

## STATE PROPERTIES REVIEW BOARD

### Minutes of Special Meeting Held On October 23, 2023 – solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on October 23, 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:**

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

#### **Members Absent:**

#### **Staff Present – solely by means of electronic equipment:**

Dimple Desai  
Thomas Jerram

#### **Guests Present – solely by means of electronic equipment:**

Jenna Padula, Esquire, DAS-CS  
David Barkin, DAS-CS  
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 October 19, 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 #** 23-175  
**Origin/Client:** DAS/DEEP  
**Transaction/Contract Type:** AE / Amendment  
**Project Number:** BI-T-615  
**Contract:** BI-T-615-ARC  
**Consultant:** TLB Architecture, LLC  
**Property:** Watertown, Thomaston Rd (2065) – Black Rock State Park  
**Project purpose:** New West District Headquarters at Black Rock State Park  
**Item Purpose:** Amendment #4

PROPOSED AMOUNT: \$99,932

Project Background

From Form 1105

The Department of Children and Families currently utilizes the facility located at 395 West Main Street in Waterbury as part of their Region 5 offering intake, evaluation and continuous care and treatment services. The facility is appx. 29,000 s.f. on 3 floors with an adjacent parking deck. The building includes at least (2) additions prior to the State acquiring it in 1993.

Over the past few months, employees on the second floor have noticed random occurrences of excessive vibration and have raised a concern. The employees, property management staff, and agency heads have been unable to track a pattern or cause and have asked for assistance in determining/mitigating the issue. DAS|FM has been unable to locate an original documentation or as-built information for the subject facility, which could have helped in determining a cause.

On February 19, 2020, DAS-CS retained the Consultant – Conlon Engineering, LLC – under Task Letter #2 (informal) to their On-Call Contract OC-DCS-STR-0033 to conduct a forensic study of 395 West Main Street, Waterbury, CT that consisted of a structural analysis and monitoring program to characterize the reported shaking and attempt to find correlation with external impulses or forcing actions and present a written report to DAS. The Consultant’s Fee was \$19,750.

On January 15, 2021, DAS-CS retained the Consultant under Task Letter #2A (informal), compensating the Consultant \$27,200 to submit a written report detailing the Consultant’s investigations that included the following scope of work:

- Monitor building for movement using SENSR CX1 Structural Response Monitor. This monitor combines three accelerometers, two inclinometers, and one temperature sensor in one device. One unit shall be provided and shall be installed, removed, and reinstalled in each of three locations to be monitored.
- Prepare a structural analysis of all framed floors for loading.
- Based on results of analysis, ascertain allowable loading to quantify concentration of occupants, partitions and filing cabinets to not exceed allowable loading.
- Install, remove, and extract data from vibration monitoring system to record acceleration and frequency of movements.
- Extract one cylinder of concrete each from the first and second floor slabs for testing. Cylinders shall be extracted and tested for weight and strength. Restore cored area with grout or comparable material.
- Visit the site to observe and measure 100% of the first and second floor framing. Access framed floors and endeavor to identify framing configuration, dimensions, standard shapes, and loading for all framed floors.

- Prepare structural analysis of framing for static gravity loading per the structural provisions of 2018 CT State Building Code.
- Prepare structural analysis of framing per AISC Design Guide 11 “Vibrations of Steel-Framed Structural Systems Due to Human Activity”.

On March 31, 2022, DAS-CS retained the Consultant under Task Letter #2B (informal), compensating the Consultant \$14,860 to expand upon the original scope in Task Letters #2 and #2A to further investigate repairs necessary to address the framing deficiencies noted in Consultant’s letter report dated October 7, 2021. The intent of the investigation was to prepare a conceptual structural repair narrative that includes a third-party Opinion of Probable Cost (OPC) for the work. The repair narrative and OPC was for two scenarios, as follows:

Option #1: Remove ceilings, MEP, etc. to access the structure above and make appropriate modifications to strengthen the floor framing in the area found to have insufficient live load capacity (Existing 2nd Floor – Northeast Corner).

Option #2: Full scope of Option #1; and Stiffening to enhance the 2nd floor framing to meet AISC vibration criteria for office (Existing 2nd Floor – Northeast and Southeast Floor Areas. These repairs will be explored via two methods: A) Reinforcement of framing throughout; and B) Installation of tuned mass dampers.

In addition, the Consultant was required to provide the following:

1. Retain a third-party vendor to prepare an OPC associated with the structural repair work detailed in the conceptual structural repair narrative.
2. Visit the site to lead a walkthrough with the third-party vendor and to observe and note site conditions that may impact execution of the work. This work will include documentation of the 2nd floor framing that has previously been inaccessible.
3. Prepare schematic structural design of typical reinforcement for Options 1 and 2 as noted. Design shall be schematic in nature and as required for development of an OPC. Construction Documents for the work shall be prepared under a separate agreement.
4. Prepare conceptual structural repair narrative including:
  - a) Typical structural repairs for a portion of the 2nd floor framing to increase live load capacity to meet the structural requirements of the building code (Northeast corner).
  - b) Typical structural repairs for a portion of the 2nd floor framing for enhanced performance to meet the AISC vibration criteria for the offices (Northeast and Southeast floor areas).
  - c) OPC for the scopes of repair work.
  - d) Prepare two construction schedules to indicate the duration of the two (2) options for repairs.

Under this Proposal (#23-176), DAS is now seeking Board approval of Task Letter #2C to their On-Call Contract - OC-DCS-STR-0033 - to compensate the Consultant \$99,932, do provide design and construction administration services with the following scope of work:

1. This is a supplemental request for additional structural engineering services to further investigate repairs necessary to address framing deficiencies in accordance with option 2 of the Consultant’s recommendation from the “Structural Repair Narrative and OPC Report” dated June 30, 2022.

From the revised Form 1105:

Pursuant to CONLON ENGINEERING, LLC’s TL No. 2B the consultant’s scope was expanded to further investigate repairs necessary to address the framing deficiencies. In conclusion, the consultant submitted “Structural REPAIR NARRATIVE and OPC Report”, dated June 30, 2022.

Per the consultant’s recommendation per the referenced report, DAS|FM would like to proceed with Option No. 2:

- Remove ceilings, MEP, etc. to access the structure above and make appropriate modifications to strengthen the floor framing in the area found to have insufficient live load capacity (Existing 2nd floor – Northeast Corner). The structural bay between column lines A-B and 2-5 by inserting eight new beams to increase live load capacity.
- Stiffening to enhance the 2nd floor framing to meet AISC vibration criteria for office (Existing 2nd Floor – Northeast and Southeast Floor Areas by welding plates & bars to existing structural members for the entire footprint of the 1980’s addition between column lines A-E and 1-5.
- The design team should be expanded to include the services of an architect and MEP consultant.

In September 2017, SPRB approved (PRB #17-240) Conlon Engineering, LLC (CEL) as one of six firms under the 8<sup>th</sup> series of *On-Call Structural Engineering Consulting Contracts* that had a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 9/30/2019.

In August 2019, the On-Call STR Series (19-162) was amended to extend the contract expiration date to September 30, 2020. There was no increase to the contract amount.

CEL was approved for the following task(s) under this OC-DCS-STR-0033 series:

|                 |  |           |                  |
|-----------------|--|-----------|------------------|
| OC-DCS-STR-0033 | Conlon Engineering LLC                 | \$500,000 | 17-240           |
| 9/30/2020       |  | \$500,000 | 19-262           |
| Task Letter #2  | 395 W. Main Street, Structural/Seismic | \$19,750  | (Informal)       |
| Task Letter #2A | 395 W. Main Street, Structural/Seismic | \$27,200  | (Informal)       |
| Task Letter #2B | 395 W. Main Street, Structural/Seismic | \$14,860  | (Informal)       |
|                 | Total Informal TLs                     | \$61,810  |                  |
| Task Letter #2C | 395 W. Main Street, Structural/Seismic | \$99,932  | (23-176)-Pending |
|                 | Total Committed Funds                  | \$161,742 |                  |
|                 | Maximum Total Fee                      | \$500,000 |                  |
|                 | Uncommitted (Remaining)                | \$338,258 |                  |

CEL was approved for the following task(s) under the subsequent OC-DCS-STR-0040 series (3-31-23 expiration):

|           |                 |                           |           |            |
|-----------|-----------------|---------------------------|-----------|------------|
| 9/30/2022 | OC-DCS-STR-0040 | Conlon Engineering LLC    | \$500,000 | 20-147     |
| 3/31/2023 | Task Letter #1  | Firearms Shedder Floor    | \$12,310  | (Informal) |
|           | Task Letter #2  | 18-20 Trinity vacate work | \$5,000   | (Informal) |
|           | Task Letter #3  | CAS-CEDECCA Feasibility   | \$17,000  | (Informal) |
|           |                 | Total Committed Funds     | \$34,310  |            |
|           |                 | Maximum Total Fee         | \$500,000 |            |
|           |                 | Uncommitted (Remaining)   | \$465,690 |            |

In May 2023 CEL was also awarded an On-Call STR-0057 contract (23-057) under the 10th series of On-Call Structural Engineering Consulting Contracts that had a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 08/15/2025 (no new TLs assigned).

The Construction Budget and total Project Budget are estimated at \$966,850 and \$1,387,385, respectively.

DAS has confirmed funding is in place for this Task Letter.

| Task Letter #2 –CEL Basic Services Fee (Informal-T2)       | Base Fees (\$) | Special Services | Total Fee | Construction Budget (\$) | % of Budget |
|--|----------------|------------------|-----------|--------------------------|-------------|
| CEL Special Service (Informal-#T2) (B)                     |                |                  |           |                          |             |
| Structural Analysis and Monitoring                         |                | \$19,750         | \$19,750  | \$0                      |             |
| CEL Special Service (Informal-#T2A) (B1)                   |                |                  |           |                          |             |
| Structural Monitoring, Analysis & Sampling                 |                | \$27,200         | \$46,950  | \$0                      |             |
| CEL Special Service (Informal-#T2B) (B2)                   |                |                  |           |                          |             |
| Field Work   |                | \$3,500          |           |                          |             |
| Structural Analysis and Repair Narrative                   |                | \$7,250          |           |                          |             |
| Estimating Services and OPC                                |                | \$2,860          |           |                          |             |
| Review   |                | \$500            |           |                          |             |
| Reporting  |                | \$750            |           |                          |             |
| TOTAL SPECIAL SERVICE FEE (Informal #T2B) (B) + (B1) +(B2) |                | \$14,860         | \$61,810  | \$0                      |             |
| CEL Basic Service (23-176 - #T2C) (A)                      |                |                  |           |                          |             |
| Schematic Design/Design Development Phase                  | \$34,384       |                  |           |                          |             |
| Contract Documents   | \$32,467       |                  |           |                          |             |
| Bid Phase  | \$2,059        |                  |           | \$0                      |             |
| CA Phase   | \$31,022       |                  |           |                          |             |
| TOTAL BASIC SERVICE FEE (23-176-TL 2C) (A)                 | \$99,932       |                  |           | \$966,850                | 10.34%      |
| TOTAL FEE (PRB #23-176) (A)+(B)+(B1)+(B2)                  |                |                  | \$161,742 | \$966,850                | 16.73%      |

**Staff Comments:**

- Pl clarify why the on-call series STR-0033 is being utilized, which was approved in 2017 and now expired. STR-0040 is also being utilized for other TLs. In May 2023, another on-call series STR-0057 was approved that expires on 8/15/2025.

**RECOMMENDATION:** It is recommended that SPRB **SUSPEND** Task Letter #2C in the amount of \$99,932 for the Consultant to provide design and construction administration services for the Project, pending resolution of the concern as discussed during the meeting for the multiple on-calls for the same consultant.

- DAS confirmed \$99,932 is available for the Task Letter.
- The Board approved the current On-Call Contract with a maximum total cumulative fee of \$500,000/contract (PRB #17-240) and an expiration date of September 30, 2020 (as amended 19-262).
- Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$338,258.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 8/16/2023.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #23-176** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB

FILE #23-176. The motion passed unanimously.

- 9. NEXT MEETING** – Thursday, October 26, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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