

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 2, 2020 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Meeting at 9:30AM on March 2, 2020 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Peter Simmons, ADPM DAS/DCS (9:50-10:55AM)
Michael Milne, PM DAS/DCS (9:50-10:35AM)
Stephen Burke, PM DAS/DCS (9:50-10:35AM)
Steven Udeh, PM DAS/DCS (9:55-10:55AM)
Joseph F. Merluzzo, PE Atane Engineers (9:50-10:35AM)

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

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the February 27, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 20-020
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Task Letter
Project Number: BI-2B-381 - BI-2B-382 & BI-2B-393
Contract: OC-DCS-CA-0027
Consultant: ATANE Engineers P.C. f/k/a HAKS Engineers P.C.
Property Hartford, SOB/Garage, CAS Washington St & CAS Lafayette St
Project purpose: CA Ombudsman for State-City-MDC
Item Purpose: Task Letter #5 to compensate the consultant for CA services.

Peter Simmons, Michael Milne, Stephen Burke, Steven Udeh and Joseph Merluzzo joined the meeting at 9:50AM.

PROPOSED AMOUNT: \$51,480

In June 2017, SPRB approved HAKS Engineers, P.C. (“HAK”) as one of six firms under the latest *On-Call Construction Administrator Series* of consultant contracts. These contracts have a common expiration date of July 31, 2019 and have a maximum cumulative fee of \$1,000,000. In January 2019, the contract was amended to reflect a change in name to ATANE Engineers, PC d/b/a ATANE Consulting (“ATANE”).

On July 18, 2019, the Board approved Contract Amendment #2 to this contract under PRB #19-142 to extend the contract expiration date to January 31, 2020. There was no increase to the contract amount.

ATANE has been approved for the following task(s) under this series:

• Task Letter #1	West District HQ @ Black Rock	\$418,021	(#19-001)
• Task Letter #2	MacDougal-Walker Chiller	\$181,838	(#18-150)
• Task Letter #4	CVH Emergency Steam Pipe Replacement	\$69,910	(Informal)
Total Fee to Date:		\$669,769	

The Board rejected a DCS Proposal for ATANE for the following task(s) under this series:

• Task Letter #3	Enfield Court Roof & HVAC	\$80,080	(#19-001)
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Under this proposed **TASK LETTER #5** with ATANE Engineers, P.C., the fee is intended to compensate the Consultant for the following project scope:

- CA Services (Ombudsman) from July 25, 2018 to May 15, 2019 totaling \$51,480

DCS has provided limited information regarding this request.

TASK ASSIGNMENT DESCRIPTION:

Provide hot and chilled water supply and return piping to the State Office Building and future connections to Judicial's Buildings on Washington. Connect to the Lafayette St. Extension Project BI-2B-393 to complete the system loop. The project is currently in the closeout phase.

The purpose of this task letter is to compensate Atane for their time spent coordinating the MDC Utility work and with the City of Hartford Traffic Engineering Department for projects BI-2B-381 - State Office Building and New Parking Garage, BI-2B-382 - CAS Capitol Crossing and Washington Street Extension and BI-2B-393 - CAS Lafayette Street Extension Project. For clarity and continuity, both the MDC and City of Hartford required one firm be the liaison for these three projects. They requested only to work with Atane who was serving as CA on Project BI-2B-382.

Staff has following question for clarification:

1. Please provide all communications (written, email, etc) between the City of Hartford, Metropolitan District Commission and DCS concerning the request/need for these services from May 2018 to present.
2. Please provide the written communication from DCS authorizing the Consultant to proceed with the work requested under this Task Letter #5.
3. Who was responsible for providing coordination services with MDC and the City of Hartford for Projects BI-2B-382; BI-2B-383; and BI-2B-393?
4. Please clarify how DCS can authorize the Consultant to proceed with these CA services, beginning June 25, 2018 and ending May 15, 2019, without *prior* approval from Chief Architect Barkin in 2018 (Barkin approved on 7-15-19).
5. Skanska USA Building, Inc. was approved for CA Services under PRB File #16-257 (BI-2B-381-CA), in the amount of \$3,935,978, for the SOB Renovations and New Parking Garage Project. Of the total CA Contract, \$2,899,530 was allocated for construction phase services.
 - a. During June 25, 2018 and ending May 15, 2019, Skanska's Principal in Charge and Project Superintendent accumulated approximately 2,333 hours (473/1,860, respectively) of construction phase services at a cost of approximately \$483,000.

Please clarify why DCS elected to retain ATANE Engineers, P.C. in light of Skanska's CA Contract providing CA Services for a \$158,019,761 renovation and construction project.

6. ATANE Engineers, P.C. was approved for CA Services (Task Letter #7) under PRB File #16-223 (BI-2B-382), in the amount of \$205,400, for the CAS Capitol Crossing & Washington Street Extension Project. Of the total CA Contract, \$107,250 was allocated for construction phase services.

- a. On October 18, 2018, under PRB File #18-197, the Board approved Task Letter #7A to provide increased CA services up to 16 months (from 8 months) and expanded CA Services at the request of DAS/DCS for full-time roadway crossing supervision pre-design study services for the expansion of the Capital Area System ("CAS") Heating and Cooling Pipeline, totaling \$186,980.

Please clarify why DCS elected to retain ATANE Engineers, P.C. for additional CA services (unknown hours at \$165/hour) in light of Task Letter #7A that was initiated by Chief Architect Barkin on April 12, 2018, that included a Project Manager allocating 10 hours per month (at \$165/hour) to the project through substantial completion in February 2019, and extended through May 2019 with Task Letter #7B (\$80,104).

7. Please justify how does the tasks identified in the DAS Contract relate to ATANE providing coordination services between MDC, City of Hartford and the 3 Projects?

RECOMMENDATION: It is recommended that SPRB **suspend** Task Letter 5 for ATANE Engineers, P.C. to provide CA services (Ombudsman) for the SOB-Garage and CAS Heating and Cooling Pipeline Expansion with the City of Hartford and MDC to provide time for DCS to respond to aforementioned issues.

Michael Milne, Stephen Burke and Joseph Merluzzo left the meeting at 10:35.

PRB #	20-021
Origin/Client:	DCS/JUD
Transaction/Contract Type	AE / Task Letter
Project Number:	BI-JD-364
Contract:	OC-DCS-ROOF-0033
Consultant:	Oak Park Architects, LLC
Property	Bridgeport, Main St (1061) – Fairfield JD Courthouse
Project purpose:	Roof & Parapet Replacement Project
Item Purpose:	Task Letter #3A to compensate the consultant for architectural services

PROPOSED AMOUNT: \$40,500

On October 1, 2018, under PRB File #18-172, the Board approved Task Letter #3 to the on-call contract to proceed with design services for the complete replacement of approximately 18,000 GSF of roof area, including balconies, inclusive of new drains, overflow drains and the incorporation of tapered insulation to increase the pitch to 1/4" per foot with a 30-year warranty using a black Ethylene Propylene Diene Monomer (EPDM) roof system. The total fee approved under #18-172 was \$145,000.

DCS established the overall initial construction budget and project budget at \$1,800,000 and \$2,530,000 respectively.

Under this proposed **TASK LETTER #3A** with Oak Park Architects, LLC (OPA), the fee is intended to compensate the Consultant for the following project scope:

- Visit site to verify and document the existing conditions and create/update background drawings of ceilings and ceiling mounted items including light fixtures, diffusers, sprinklers and equipment on the 2nd and 7th floors.
- Coordinate information provided by Agency and abatement consultant about the existing conditions in the interstitial space on the 2nd and 7th floors including existing walls to deck, structural framing and mechanical zones.
- Design documents including drawings and specifications and construction administration services for 2nd and 7th floor replacement of fire proofing on the structural framing above ceiling, new acoustic tile ceilings, gypsum board ceilings with access panels, LED light fixtures, HVAC diffusers, and sprinkler head cover plates and re-installation of ceiling mounted equipment.
- Review design development documents for 2nd and 7th floors ceiling and lighting with DAS and the agency for approval.
- Coordinate isolation of 7th floor spaces with temporary walls, platforms and temporary modifications to mechanical systems to allow the use of the Jury Assembly Room during the abatement and construction process.
- Provide updated cost estimates by Lou Manzolillo CPE, PMP, LEED of Apex Construction Group, LLC as part of the CD submissions.
- Provide bidding assistance per On-Call contract requirements.
- Provide Construction Administration services per On Call contract requirements for the extended construction schedule due to the phasing and additional scope of work.

DCS has increased the overall initial construction budget and project budget to \$2,670,000 and \$3,567,000 respectively.

OPA has been selected for the following task(s) under this series:

• Task Letter #1	Corp. Place Rooftop A/C Unit & Roof Replacement	\$198,350	(PRB 17-190)
• Task Letter #1A	Corp. Place Rooftop A/C Unit & Roof Replacement	\$13,200	(PRB 18-158)
• Task Letter #2	Quinebaug CC Roof Replacement	\$71,000	(Informal)
• Task Letter #2A	Quinebaug CC Roof Replacement	\$4,000	(Informal)
• Task Letter #3	Bridgeport JD Roof Replacement	\$145,000	(PRB 18-172)
	Total	\$431,550	

DCS has confirmed funding is in place for this Task Letter #3A.

Task Letter #3 - OPA - PRB 18-172	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>TOTAL</u> <u>COST</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%)</u> <u>Budget</u>
Inspection, Test Cuts, Report	\$1,000				
Schematic Design & Design Development	\$50,400				
Contract Documents	\$43,200				
Bid Phase	\$7,200				
Construction Administration Phase	<u>\$43,200</u>				
TOTAL BASIC SERVICE FEE (#18-157) (A)	\$145,000			\$1,800,000	8.06%
ADDITIONAL BASIC SERVICES (PRB 20-021) (A1)					
Design Services for phasing asbestos removal	\$29,250				
Construction Administration Phase	<u>\$11,250</u>				
TOTAL BASIC SERVICE TL #3A (20-021) (A1)	\$40,500				
TOTAL BASIC SERVICE FEE (#20-021) (A) + (A1)			\$185,500	\$2,670,000	6.95%

Staff have requested clarification of the following issues:

1. Please provide a copy of the Asbestos report (Inspection/Test Cuts and Restoration Report) prepared per the TL#3
Staff Response: DCS provided the Asbestos Report.
2. Was asbestos testing done for the roof only or both roof and the structural steel below? If just roof, why not structural steel below? Was this an oversight by the architect/DCS?
3. What role the second floor serves in conjunction with this roof replacement project and what design services are attributable to the second floor? Is this additional scope of work? Why was this work not covered during initial project planning?
4. Why can't both the abatement and construction activity happen simultaneously in light that the 7th floor cannot be relocated (occupied?) during these activities?
5. Please provide the current schedule and the extended schedule because of the phasing and additional scope of work
6. Provide a breakdown (fee matrix with staffing) of the additional fees proposed

Peter Simmons and Steven Udeh left the meeting at 10:55.

RECOMMENDATION: Based on information provided and responses from DCS' Steven Udeh, PM and Peter Simmons, ADPM, it is recommended that SPRB **approve** Task Letter #3A for Oak Park Architects, LLC to provide additional design services for the roof and parapet replacement project to the Fairfield JD Courthouse. The overall basic service fee of 6.95% is well within the guideline rate of 12.5% for this Group B Renovation Project.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

Minutes of March 2, 2020 Meeting

PRB FILE #20-020 – Mr. Berger moved and Mr. Halpert seconded a motion to suspend PRB FILE #20-021. The motion passed unanimously.

PRB FILE #20-021 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-021. The motion passed unanimously.

9. **NEXT MEETING** – Tuesday, March 3, 2020, Special Meeting commencing at 10:00AM, Church Street, Roxbury, CT.

The meeting adjourned.

APPROVED:  Date: 3/5/20
John Valengavich, Secretary