

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 27, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 27, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Jack Halpert

Members Absent: John P. Valengavich, Secretary

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF FEBRUARY 21, 2017. Mr. Halpert moved and Mr. Josephy seconded a motion to accept the minutes of February 21, 2017. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 17-038 **Transaction/Contract Type:** RE / Easement
Origin/Client: DEEP/DOT
Grantee: Town of West Hartford
Property: Northerly and Southerly sides of Park Road, West Hartford
Project Purpose: Improvements to Park Road / I-84 Interchange
Item Purpose: DEEP conveyance of a permanent easement of 1,949± SF on the southerly side of Park Road; a permanent easement of 9,885± SF on the northerly side of Park Road; and a temporary work area easement of 15,000± SF located northerly of Park Road in connection with the *Park Road/I-84 Interchange Improvements Project*.

Staff reported that the easement area is primarily located along the northerly side of Park Road at the eastern boundary of its intersection with Raymond Road and westerly intersection with Trout Brook Drive. Although, Easement Area #1 comprises a small area around the I-84 Interchange Ramp. The easement areas can generally be described as follows:

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 27, 2017

Page 2

- **Easement Area #1** – 1,949-SF located along the southerly side of Park Road at the I-84 and Park Road interchange intersection. This easement area is required for the reconstruction, grading and widening of the intersection to create a dedicated right hand turning lane as well as the installation and maintenance of traffic control equipment.
- **Easement Area #2** – 9,885-SF located along the northerly side of Park Road at the I-84 and Park Road interchange intersection. This easement area is required for the reconstruction of various site and safety improvements such as stone planter, flag pole, traffic arm mast and signal equipment, concrete sidewalks, lighting and additional site improvements.
- **Easement Area #3** – 15,000-SF located along the northerly side of Park Road at the I-84 and Park Road interchange intersection. This easement area is a temporary easement required for the right to pass and re-pass with construction equipment and personnel over the property until the completion of the construction project.

Staff recommended Board **approval** for the granting of these easements pursuant to CGS 22a-324 i for the following reasons:

- The conveyance is consistent with CGS 22a-324, which stipulates that the Department of Energy and Environmental Protection (“DEEP”) can enter into agreements concerning, any land, buildings and real property owned by the state and obtained for or in connection with works of improvement under sections 22a-318 to 22a-322.
- As requested in the transmittal and consistent with the site plans and deed descriptions; DEEP is conveying to the Town of West Hartford easement rights for two permanent highway easements with each one comprising 1,949-SF and 9,885-SF respectively as well as a 15,000-SF temporary construction easement.
- The deed description is consistent with a surveys of the property dated September 2016 and the the legal description provided for each conveyance.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-033	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-RT-844	Origin/Client	DCS/DOE
Contract:	BI-RT-844-ARC		
Consultant:	Drummey Rosane Anderson, Inc.		
Property:	Emmett O’Brien Technical High School, Ansonia		
Project Purpose:	Campus Additions and Renovations Project		
Item Purpose:	Amendment #6 to provide additional design services for various improvements in connection with Campus Additions and Renovations Project.		

Staff reported that Emmett O’Brien Technical High School is a 2-story brick faced structure constructed and expanded from 1966 through 1979. The approved project renovation & remodeling will encompass all of the building’s existing **123,214±** GSF. The project includes **43,640** GSF of new building construction for a total project area of 168,904± SF. In summary, site work includes the demolition & replacement of 2 tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 27, 2017

Page 3

On 01/09/2006, the Board approved the A/E contract with Drummey Rosane Anderson, Inc. (DRA) for a total fee of \$2,493,760 on the basis of a \$29,669,000 Construction Budget and a total project budget estimated at \$41,025,000. Coincident with the **1st Amendment (PRB #07-89)**, construction and total project budgets increased to \$37,456,000 and \$52,367,000. In September 2011 the Board approved **Contract Amendment #2 (PRB #11-174)** in the amount of \$638,277. This contract amendment converted the project from design-bid-build construction to a Construction Manager at Risk delivery method. In February 2013 the Board approved **Contract Amendment #3 (PRB #12-280)** in the amount of \$362,132. This contract amendment revised various program deficiencies that had either developed over time or due to changes in the State Building Code. Then again in August 2013 the Board approved **Commission Letter #3 (PRB #13-189)** in the amount of \$96,820 to modify DRA's contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope which included revisions to the Automotive Program, Machine Shop Program as well as the consolidation of the HVAC and Plumbing Programs. The then Board approved **Commission Letter #4 (PRB #14-045)** in March 2014 for agency requested design changes and additional permit applications. This Commission Letter was for **\$57,030** and increased the total contract fee for DRA to **\$4,334,227**. In July 2015 (**PRB #15-095**), the Board approved Contract Amendment #4 in the amount of \$113,100 for additional design services, DEEP permit modifications, security revisions and FF&E support. This contract amendment increased the construction and total project budget to **\$64,000,000** and **\$94,315,000** respectively. More recently, in January 2016 the Board approved Contract Amendment #5 (**PRB File #15-266**) in the amount of \$59,165 which provided design services five specific items which were either program enhancements or project improvements requested by the client agency.

PROPOSAL – Contract Amendment #6 will modify DRA's contract to allow the architect to provide additional design services for the seven specific design components which are as follows:

- **Perimeter Lighting Revisions** – The original design and programming did not include separate circuits for PV cells and enhanced night-time illumination. **(\$3,300)**
- **Health and Wellness Suite Building Revisions** – Review existing plans and provide design services for the completion of documents to allow for the development of a proposal request. **(\$11,070)**
- **School Store Building Revision** – SDE has requested that the design team identify an area for the possible construction of a school store. **(\$7,200)**
- **Athletic Field Upgrades**– SDE has requested that the Design Team develop conceptual plans for the completion of Ford Field Upgrades so that the school can comply with CIAC requirements and achieve its desired competition goals for various athletic venues. **(\$8,600)**
- **Electrical Outlet Revisions** – The original design and programming did not include the required service for computer cart docking and charging stations. **(\$1,100)**
- **Memorial Garden Reconstruction** – Engage both the design team and landscape architect for identifying the location, layout, size and plantings required for the school garden. **(\$900)**
- **Glass Wall at Family Engagement Center** – Additional scope of services to engage the DRA Design Team and an Interior Designer to assist with the development of a glass wall partition for the monitoring of counselors and students during sessions. **(\$4,850)**

SPRB Staff recommended approval of this contract amendment.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 27, 2017

Page 4

PRB# 17-034 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-RT-878 **Origin/Client** DCS/DOE
Contract: BI-RT-878-ARC
Consultant: Drummey Rosane Anderson, Inc.
Property: Platt Technical High School, Milford
Project Purpose: Renovations and Additions Project
Item Purpose: Amendment #1 to provide consulting services for the design of a new Platt Technical High School as well as new athletic fields and a 15-bay bus garage based on the recommendations developed during the 2016 project pre-design study.

Staff reported that his project involves the design and construction of a new Platt Technical High School comprising approximately 230,000 GSF, capacity for approximately 1,062 students and 250 parking spots. The first phase of the project will require the completion of a pre design study to evaluate various building program options which are as follows: **1.)** “Renovate as New” the entire facility with minimal building additions, **2.)** Construction of a large scale building additions to minimize renovation areas or **3.)** Construction of a new school. The existing school is currently situated on a 50+-acre campus and was originally constructed in the 1970s with limited upgrades thereafter. The current CTTHS Master Plan calls for a 25,000 GSF building program to support new programs and initiatives. CTTHS has requested that DCS evaluate the current master plan versus the construction of a brand new building on the campus inclusive of supporting amenities such as parking, athletic fields and improved landscaping. In addition, the new building or renovated school will include general technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The initial legislative authorization for this project as established a construction budget of **\$77,939,000** and total project budget of **\$124,566,000**.

In February 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Architect & Consultant Design Teams* related to the **Platt THS Additions and Renovations Project**. At the conclusion of the process DCS identified Drummey Rosane Anderson, Inc. (“DRA”) as the most qualified firm. In December 2015, the Board approved the contract (**PRB File #15-267**) for DRA to provide the initial master plan study for the development of a recommendation for the preferred option to proceed with the project plan. Upon completion of the report, the SDE concurred with DRA’s recommendation to proceed with the construction of a new stand-alone school along with new athletic fields and a bus shelter. The project budget has been revised to also include the demolition of the existing school after construction. As part of this recommendation, the construction budget and total project budget have been revised to **\$93,000,000** and **\$124,566,000** respectively.

This contract amendment is consistent with the previous dialogue between DCS and SPRB whereas it was agreed under the approval for **PRB File #15-267** that the consultant should complete the pre-design phase services and then provide one comprehensive design proposal for the implementation of the endorsed project option.

PROPOSAL – Contract Amendment #6 will modify DRA’s contract and authorize the architect to begin design services for the completion of the **Platt THS Additions and Renovations Project** from the completion the schematic design phase through construction documents, bidding and contract administration. The scope or services for this design will be completed consistent with the recommendations and budget approved by the client agency as part of the 2016 Project Pre-Design Study. The overall compensation rate for services under this phase is **\$7,205,066** of which **\$109,840** are considered special services. This budget also includes the **\$150,000** previously allocated as a basic service for the start of the schematic design phase under **PRB File #15-267**. The special services detailed in the project scope included the “pre-design study” with all associated

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 27, 2017

Page 5

professional disciplines as well as ongoing land surveying, wetland mapping, geotechnical engineering, site-civil survey design, traffic engineering, BIM Modeling and DEEP & OSTA permit requirements during the overall design phases.

Staff recommended approval of this contract amendment.

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #17-033 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB File #17-033. The motion passed unanimously.

PRB FILE #17-034 – Mr. Josephy moved and Mr. Halpert seconded a motion to approve PRB File #17-034. The motion passed unanimously.

PRB FILE #17-038 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB File #17-038. The motion passed unanimously.

The meeting adjourned.

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