

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 7, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a special meeting on February 7, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary

Members Absent: Jack Halpert

Staff Present: Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF February 1, 2018. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of February 1, 2018. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	18-014	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-RW-295	Origin/Client: DCS/BOR
Contract:	OC-DCS-ANLY-0021	
Consultant:	Arcadis U.S., Inc.	
Property:	Eastern Connecticut State University, Willimantic	
Project Purpose:	Plumbing Remediation in the Fine Arts Instruction Center	
Item Purpose:	Task Letter #3A for consultant services to develop bidding and construction documents; and to provide construction administration services in connection with remediation of failed sanitary sewer systems within the Fine Arts Instruction Center.	

The ECSU Fine Arts Instructional Center Project was developed for the construction of an academic program to focus the arts into the university's everyday life. The new facility houses the entire fine arts program for the campus and includes public space for gathering, display of student and traveling art programs as well as support space for various programs contained within the building. A main focus within the building are three performance spaces, an auditorium to seat 1,100, a proscenium theatre to

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seat 350 and a black box space with seating of 150. Additionally it has support spaces, classrooms and faculty offices as well as a Lobby with Cafe, Gift Shop and Student Lounge and Galleries Areas. The total program space was estimated to be 135,612 square feet. This project was designed and constructed in accordance with all applicable State Regulations and the CT DPW High Performance Building Guidelines revised in May 2010 (including Building Commissioning and Integrated Design) and will be submitted to receive LEED Silver Certification from the U.S. Green Building Council. When last reviewed by SPRB, the total and construction budgets were \$87,671,000 and \$63,766,500, respectively.

The construction of the Fine Arts Instruction Center was substantially completed in December 2015, and delivered through the CMR process (CMR: Barr & Barr, Inc.). The State's Construction Administrator for the project was Turner Construction Company (PRB #13-178; amended by PRB #15-323).

The facility opened in January 2016 and the sanitary system worked without failure or incident for 10 months, when in October 2016 it began to overflow in the first floor janitor's closet, with successive failures of the first floor toilets and floor drains occurring in November. The sanitary lines run a total of 700 feet of 4" piping and 40 feet of 6" piping. Flushing out the piping revealed construction debris clogging the line. The piping is being jet cleaned on a regular basis to mitigate against another disruptive back up and overflow.

In April 2015, SPRB approved ARCADIS U.S., Inc. ("Arcadis") as one of three firms under the On-Call Claims Analyst Series (PRB #15-074), amended March 2017 (PRB #17-049). The contract has a maximum fee of \$1,000,000 and expires June 2019. Arcadis has been previously approved for the following tasks under this series:

Task Letter #2	NWCC Joyner Hall – Disposal of remedial soil & rock	\$93,836
Task Letter #3	Fine Arts Instructional Center, ECSU	<u>\$90,453</u>
Total Fees:		\$184,289

Under Task Letter #3 (\$90,453), Arcadis completed an investigative study that identified (1) the cause of the plumbing system backups and (2) the necessary corrective work. Using video scoping for the field investigation, Arcadis identified multiple areas where the pipe has settled and where the pipe joints have failed and are pulling apart. It was determined that the pipe is of lesser slope than the plumbing building code defines. Under Task Letter #3A, Arcadis will develop bidding and construction documents for the remediation project. Arcadis recommended that the entire below grade piping system be replaced. DCS has established the overall project budget and construction budget at \$1,430,000 and \$825,000 respectively.

As detailed in the scope letter from Arcadis to DCS dated December 18, 2017 the DCS will compensate the Consultant \$123,750 for the following project scope:

- Obtain existing AutoCAD construction and As-Built construction drawings and modify them to design the demolition or abandonment of the existing piping and the installation of a new piping system and also compromised building subsystems that will be encountered during the replacement of the piping, these may include the slab on grade concrete floor slab, any power or communications conduit and wiring; and any below ground ductwork.
- Replace the floor tile in the bathrooms and possibly the floor tile in the first floor main hallway.
- Replace a majority of the mechanical room's floor and piping system;

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- Obtain access to the sanitary piping that is currently routed in an inaccessible area below the lower level stairwell; and
- Prepare an estimate of Probable Construction Cost.
- Upon completion of design phase, Arcadis will assist DCS with bidding and selection of qualified contractors.
- In construction phase, Arcadis will review shop drawings; review RFIs; review requests for change orders and make recommendations on same; conduct inspections; issue weekly construction reports and final construction report.

The work will be scheduled for the period between May 14, 2018 and August 18, 2018. DCS has indicated that funding is available for this task. Staff recommended that the Board approve Task Letter #3A.

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #18-014 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #18-014. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary