

## STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 4, 2024

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on April 4, 2024. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used Conference ID 917724280#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use Conference ID 917724280#. If you have any questions or need assistance to attend these Meetings, or for some reason the Call-In Numbers do not work, please contact SPRB Director Thomas Jerram, immediately, at [thomas.jerram@ct.gov](mailto:thomas.jerram@ct.gov) to make appropriate arrangements.

### **Members Present – solely by means of electronic equipment:**

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

### **Members Absent:**

### **Staff Present – solely by means of electronic equipment:**

Thomas Jerram

### **Guests Present – solely by means of electronic equipment:**

Jenna Padula, DAS-RECS  
David Barkin, DAS-RECS  
Ira Henowitz, DAS-RECS

Mr. Valengavich 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 April 1, 2024 Meeting. The motion passed unanimously.

### **2. COMMUNICATIONS**

Members were updated on DAS Human Resources on-going efforts to refine the job classification for the vacant staff position.

Members were reminded of the May 1, 2024 deadline to file their Statement of Financial Interest with the Office of State Ethics.

Staff provided Members a brief update on the Norwalk Walk Railroad Bridge Project in Norwalk as well as a link to review a brief video of the plans for the new bridge.

3. REAL ESTATE- UNFINISHED BUSINESS
4. REAL ESTATE – NEW BUSINESS
5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS
6. ARCHITECT-ENGINEER - NEW BUSINESS

<b>PRB #</b>	24-045
<b>Origin/Client:</b>	DAS/DOC
<b>Transaction/Contract Type</b>	AE / Task Letter
<b>Project Number</b>	BI-JA-467
<b>Contract</b>	OC-DCS-CA-0034
<b>Consultant:</b>	AI Engineers, Inc.
<b>Property</b>	Enfield, Shaker Rd (289) – Enfield Correction Institution
<b>Project purpose:</b>	Enfield Water Storage Tank
<b>Item Purpose</b>	Task Letter #2A

Proposed Amount: \$37,200

PROJECT BRIEF– In general, this project involved the design of and construction of a new 500,000-gallon elevated multi-column tank with an associated control system that will be interconnected to the existing water system. The basis of design and construction for this project was developed as part of the site feasibility pre-design study completed by the consultant in January 2014 under TL #4.

The last activity present to the SPRB was in August 2021, when the Board approved (PRB #21-128) Task Letter #4D in the amount of \$54,320 for the Consultant to provide additional design services for re-starting the project after the project was put on hold in 2018 prior to bidding. Also provided was third party structural review for the contractor’s design-build water storage tank elements that exceed the statutory Threshold Limit for the water system improvements at the Enfield Correctional Institution.

Engineering and design services were provided by Alfred Benesch & Company, Inc. under their Contract - OC-DCS-MDE-0022 – via Task Letters #4, 4A, 4B, 4C and 4D. Total fees paid to the Consultant were \$375,129. In 2021, the Construction Budget and total Project Budget were increased to \$2,870,400 and \$4,079,394, respectively.

In support of this project DAS advertised for 2118-BI-JA-467 on February 2, 2022 with responses due by March 23, 2022. The RFP included the following information:

<b>Special Requirements:</b>	Tank contractors are required to have an experience modification rate (EMR) below 0.75 & a total recordable incident rate (TRIR) below 2.5 for the last three years. Bidders are required to verify the above requirement by providing with their proposal a statement from their insurance carrier confirming the EMR requirement, and their last three years of OSHA 300 logs to confirm the TRIR requirement	
<b>Cost Estimate Range:</b>	<b>\$</b> 5,320,000.00	<b>To \$</b> 5,800,000.00
<b>Date Plans &amp; Specs Ready:</b>	02-02-2022	
<b>Plans and Specs Download:</b>	Plans and Specs are available for electronic download from <b>CTsource</b> .	
<b>Contract Time Allowed:</b>	<b>Calendar Days:</b>	336
<b>Liquidated Damages:</b>	<b>\$</b> 1,709.00	Per Calendar Day Beyond Substantial Completion.
	<b>\$</b> 1,097.00	Per Calendar Day Beyond 90 days After Substantial Completion.

Contract specifications attached to the RFP included the following:

**1.3 WORK COVERED BY CONTRACT DOCUMENTS**

**A. Project Delivery Method:**

1.  Design-Bid-Build (DBB); 2.  Construction Manager at Risk (CMR)

**B. Project Number: BI-JA-467**

**C. Project Title: Enfield Water Storage Tank**

**D. Project Location:** The Enfield Correction Institution, located in Enfield, Connecticut.

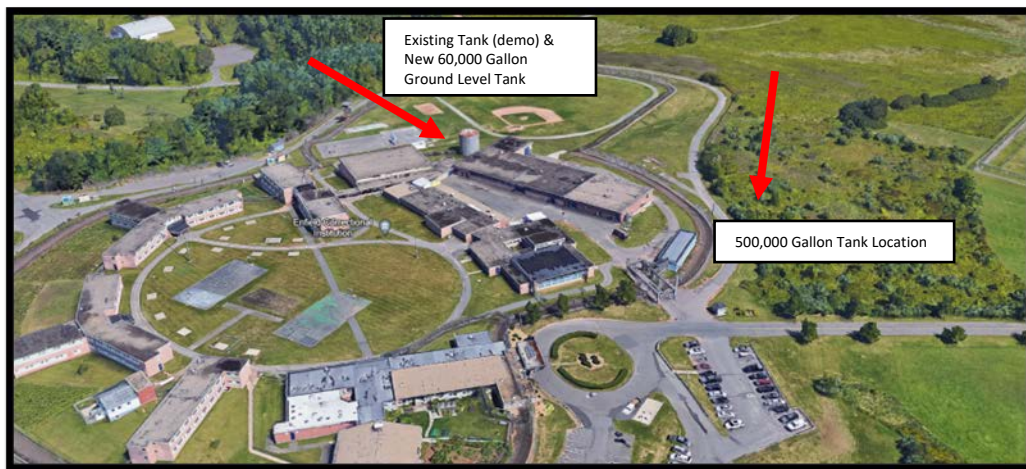
**E. The Project Description:**

1. Construction of a 500,000 gallon elevated water storage tank. Under base bid, the tank shall be code compliant for 100 MPH. Under Supplemental Bid #1, it shall be code compliant for 110 MPH.
2. Construction of a 60,000 gallon ground water storage tank.
3. Demolition of an existing 150,000 gallon ground water storage tank
4. Demolition and replacement of (2) existing booster pumps and associated piping
5. Procurement and Installation of new SCADA controls for control and monitoring of complete water system

Two bids were received:

Bidder	Base Bid	SUPPLEMENTAL BIDS			
		1	2	3	4
LaRosa Building Group, LLC	\$ 6,988,000.00	\$ 60,000.00	\$ 100,000.00		
The Associated Construction Co.	\$ 6,468,405.00	\$ 43,654.00	\$ 71,250.00		

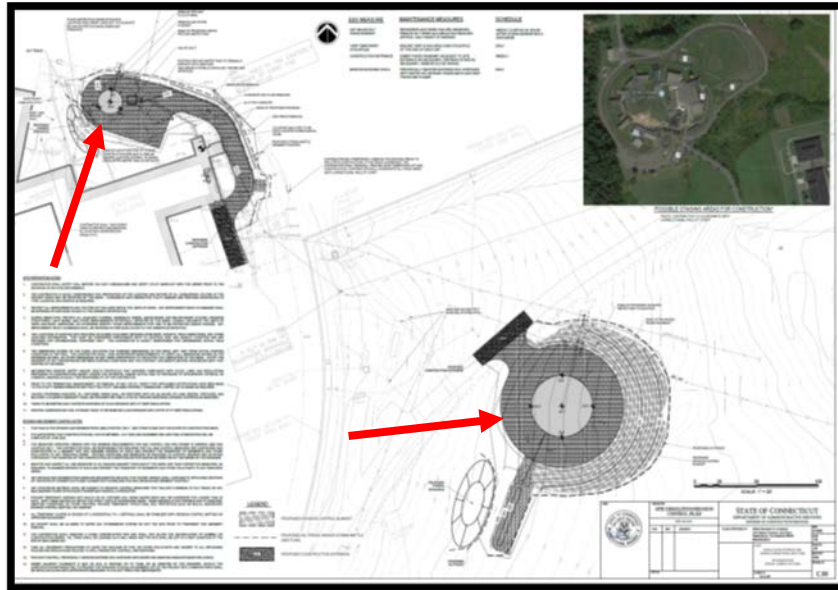
Then-DAS Deputy Commissioner Petra approved the Contract with The Associated Construction Co. in the amount of \$6,468,405 on June 6, 2022. The AG approved the Contract on June 20, 2022.



Courtesy: Google Earth



Courtesy: Google Maps – Image capture 10/2023



On January 19, 2022, DAS-RECS retained AI Engineers, Inc under Task Letter #2 to their Contract OC-DCS-CA-0034 to provide Construction Phase services over an 11-month period (336 days) and Close Out services over a 3-month (90 days) period. The Consultant's total fee was \$98,715.

Under this Proposal (PRB #24-045), DAS-RECS and DOC are seeking SPRB approval to approve Task Letter #2A in the amount of \$37,200 for the Consultant to provide the following:

The Department of Administrative Services hereafter the DAS requires the following supplemental construction administration services:

- Provide one hundred eighty (180) calendar day extension of Construction Administrator services in the construction phase to correlate with the time extension change orders granted to the general contractor to achieve project substantial completion.

Notice to Proceed was provided to the Consultant on 8-1-2022, with Substantial Completion scheduled for July 3, 2023.

In April 2020, the Board approved AI Engineers, Inc. (PRB #20-049) as one of seven Consultants under the 7<sup>th</sup> series of On-Call Construction Administration Contracts awarded by the Department of Administrative Services ("DAS") since 1994. The contracts had a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of August 31, 2022. In August 2022, under PRB #22-134, the Board approved Amendment #1 to the Consultant's Contract to extend the expiration date to March 3, 2023.

And, on November 3, 2022, the Board approved AI Engineers, Inc. (PRB #22-167), as one of seven Consultants under the 8<sup>th</sup> series of On-Call Construction Administration Contracts awarded by DAS. The Consultant's on-call contract has a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of February 28, 2025.

Expires	OC-DCS-CA-0034	AI Engineers Inc	\$1,000,000	20-049
8/31/2022				
3/3/2023				22-134
	Task Letter #1	505 Hudson Fire Alarm Replacement	\$58,600	(Informal)
	Task Letter #2	Enfield Water Storage Tanks & Demo	\$98,715	(Informal)
	Task Letter #3	Enfield Superior Court Roof & HVAC	\$63,330	(Informal)
	Task Letter #4	505 Hudson HVAC Replacement	\$54,375	(Informal)
		Total Informal TLs	\$275,020	
	Task Letter #8	Garner CI - Energy Audit Implementation	\$226,800	23-005
	Task Letter #2A	Enfield Water Storage Tanks & Demo	\$37,200	24-045
		Total Committed Funds	\$539,020	
		Maximum Total Fee	\$1,000,000	
		Uncommitted (Remaining)	\$460,980	

The Construction Budget and total Project Budget were increased to \$6,911,013 and \$8,101,930, respectively.

DAS-RECS has confirmed that funding is available for this contract.

AIE Basic Services Fee (Informal TL2)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic/Design Development Phase	\$0				
Contract Documents Phase	\$0				
Bidding Phase	\$0				
Construction Administration (336 days/90 day close out)	\$98,715				
TOTAL BASIC SERVICE FEE (Informal TL2) (A)	\$98,715			\$2,870,400	3.44%
AIE Basic Service Fee (24-045) (A1)					
Construction Phase Services ( add 180 days CA Phase)	\$37,200				
TOTAL BASIC SERVICE FEE (#24-045) (A1)	\$37,200				
TOTAL FEE (#24-045) (A) + (A1)		\$135,915		\$6,911,013	1.97%

The Consultant provided the following narrative in their request to DAS-RECS as follows:

**ADDITIONAL CA SERVICES:**

AI Engineers is requesting the following extension of CA services to cover the changes in contract listed below:

- AIE CA Services Task Order had 11 months of services plus closeout - construction duration 336 calendar days; closeout period 90 calendar days.
- Original Notice to Proceed (NTP) was 08/01/22 and Substantial Completion (SC) scheduled for 07/03/2023 (336 calendar days), which corresponds with our Task letter. Total cost for Construction Phase = \$90,840.00
- No cost change order was issued pushing the SC date to 10/25/23. (07/03/2023 +114 calendar days).
- Change Order 11 was issued pushing SC to 11/8/23 (14 calendar days)
- In total the project's construction phase started from 08/01/2022 through an updated Substantial Completion date of 12/31/2023 (expected), which is 17 months in total and 6 months over our Task Letter/Proposal breakdown.

Overall and throughout the entire extended period, we have continued to provide our contractual CA services, including onsite observation/supervision, leading and coordinating OAC and other project related meetings, project management on PMWeb etc. Due to these changes, AI Engineers, Inc. is requesting an additional (6) months, from 07/03/2023 thru the SC date (expected 12/31/23), of CA services. There will be no additional compensation requested for the project's closeout period as the contractual scope has not changed for this duration (90 calendar days).

For the extension, we have reduced hours for the Assistant Project Manager/CA to 40 hours per month while keeping the Project Manager hours at 8 hours per Month.

It is noted that the Assistant Project Manager/CA was expending between 48 and 60 hours per month during the initial 336-day construction period.

**RECOMMENDATION:** Staff recommends approval of Task Letter #2A in the amount of \$37,220 for extended CA Services related to the time extension granted to the Contractor for this Enfield Water Storage Tank Project.

**7. OTHER BUSINESS:**

**8. VOTES ON PRB FILE:**

**PRB FILE #24-045** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #24-045. The motion passed unanimously.

**9. NEXT MEETING** – Monday, April 8, 2024 – will be held solely by means of electronic equipment.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary