

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 11, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 11, 2011 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF August 4, 2011.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 4, 2011. The motion passed unanimously.

### **REAL ESTATE- UNFINISHED BUSINESS**

### **REAL ESTATE- NEW BUSINESS**

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 11 - 162 **Transaction/Contract Type:** RE / Holdover Agreement  
**Origin/Client:** DAS / Public Defender Services Commission  
**Statutory Disclosure Exemptions:** 4b-23(e); 1-200(6) & 1-210(b)(7)

**PRB #** 11 - 165 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS / Public Defender Services Commission  
**Statutory Disclosure Exemptions:** 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject holdover and lease agreements at 9:50 a.m. and concluded at 9:57 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session and enter into Open Session. The motion passed unanimously.

### OPEN SESSION

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**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER - NEW BUSINESS**

**PRB#** 11-158 **Transaction/Contract Type:** AE / Contract Amendment  
**Project Number:** BI-FP-008B **Origin/Client:** DPW/DPW  
**Contract:** BI-FP-008B-ARC, Contract Amendment #1  
**Consultant:** Tecton Architects Inc.  
**Property:** Hartford Regional Fire School, Windsor Locks

**Project Purpose:** Expansion of Maintenance and Burn Building Facility  
**Item Purpose:** A/E Contact Amendment #1 to compensate the architect for expanded CA services, special inspections and additional design services.

In 2007, the Department of Public Works & Connecticut Fire Prevention and Control Commission (CFPC) decided to locate the future 7,600 SF maintenance building and new 3-story, 4,300 SF burn building at the existing CFPC academy site located at the E/S and W/S of Perimeter Road. Due to site constraints, the new open-air Trench Rescue Simulator was not to be designed and constructed. In order, construction and total project budgets are currently \$3,692,000 and \$5,359,760. SA 04-2, Section 2 (d) (3) authorized \$10.0 million for the construction & renovation of Fire Training Schools which are quasi-state agencies.

On 07/31/2008, the Board approved (PRB #08-198) Tecton Architects Inc. ("Tecton") formal contract for complete design phase services in the amount of \$485,698. The Board subsequently approved a Commission Letter #1 to this contract, PRB #09-130, for the additional redesign services in the amount of \$20,252 bringing the total contract value to \$505,950.

Mr. Dillon recommended approval of the Contract Amendment #1 in the amount of \$129,960 for Tecton Architects Inc. to provide additional design services, special inspection services and expanded CA services for the project. He noted that the consultant's fee for Basic Services is within the guidelines in the DCS Consultant Procedures Manual for a Class B Project (9%) plus Renovation (+ 3%) and 1% CA Services = 13%. Although the overall project CA services exceed the DPW Guidelines (Project CA Services = \$101,000 + \$112,500 = \$213,500/\$3,692,000 = 5.7%) by 0.7%, the Board's approval is justified based on the expanded CA scope proposal and breakdown provided by the Tecton Architects. In general, the expanded CA scope will include three consulting firms; Tecton Architects, BVH Integrated Services and Purcell Associates.

**OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #11-158** - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-158. The motion passed unanimously.

**PRB FILE #11-162 & PRB File #11-165** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-162 & PRB File #11-165. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary