

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 9, 2018
450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 9, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

Members Absent:

Staff Present: Dimple Desai
Thomas Jerram

Guests Present:

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: August 2, 2018.

Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of August 2, 2018. The motion passed unanimously.

COMMUNICATIONS - Staff presented the Board a ctmirror.org article regarding the status of DDS housing for clients that incorporated information about Community Living Arrangements (CLAs) as well as state-owned group homes that may be occupied by non-state entities without the benefit of a lease. It was suggested that this article be forwarded to DAS Leasing for their review and action.

Board Member Mr. Halpert provided an article from the Stamford Advocate newspaper regarding the State's potential acquisition of land in Griswold, for a State Police training facility.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	18-142
Origin/Client:	DCS/ DAS
Transaction/Contract Type	AE / Task Letter #7
Project Number	Project BI-2B-445
Contract	OC-DCS-ROOF-0032
Consultant:	Wiss, Janney, Elstner Associates, Inc.
Property	18-20 & 30 Trinity Street
Project Purpose:	Future renovations to buildings
Item Purpose	Pre-Design Study Services, Task Letter #7

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PROJECT BRIEF

The scope of work for this project is to provide a Pre-Design Study to renovate both 18-20 Trinity Street and 30 Trinity Street. The building at 18-20 Trinity Street was constructed in 1905, contains approximately 84,650 sq.ft. and houses Office of Governmental Accountability, Auditors of Public Accounts, Commission on Women, Children & Family and the Commission on Equality and Opportunity. The building at 30 Trinity Street was constructed in 1917 and contains approximately 76,650 sq.ft. and houses the Secretary of State and the Office of the Public Defender. Both buildings are located in the Elm Street Historic District.

The Board approved Contract # OC-DCS-ROOF-0032 in the amount of \$500,000 on December 1, 2016 (16-284) and subsequently approved Amendment #1, increasing the value of the Contract to \$1,000,000 (17-324) on November 27, 2017. Wiss, Janney, Elstner Associates, Inc. ("WJE") was one of six firms under the latest *On-Call Roof Support Services Series* of consultant contracts. These contracts have a common expiration date of February 15, 2019. WJE has been previously approved for the following tasks under this series:

• Task Letter #1	CCC – Bldg Env. Study	\$ 46,034 (Informal)
• Task Letter #2	HCC Lafayette Hall Roof Project	\$ 63,340 (Informal)
• Task Letter #3	NWCC Building Envelope Project	\$ 29,953 (Informal)
• Task Letter #4	WCSU Noble Hall Masonry Project	\$ 92,700 (Informal)
• Task Letter #5	Norwalk DMV Roof & HVAC Project	\$ 65,000 (Informal)
• Task Letter #6	DESPP HQ – Roof & atrium	<u>\$177,000 (PRB 18-040).</u>
	TOTAL FEES	\$232,027

TASK LETTER #7 is subject to SPRB approval because the value of the task letter for this project exceeds \$100,000. As detailed in the scope letter from WJE to DCS dated June 1, 2018 (revised) the scope is intended to compensate the Consultant for the following additional project scope:

- Provide a review of building code/life safety items and a summary of their impact;
- Life cycle cost analysis of the existing building envelope and building systems;
- Building space programming and design options for DAS/DCS to consider; and
- Probable cost estimates for both buildings' renovations.

RECOMMENDATION:

It is recommended that SPRB APPROVE Task Letter #7 for Wiss, Janney, Elstner Associates, Inc. to provide Pre-Design Study services.

PRB #	18-143
Origin/Client:	DCS/ CTC
Transaction/Contract Type	AE / Task Letter #T1-A
Project Number	Project BI-CTC-553
Contract	Contract OC-DCS-CAM-0002
Consultant:	The McCloud Group
Property	Various Community Colleges - Statewide
Project Purpose:	Renovations to community college buildings
Item Purpose	Construction Administration Services, Task Letter T1-A

PROJECT BRIEF

The Connecticut State Colleges and Universities (CSCU) Facility Department is requesting the services of a Consultant for Construction Administration Services for administrating and managing construction projects at all of Connecticut's 12 community colleges: Asnuntuck; Capital; Gateway; Housatonic;

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Manchester; Middlesex; Naugatuck Valley; Norwalk; Northwestern; Quinebaug; Three Rivers; and Tunxis.

The Board approved Contract # OC-DCS-CAM-0002 in the amount of \$500,000 on May 7, 2017 (17-083). The McCloud Group ("McCloud") was one of five firms under the latest *Construction Administrators for Minor Capitol Projects* consultant contracts. These contracts have a common expiration date of June 5, 2019, and all are in the amount of \$500,000. McCloud has been previously utilized for the following tasks under this series:

- Task Letter #1 Four (4) projects at Asnuntuck CC \$ 87,204 (Informal)

TASK LETTER #T1-A is subject to SPRB approval because the value of the task letter for this project will exceed \$100,000 (counting the informal TL#1). As detailed in the scope letter from DCS to McCloud dated November 8, 2017 the scope is intended to compensate the Consultant for the following project scope:

- Pre-Construction Phase services;
- Construction Phase services;

Executed Form 1105 has been submitted. Source of funds is CSCU 2020 FY16 Code Compliance Program.

RECOMMENDATION:

It is recommended that SPRB APPROVE Task Letter T1-A for The McCloud Group to provide Construction Administration services.

OTHER BUSINESS

VOTES ON PRB FILES:

The Board took the following votes in Open Session:

PRB FILE #18-142 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #18-142. The motion passed unanimously.

PRB FILE #18-143 – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB FILE #18-143. The motion passed unanimously.

Next regular meeting Monday, August 13, 2018.

The meeting adjourned.

APPROVED: John Valengavich Date: 8/23/18
John Valengavich, Secretary