

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 5, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 5, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

**Staff Present:** Rosamond S. White

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF March 29, 2018.** Mr. Josephy moved and Mr. Halpert seconded a motion to accept the minutes of March 29, 2018. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

<b>PRB#</b>	<b>17-320</b>	<b>Transaction/Contract Type:</b> AE / Amendment
<b>Project Number:</b>	BI-JD-329	<b>Origin/Client:</b> DCS/JUD
<b>Contract:</b>	BI-JD-329-DB	
<b>Consultant:</b>	KBE Building Corporation	
<b>Property:</b>	50 Field Street, Torrington	
<b>Project Purpose:</b>	New Litchfield District Courthouse Project	
<b>Item Purpose:</b>	Amendment One to compensate the Design-Builder for additional services in connection with the project.	

The Department of Construction Services (“DCS”) has submitted to the Board Contact Amendment #1 which is intended to compensate the KBE Building Corporation (“KBE”) Design-Build Team \$1,917,264 for the completion of the New Litchfield District Courthouse Project. The submittal provided by DCS breaks down the change order into three different project components which are defined as follows:

- Time Extension – The winter of 2015 was extremely difficult and as such site preparation, rock blasting, foundation excavations and dewatering were negatively impacted causing “10-month impact” on the schedule. DCS claims that this adverse condition is further evidenced by the delayed substantial completion date of February 6, 2017. DCS has negotiated a four-month extension of general conditions in the amount of \$822,301 for this request.

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- Value Engineering – DCS worked with the Branch and KBE to identify a series of project refinements during the design phases of the project. During this time refinements to the lighting package, fire pump elimination, elevator car speed controls package and the elimination of security cameras were identified in the total amount of \$267,904 for project credits.
- Project Refinements – DCS worked with the Branch and KBE on a series of project refinements including but not limited to lay-out modifications, revised finishes, site lay-out modifications, garage canopies, additional geotechnical testing, aluminum storefronts and various other construction changes. This list appears to include a least thirty-six items for a total value of \$1,362,867 for this request.

Pursuant to CGS 4b-24(4)(a) the SPRB has the statutory authority for the approval of construction contracts authorized on a “total cost basis” or design-build.

Deputy Commissioner Salemi, Kevin Kopetz and David Wlodkowski, the Project Manager attended the meeting to clarify and answered questions by the board. Mr. Wlodkowski reiterated what he stated in the memo. Mr. Wlodkowski and Deputy Commissioner explained the contaminate ground water which occurred once the rock evacuation started. The resolution to the problem was to filter the water and create pumping stations. He explained the aggressiveness of the schedule due to the winter season for 2017-18 are due to 1. The extreme winter season 2. The delay in the roads being done by the town 3. Agreement on heating either with propane gas tank which would have accrued more cost or natural gas which took a few months to finalize with the town and Eversource.

<b>PRB#</b>	<b>18-018</b>	<b>Transaction/Contract Type:</b> AE / Task Letter
<b>Project Number:</b>	BI-RS-347	<b>Origin/Client:</b> DCS/BOR
<b>Contract:</b>	OC-DCS-CIV-SUR-LA-0033	
<b>Consultant:</b>	Langan Engineering and Environmental Services, Inc.	
<b>Property:</b>	Southern Connecticut State University, New Haven	
<b>Project Purpose:</b>	Campus Wide Exterior Signage Improvements Project	
<b>Item Purpose:</b>	Task Letter #2 to compensate the consultant for pre-design & design phase services required for the development of a wayfinding signage program and system for the university campus.	

Staff reported that this project generally involves the required site-civil, environmental and landscape architectural services for the completion of a both a study and design services required for an exterior signage wayfinding program throughout the campus. The overall scope of services for the project will include the identification of sign locations, proper identification, regulatory requirements, directional signage, static orientation/map displays, digital displays and interactive kiosks. The Construction Budget and total Project Budget have been initially established at \$1,400,000 and \$1,600,000 respectively for this project.

In September 2017, SPRB approved Langan Engineering & Environmental Services, Inc. (“LEE”) as one of six firms under the latest On-Call Civil Engineering & Surveying Services consultant contracts. This is the first Task Letter that LEE has been assigned under this series.

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Task Letter #4C is a new formal task letter and subject to SPRB approval because the value of the Task Letter for this project exceeds \$100,000. Under this Task Letter the Construction and Project Budget will be established at \$1,400,000 and \$1,600,000 respectively. As detailed in the scope letter from LEE to DCS dated June 2017 the \$199,000 is intended to compensate the consultant for the following project scope: completion of a Pre-Design GIS Survey; evaluation of site logistics, opportunities, existing signage and locations; Schematic Phase development of wayfinding signage and associated tasks; completion of SD Phase Wayfinding Approach Program; evaluation of branding, logo design and application options; review of various technology and program options to implement the project; completion of project cost estimates and deliverables; completion of DD and CD phase documents upon program approval. *The current scope of services does not include any bidding or CA phase services.*

Ira Henowitz, the project manager and Keith Epstein, VP of Facilities Planning and Architectural Services for the Southern CT State University were in attendance requesting the board to reevaluate the prior decision to rejection and to convey the reasons for being in excess of the DCS Guideline Rates for Consultant Service of this type of project. The gentlemen impressed upon the board the uniqueness of the signage project. The necessity to upgrade the signage on campus which have not been done since 1976. Mr. Epstein related the criticalness of the university have up to date signage for image, recruitment, visitor such as the Special Olympics, the evolution of the student body and the campus and most important security. The board was provided a map of the campus.

The Board approve Task Letter 2 for Langan Engineering & Environmental Services, LLC to provide pre-design study and consulting design services on this project.

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB #</b>	<b>18-062</b>	<b>Transaction/Contract Type:</b> RE / Easement
<b>Origin/Client:</b>	DAS/MD	
<b>Grantee:</b>	Yankee Gas Services Company d/b/a Eversource Energy	
<b>Property:</b>	Camp Hartell, Windsor Locks	
<b>Project Purpose:</b>	Gas Distribution Easement Agreement	
<b>Item Purpose:</b>	Grant of permanent gas distribution easement extending in an easterly direction from Ella Grasso Boulevard to the building addition.	

Staff reported that the new easement area is for the installation of a natural gas service main which will be extended along the easterly side of Ella Grasso Boulevard and terminating along the frontage of the proposed new building project. The easement agreement is consistent with a survey dated June 30, 2017 prepared by AI Engineers, Inc. and with the legal description provided with the submittal.

### OTHER BUSINESS

The Board took the following votes in Open Session:

**PRB FILE #17-320**– Mr. Halpert moved and Mr. Josephy seconded a motion to continue suspension contingent of the new incoming Director. The motion passed unanimously.

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**PRB FILE #18-018** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve. The motion passed unanimously.

**PRB FILES #18-062** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary