

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 7, 2022 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on February 7, 2022 remotely via telephone conference at (866)-692-4541, passcode 85607781.

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

Gregory Gallagher, CW2 – CT Army National Guard

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 3, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai provided an update that the Board has not received a response from DoAg and also that he hasn't heard back on the confirmation of the meeting with Dep. Commissioner Petra from DCS.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

<i>PRB #</i>	22-005
<i>Origin/Client:</i>	DCS/CT MIL
<i>Transaction/Contract Type</i>	AE / Task Letter
<i>Project Number</i>	BI-Q-717
<i>Contract</i>	OC-DCS-MEP-0048
<i>Consultant:</i>	BVH Integrated Services, Inc.
<i>Property</i>	Hartford, Broad St (360) – Hartford Armory
<i>Project purpose:</i>	Hartford Armory – IT Server Room Reconfiguration
<i>Item Purpose</i>	Task Letter #8

At 9:32, Mr. Gallagher joined the Meeting to participate in the Board's review of this Proposal. He left the Meeting at 9:39.

CONSULTANT FEE: \$117,450

At the State Properties Review Board meeting held on January 6, 2020, under PRB #19-259, the Board approved BVH Integrated Services, Inc. (BVH) and the On Call Contract OC-DCS-MEP-0048. The On-Call Contract has a maximum total cumulative fee of \$1,000,000 and an expiration date of 03/15/2022.

Project Background

CT MIL is seeking design and construction administration services to renovate the existing server room, located at the Hartford State Armory. The scope of work includes construction of a new partition wall and reconfiguration of the existing suspended ceiling, sprinkler heads and fire suppression system, data networking cable infrastructure, HVAC, and lighting, as well as reconfiguration of the existing electrical service feeding area to provide adequate electrical service to both areas. Provide new electrical and data receptacles as required.

Under this Proposal (PRB #22-005) DCS and CT MIL are seeking Board approval to expend \$117,450 to retain the Consulting to provide engineering design and construction administration services in conjunction with this Agency-Administered Project: IT Server Room Reconfiguration project at the Hartford Armory.

The project scope of work was described as:

- Design of construction of a new partition wall within Server Room 126 to provide adequate area for the existing servers and work area for computer/server imaging.
- Reconfigure existing suspended ceiling and raised flooring to accommodate new partition wall.
- Reconfigure sprinkler heads and fire suppression system to accommodate new partition wall.
- Reconfigure existing electrical service feeding area to provide adequate electrical service to both areas, and provide new electrical and data receptacles as required.
- Reconfigure existing data networking cable infrastructure.
- Reconfigure existing HVAC to accommodate new partition wall.
- Reconfigure existing lighting to accommodate new partition wall.
- Reconfigure existing MEP, Fire Alarm Systems and FM 200 System.

The design work includes developing all permitting and bid documents, including the plans, specifications, cost estimates and permit applications necessary to perform the work and produce the bid documents to meet the schedule, cost limitations and other design objectives.

A breakdown of the Consultant's proposed fee (\$117,450) is as follows:

- 2A. Schematic Design Phase: \$17,618 (35 calendar days);
- 2B. Design Development Phase: \$23,490 (42 calendar days);
- 2C. Contract Documents Phase: \$35,235 (35 calendar days);
- 2D. Bidding Phase: \$5,872; and
- 2E. Construction Administration Phase: \$35,235 (168 calendar days).

DCS/CTMIL confirmed funding is available for this request.

Since the award of this contract OC-DCS-MEP-0048, BVH has been approved for the following tasks under this series:

- Task Letter #1 WCSU – MEP various projects \$0 (Cancelled)

- Task Letter #2 NVCC – Physical plant renovations \$44,444 (Informal)
 - Task Letter #3 Covid related HVAC upgrade study \$0 (Cancelled)
 - Task Letter #4 New Haven AFRC boiler repl. \$99,400 (Informal)
 - Task Letter #5 CSP Troop A & F Emer. Gen Repl \$20,000 (Informal)
 - Task Letter #6 DVA Main Campus boiler repl. \$92,832 (Informal)
 - Task Letter #7 BCMHC sprinklers, ceilings, etc \$225,000 (Pending)
 - Task Letter #9 CAS Emergency Repairs & Ops \$70,000 (Pending)
- \$669,126

The overall construction and total project budget for the IT Server Room Reconfiguration project at the Hartford Armory is **\$1,100,000** and **\$1,468,000**.

Task Letter #8– BVH (PRB #22-005)	Engineer Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design	\$17,618				
Design Development	\$23,490				
Contract Documents	\$35,235				
Bidding	\$5,872				
Construction Administration	<u>\$35,235</u>				
BVH BASE FEE (A)	\$117,450			\$1,100,000	10.7%

RECOMMENDATION:

It is recommended that SPRB **APPROVE** Task Letter #8 for in the amount of \$117,450.

- DCS confirmed funding is available for the Task Letter.
- The basic service rate of 10.7% is within the established guideline rate of 12.50% for this Group B Renovation Project.

7. VOTES ON PRB FILE:

PRB FILE #22-005 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 22-005.

8. NEXT MEETING – Thursday, February 10, 2022.

The meeting adjourned.

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