house system within new plant: \$85,056

Source One has been selected for the following Tasks under the On-Call Contract.

• Task Letter #1	CDECCA Plant Acquisition (NTE Fee)	\$265,050	(22-008)
<b>Total Fee to Date:</b>		<b>\$265,050</b>	

DAS/DCS informed Staff that Task Letter #1, approved in January 2022 under PRB #22-008 was executed and subsequently terminated with no services performed by the Consultant and at no cost to the State.

**RECOMMENDATION:**

It is recommended that SPRB approve Task Letter #1 for Source One, Inc (DE) in the amount NTE \$320,066.

- DCS confirmed funding is available for the Task Letter.
- The Board approved the current On-Call Contract for a maximum fee of \$300,000 and a term that expires on 3/01/2024 (PRB #21-181) and amended the On-Call Contract to increase the maximum cumulative fee to \$500,000 (PRB #22-036).

<b>PRB #</b>	23-096
<b>Origin/Client:</b>	DAS/CTC
<b>Transaction/Contract Type</b>	AE / Task Letter
<b>Project Number:</b>	BI-CTC-671
<b>Contract:</b>	OC-DCS-ARC-0068
<b>Consultant:</b>	Friar Architecture, Inc.
<b>Property</b>	Waterbury, Chase Parkway (750) - NVCC
<b>Project purpose:</b>	NVCC ADA Improvements
<b>Item Purpose:</b>	Task Letter #9

At 9:30 Mr. Davis, of DAS-CS, joined the Meeting to participate in the Board's discussion of this Proposal. He left the Meeting at 9:42.

**PROPOSED AMOUNT: \$145,000**

PROJECT BACKGROUND

FROM NVCC 2016 MASTER PLAN

Most buildings at the College were built prior to the Americans with Disabilities Act and the awareness of the importance of accessibility. In 2014, NVCC and SCSU BOR commissioned a comprehensive ADA Compliance Study, by Silver / Petrucelli +

Associates. The study assessed all buildings at the college as well as the site. The study assessed each building in 29 categories and ranked the priority of project need. The buildings requiring the most renovation to comply are the Learning Center, Ekstrom and Kinney, in that order.

Silver / Petrucelli prepared order-of-magnitude cost estimates for these projects. The Master Plan incorporates the findings of this study as well as the cost estimates, adjusted for inflation. For cost effectiveness, and to minimize disruption, the ADA projects could be implemented as part of the following comprehensive renovations by building.

From DAS Form 1105

CSCU is requesting the on-call design and construction phase services of an Architect for ADA compliance improvements at Naugatuck Valley Community College. Based on an ADA compliance study in 2014 by Silver/Petrucelli Associates (BI-CTC-483), the aging buildings needed significant improvements and projected construction hard cost were about \$10 million. The awarded consultant will work with the CSCU and Naugatuck to prioritize the project needs and determine the final corrective work to be included in this project, based from the previous study and available funds. A new or revised conditions assessment updating the study is not within this projects scope. CSCU was able to obtain a \$5M bond fund authorization in FY 19, PA-17-2 Sec 397(h)(4), for improvements and obtained a bond commission allocation of \$2M from those funds. Without success, CSCU continued to request an additional authorization of \$5M. Any ADA deficiencies in the study for Kinney Hall and Ekstrom Hall will be excluded at this time since major renovations are proposed in the CSCU 2030 Program, and thus a low priority.

Under this Proposal (PRB #23-096), DAS is seeking SPRB approval of TASK LETTER #9 in the amount of \$145,000 to compensate the Consultant (Friar Architecture, Inc.) for providing design and CA services for this Project, with the following Scope of Work:

The consultant will provide design and construction administration services to implement certain ADA Compliance recommendations from the Design Compliance Report prepared by Silver/Petrucelli Associates in 2015.

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

- Technology Hall: Area of refuge 2-way communications, bathroom upgrades, accessible doors and hardware, and detectable signage.
- Kinney Hall: Counter upgrade.
- Fine Arts: Area of refuge 2-way communications, detectable signage, wayfinding, green room millwork and sink, drinking fountains, and accessible doors and hardware.
- Student Center: Area of refuge 2-way communications, detectable signage, counter upgrade, wayfinding, art room millwork and sink, drinking fountains, accessible doors and hardware, and bathroom upgrades.
- Learning Center: Area of refuge 2-way communications, detectable signage, accessible ramps book stack modifications, wayfinding, accessible doors and hardware, and drinking fountains.
- Plaza: Main entrance upgrades and wayfinding.

The design work will include verification of possible expansion and associated demolition of existing spaces to accommodate ADA requirements, including specification of finishes and accessories. The design team will coordinate provision and installation of accessories and equipment with the Owner.

DAS has authorized Friar Architects, Inc. to engage the services of the following sub-consultants:

1. RZ Design Associates of Rocky Hill to provide MEP and Structural Engineering services for a total fee of \$19,500;
2. Pan American Consulting Services, LLC of Colchester to provide Estimating services for a total fee of \$5,000;

3. P. H. Hawley Associates, LLC of Berlin to provide Hardware Consultant services for a total fee of \$5,000; and
4. Archtix, LLC of Stafford Springs to provide Specification Writing services for a total fee of \$8,000.

A breakdown of the Consultant’s proposed fee (\$145,000) is as follows:

Schematic Design/Design Development	\$50,750	50 days
Construction Documents	\$43,500	40 days
Bidding Documents	\$7,250	30 days
CA Phase:	\$43,500	90 days

In May 2021, SPRB approved Friar Architecture, Inc. (“FAI”) (PRB #21-063) 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.

FAI has been approved for the following task(s) under this series (OC-DCS-ARC-0068):

· Task Letter #1	Class A Burn Building – STR repairs	\$31,250	(Informal)
· Task Letter #2	Juvenile Training Center Study	\$74,350	(Informal)
· Task Letter #3	WCSU Berkshire Hall Fitness Center	\$39,000	(Informal)
· Task Letter #4	HCC Pre-Design Study AMTC	\$27,200	(Informal)
· Task Letter #5	Asnuntuck CC ADA-OCR Phase 2A	\$22,500	(Informal)
· Task Letter #6	SCSU Lyman Hall Roof Replacement	\$20,926	(Informal)
· Task Letter #7	DPH Lab and Warehouse	\$75,600	(Informal)
	<b>Total Informal</b>	<b>\$290,826</b>	
· Task Letter #8	CDECCA-CAS Plant Upgrades	\$307,500	(PRB #22-095-pend)
· Task Letter #9	Naugatuck Valley CC – ADA Imp.	\$145,000	(PRB #22-096-pend)
· Task Letter #10	Bldg Insp. & Minor Arc Services – various	\$40,000	(pending)
	<b>Total Pending</b>	<b>\$492,500</b>	
	<b>Total Committed</b>	<b>\$783,326</b>	
	<b>Maximum Total Fee</b>	<b>\$1,000,000</b>	
	<b>Uncommitted (Remaining)</b>	<b>\$216,674</b>	

DAS and CSCU confirmed funding is in place for this Task Letter #9.

The construction budget and total project budget for Task #9 was established at \$1,580,000 and \$1,997,500, respectively.

Task Letter #9 – FAI Basic Services Fee (Informal)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Combined SD/DD Phase	\$50,750				
Contract Document Phase	\$43,500				
Bidding Phase	\$7,250				
Construction Administration (90 days)	\$43,500				
<b>TOTAL BASIC SERVICE FEE (Informal) (A)</b>	<b>\$145,000</b>			<b>\$1,580,000</b>	<b>9.2%</b>

Based on the review, staff had following questions for clarification:

1. Pl provide ADA compliance study including any amended studies.  
DAS Response: See attached report.  
Staff Response: The final draft of the Study was delivered in April 2015. OK
2. Are there environmental/hazardous material issues that may be encountered during demolition?  
DAS Response: No

Staff Response: OK

**RECOMMENDATION:** It is recommended that SPRB approve Task Letter #9 for the Consultant to provide design and CA services related to the ADA Improvements at NVCC.

- DAS and CSCU confirmed \$145,000 is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 2/02/2023.
- The Board approved the current On-Call Contract on 5-17-2021 (PRB #21-063) 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 #23-095** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-095. The motion passed unanimously.

**PRB FILE #23-096** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-096. The motion passed unanimously.

**9. NEXT MEETING** – Monday, July 3, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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