

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On April 29, 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 29, 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:**

Brian Dillon, JUD  
Peter Austin, DAS-RECS

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

### **OPEN SESSION**

#### **1. ACCEPTANCE OF MINUTES**

Mr. Berger moved and Mr. Greenberg seconded a motion to approve the minutes of the April 25, 2024 Meeting and April 26, 2024 Special Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Staff confirmed that all Members have filed their Statement of Financial Interest with the Office of State Ethics by the May 1, 2024 deadline.

Staff summarized the content of a 4-25-2024 Meeting attended by Mr. Berger with the Department of Agriculture's Jaime Smith and Cameron Weimar reviewing the new Farmland Application Evaluation scoring because of their updated Regulations and other items relative to the Department.

### 3. REAL ESTATE- UNFINISHED BUSINESS

#### EXECUTIVE SESSION

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:04. The motion passed unanimously.

**PRB #:** 24-060-A  
**Transaction/Contract Type:** AG / PDR  
**Origin/Client:** DoAG/DoAG

#### Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Upon completion of the Board's review of this Proposal, Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:10. The motion passed unanimously.

#### OPEN SESSION

### 4. REAL ESTATE – NEW BUSINESS

### 5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### 6. ARCHITECT-ENGINEER - NEW BUSINESS

**PRB #** 24-051  
**Origin/Client:** DAS/JUD  
**Transaction/Contract Type** AE / Task Letter  
**Project Number** BI-JD-375  
**Contract** OC-DCS-CA-0032  
**Consultant:** Urban Engineers, Inc.  
**Property** Hartford, Lafayette St (101) – Lafayette Street Garage  
**Project purpose:** Lafayette Street Garage Investigation and Repairs  
**Item Purpose** Task Letter #7A

Proposed Amount: \$177,130

#### PROJECT BRIEF

In April 2020, Macchi Engineers was retained under Letter #1 (Informal) to their On-Call Contract - OC-DCS-VEH-0025 – to provide an Investigative Review of the parking garage and Schematic Design services for a total fee of \$88,200 for this JUD Agency-Administered Project. During the Consultant's work under Task Letter #1, life safety issues relative to loose concrete at the garage were identified and the Consultant was retained under Task Letter #1A (Informal) to provide Bidding and CA Phase services to address the life safety issues for a total fee of \$10,000.

The results of the Investigative Review identified structural repairs were needed to the parking facility and a DAS Administered Project initiated design services with the Consultant to include receiving Schematic Design (SD) services. The SD provided an initial project budget at \$3,400,000, at which time DAS-RECS was required to manage the project as the project budget exceeded JUD statutory authority.

The last activity presented to the SPRB was in August 2021, when the Board approved (PRB #21-131) Task Letter #1B in the amount of \$222,900 for the Consultant to provide Design

Development (DD), Construction Document (CD) and Bidding Services. No CA Phase Services were included in Task Letter #1B.

On December 6, 2022, DAS retained the Consultant – Urban Engineers – under their On-Call Contract – OC-DCS-CA-0032 – to provide pre-construction CA Phase Services to assist in planning the phasing of the Project and to assist with the Bid Phase. The Consultant’s fee for these services was \$29,650.

Total professional fees for the Consultants’ pre-construction phase services equals \$350,750.

In support of this project DAS advertised Project 2307-BI-JD-375 on May 3, 2023 with responses due by June 14, 2023. The advertisement included the following information:

<b>Special Requirements:</b>	The Contractor shall have a minimum of five (5) years of experience with parking garage renovations/repairs of similar size and scope. The Contractor shall name five (5) similar scope and size within the five (5) years of experience. Please refer to Project specific Unit Prices (Miscellaneous Items)		
<b>Cost Estimate Range:</b>	<b>\$</b> 3,198,342.00	<b>To \$</b>	3,400,000.00
<b>Date Plans &amp; Specs Ready:</b>	05-03-2023		
<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>	435	
<b>Liquidated Damages:</b>	<b>\$</b> 1,347.00	Per Calendar Day Beyond Substantial Completion.	
	<b>\$</b> 927.00	Per Calendar Day Beyond 90 days After Substantial Completion.	

Three bids were received:

Tabulation of Bids

Project Title: Lafayette Street Parking Garage – Investigation & Repairs Project No.: BI-JD-375  
Project Address: 101 Lafayette Street, Hartford, CT.06106 Agency Base Bid: \$3,366,675.00  
Page No. 1 of 1  
Bidding Limited To: General Building Construction (Group A) Addenda No.(s): 2

Bidder	Base Bid	SUPPLEMENTAL BIDS			
		1	2	3	4
Frank Capasso Sons, Inc.	\$ 2,760,900.00	N/A			
Gilberto Sons, LLC	\$ 3,549,518.00	N/A			
Structural Preservation Systems LLC	\$ 3,412,905.00	N/A			

DAS-RECS informs the SPRB that this Project Bid was awarded to Frank Capasso Sons, Inc.

Under this Proposal (PRB #24-051), DAS-RECS and JUD are seeking SPRB approval to approve Task Letter #7A in the amount of \$177,130 for the Consultant to provide described with the following excerpts from the Task Letter as follows:

In accordance with the applicable provisions of the subject on-call contract; the applicable provisions of the Department of Administrative Services (DAS) Consultants Procedure Manual dated November 2019, which may be modified or amended current with the date hereof; and the Construction Administrators Procedure Manual dated June 2018, which may be modified or amended current with the date hereof, Urban Engineers, Inc. is hereby authorized to perform the following scope of services for the subject project. In this task letter the term Consultant shall be interpreted to mean Construction Administrator as identified in the contract for on-call services.

The project involves repairs to the existing judicial parking structure located at 101 Lafayette Street in Hartford, Connecticut. The existing garage is a single-story precast structure with a capacity of approximately 570 cars. The framed floors are comprised of precast double tees with a concrete topping. A portion of the garage is located below the existing courthouse building.

CA services portion for the above referenced job, during construction phase.

And, included in Article 1.B.2 of Task Letter #7A it states:

**The Consultant shall also perform the following:**

- a. **The Consultant shall provide a competent, on-site presence for a duration of not less than three (3) half days per week.**

In April 2020, the Board approved Urban Engineers, Inc. (PRB #20-047) 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 #22-132, the Board approved Amendment #1 to the Consultant’s Contract to extend the expiration date to March 3, 2023.

Expires	OC-DCS-CA-0034	Urban Engineers Inc	\$1,000,000	20-047
8/31/2022				
3/3/2023				22-132
	Task Letter #2	DPH Flex Lab Renovation	\$73,020	(Informal)
	Task Letter #2A	DPH Flex Lab Renovation	\$21,540	(Informal)
	Task Letter #7	JUD Lafayette Garage Investigation & Rep.	\$29,650	(Informal)
		Total Informal TLs	\$124,210	
	Task Letter #1	CVH Steam Pipe Phase III	\$144,375	(21-093)
	Task Letter #5	RL Corrigan CI - Energy Audit Implementation	\$164,530	23-007
	Task Letter #7A	JUD Lafayette Garage Investigation & Rep.	\$177,130	24-045-pend
		Total Committed Funds	\$610,245	
		Maximum Total Fee	\$1,000,000	
		Uncommitted (Remaining)	\$389,755	

The Construction Budget and total Project Budget were established at \$3,400,000 and \$4,300,000, respectively.

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

Urban Engineers Fee for Basic Services (PRB #24-051)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$0				
Design Development Phase	\$0				
Construction Document Phase	\$0				
Bidding and Review Pre-Construction Phase (Informal)	\$29,650				
Construction Administration Phase (435 days/90 day CO)	\$177,130				
<b>TOTAL BASIC SERVICE FEE (#24-051) (A)</b>	<b>\$206,780</b>	<b>\$0</b>			
			\$206,780	\$3,400,000	6.08%

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

This proposal includes Urban's understanding of the services required as described below.

The properties to be repaired include the garage located at 101 Lafayette Street in Hartford. The scope of the project includes the following as depicted in the Contract Documents;

1. The 525 vehicle parking garage is a single story precast concrete structure that wraps around the courthouse on the north, west and south sides. The upper level consists of a 3-inch concrete topping slab on precast double-tee beams that span between precast inverted tee girders and L-girders. The precast girders are supported by precast columns, which are supported by cast-in-place concrete spread footings. The lower level consists of a cast-in-place concrete slab on grade. Access to the upper deck is made from the Lafayette Street to the east. Access to the lower level is made from Russ Street to the north and Oak Street to the west.
2. Level 2 Deck Repairs: These repairs include concrete spall repairs, buried conduit removal, sidewalk and curb repairs, deck sealant replacement, crack repairs and the placement of a new hybrid heavy-duty traffic coating system over the entire upper deck that provides a 10-year warranty. The heavy-duty traffic coating system consists of an epoxy leveling course, a primer, a polyurethane base coat, two (2) epoxy wear coats and a polyurethane top coat. The upper deck repairs also include the full replacement of the deteriorated sidewalk located at the southeast entrance to the courthouse and replacement of all existing deck expansion joints.
3. Level 1 Repairs: On the lower level, repair work includes repairs to the inverted tee girders that are showing signs of cracking, spalling and rust staining. Repairs also include removing and replacement of overhead loose concrete, crack epoxy injection, concrete cleaning, slab on grade repairs and drainage repairs and cleaning.
4. Steel Beams: There is a mall area on the southwest side of the courthouse that includes a 6-inch concrete deck which is supported by steel beams and column that are encased in concrete. Repairs include removing rust and repainting exposed steel in this area to provide the necessary fire rating to the exposed steel surfaces.
5. Electrical Work: Garage repairs include new lighting on Level 2. The electrical work also includes new wiring to Level 2 site light poles and to existing vehicle garage access gates.

Contract Work includes:

1. Repairs to the existing precast concrete parking garage with cast-in-place concrete topping slab, include concrete spall repairs, buried conduit removal, topping slab repairs, curb repairs, double tee flange connection repairs, sidewalk repairs, replacement of all existing joint sealant and the placement of a new hybrid traffic coating system on Level 2 that comes with a 10-year warranty.
2. Remove and replace with new deck expansion joints, and garage expansion joints between the parking garage and the courthouse, elevator tower and sidewalks.
3. Remove and replace overhead concrete spalls.
4. Concrete repairs to existing inverted precast tee-beams, precast double tee beams, precast spandrels and precast L-beams.
5. Concrete column repairs and repairs to exposed steel beams.
6. Concrete crack repairs with epoxy injection and hydrophobic epoxy grout.
7. Clean parking garage drainage system.
8. Replace broken and deteriorated steel drainage grates.
9. Concrete Cleaning.
10. New parking garage line striping.
11. Rewire existing Level-2 lighting standards and all Level-2 site gates.
12. Remove existing Level-2 light fixtures and replace with new.

Staff inquired with DAS-RECS regarding the following:

1. Form 1105 identifies two sources of funding totaling \$355,000 and Consultant Fees to date equal \$350,750. Please identify the funding source for this CA Consultant (\$177,130). And, in light of exceeding the funding threshold in Form 1105 and absent a Form 1130, does this require a revised Form 1105?

**DAS Response: Yes. The Form 1105 will be revised.**

**Staff Response:** A new Form 1105 can be submitted upon completion by JUD and approval by DAS-RECS. DAS-RECS did provide a new Form 1130. With respect to funding, in the

10-6-2023 Bond Commission Agenda, only \$140,000 in new funding was sought by JUD for CA Services, vs the \$177,130 requested in this Task Letter #7A. Either JUD or DAS should reconcile the \$37,130 difference during the SPRB Meeting and its source of funding.

JUD stated that the \$3,701,990 funding was not specific to this Project but for improvements to JUD facilities and that JUD can manage the the allocated items of Project as long as they remain within the bond allocation. OK

- In the Memo to SPRB it is stated that this Project has received bond funding for construction. Please identify the source of funding for the construction phase.

**DAS Response:** JUD Infrastructure Funds; P.A. 21-111, Sec. 2 (o)(1), for \$3,701,990, and P.A. 13-239, Sec. 21 (o)(1), for \$355,000. This can be found on page 19 of the attached Bond Commission Agenda.

**Staff Response:** From 10-6-2023 Bond Commission Agenda

**REASON FOR REQUEST:**

These funds are requested to award a construction contract based on bids received on June 14, 2023, for parking garage repairs and improvements at 101 Lafayette Street in Hartford. The current garage has ongoing deterioration and water infiltration issues.

Funds are requested as follows:

	Project Costs	Previous Funding	This Request
Construction (Bid)	\$2,760,900		\$2,760,900
Contingency	276,090		276,090
Architect/Engineer's Fee	475,000	\$355,000	120,000
Construction Administrator	140,000		140,000
Testing and Inspections	105,000		105,000
DAS Fees	<u>300,000</u>		<u>300,000</u>
Total	<u>\$4,056,990</u>	<u>\$355,000</u>	<u>\$3,701,990</u>

**Financing:**

P.A. 21-111, Sec. 2 (o)(1), This Request	\$3,701,990
P.A. 13-239, Sec. 21 (o)(1), Previous Funding	<u>355,000</u>
Total	<u>\$4,056,990</u>

Again, either JUD or DAS should reconcile the \$37,130 difference (CA Phase) during the SPRB Meeting and its source of funding. JUD stated that the \$3,701,990 funding was not specific to this Project but for improvements to JUD facilities and that JUD can manage the the allocated items of Project as long as they remain within the bond allocation. OK

- Please clarify if the Construction Contract was awarded to one of the three Respondents to Project Bid 2307-BI-JD-375. And if the Construction Contract was awarded has DAS-RECS issued NTP?

**DAS Response:** Yes. The contract was awarded to a respondent to the Invitation to Bid. DAS has not issued a NTP to the Contractor but will do so after the execution of the two task letters pending in SPRB, one for the AE and the other for the CA.

**Staff Response:** This Project Bid was awarded to Frank Capasso Sons, Inc. This Contractor had previously completed work at this Garage in 2012 and has completed other project for JUD in Waterbury, Stamford and Danielson, as well as other projects for DAS-RECS and Joint Committee Legislative Management. OK

2.8	<b>Other Funding Sources:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	(If yes, double left click imbedded MS Excel Spreadsheet below to activate; double left click outside imbedded MS Excel Spreadsheet to deactivate.)	
	Notes: Judicial Branch Infrastructure 1.) Fund 17151-43570 (Jan 2020) Bond Commission Approval 6/29/2019 2.) Fund 17151-43570 (March 2021) (Façade & Repairs)		<b>Description</b>	<b>Amount</b>
			JUD Infrastructure Funds	\$187,000
		JUD Infrastructure Funds	\$168,000	
		<b>Total Other Sources</b>	<b>\$</b>	<b>355,000</b>

Summary of the Consultant’s hourly efforts per month during the CA Phase.

	Hours (Monthly Breakdown)		
	Project Executive Jason Cardinal	Sr. Project Manager Robert Flaminio	Assoc Project Manager
	Feb-24	2	20
Mar-24	2	20	42
Apr-24	2	20	84
May-24	2	20	84
Jun-24	2	20	84
Jul-24	2	20	84
Aug-24	2	20	84
Sep-24	2	20	84
Oct-24	2	20	84
Nov-24	2	20	42
Dec-24	2	10	0
Jan-25	2	10	0
Feb-25	2	10	0
Mar-25	2	20	42
Apr-25	2	20	84
May-25	2	20	42
Jun-25	2	16	4
Jul-25	2	16	4
Aug-25	2	16	4
<b>total dollars</b>	<b>\$7,600.00</b>	<b>\$62,530.00</b>	<b>\$107,000.00</b>
<b>GRAND TOTAL</b>	<b>\$177,130.00</b>		

The Assoc Project Manager hours appears to reflect the DAS-RECS requirement that the Consultant provide a competent on-site presence for a minimum of three half-days per week (48 hours per month). It also appears that from mid-November through mid-March there may be limited, if any, construction.

**RECOMMENDATION:** Staff recommend approval of Task Letter #7A in the amount of \$177,130 for CA Services related to the Lafayette Street Garage Investigation and Repairs Project

**PRB #** 24-059  
**Origin/Client:** DAS/JUD  
**Transaction/Contract Type** AE / Task Letter  
**Project Number** BI-JD-375  
**Contract** OC-DCS-VEH-0025  
**Consultant:** Macchi Engineers, LLC  
**Property** Hartford, Lafayette St (101) – Lafayette Street Garage  
**Project purpose:** Lafayette Street Garage Investigation and Repairs  
**Item Purpose** Task Letter #1C

Proposed Amount: \$130,900

PROJECT BRIEF

In April 2020, Macchi Engineers was retained under Letter #1 (Informal) to their On-Call Contract - OC-DCS-VEH-0025 – to provide an Investigative Review of the parking garage and Schematic Design services for a total fee of \$88,200 for this JUD Agency-Administered Project. During the Consultant’s work under Task Letter #1, life safety issues relative to loose concrete at the garage were identified and the Consultant was retained under Task Letter #1A (Informal) to provide Bidding and CA Phase services to address the life safety issues for a total fee of \$10,000.

The results of the Investigative Review identified structural repairs were needed to the parking facility and a DAS Administered Project initiated design services with the Consultant to include receiving Schematic Design (SD) services. The SD provided an initial project budget at \$3,400,000, at which time DAS-RECS was required to manage the project as the project budget exceeded JUD

statutory authority.

The last activity presented to the SPRB was in August 2021, when the Board approved (PRB #21-131) Task Letter #1B in the amount of \$222,900 for the Consultant to provide Design Development (DD), Construction Document (CD) and Bidding Services. No CA Phase Services were included in Task Letter #1B.

On December 6, 2022, DAS retained the Consultant – Urban Engineers – under their On-Call Contract – OC-DCS-CA-0032 – to provide pre-construction CA Phase Services to assist in planning the phasing of the Project and to assist with the Bid Phase. The Consultant’s fee for these services was \$29,650.

Total professional fees for the Consultants’ pre-construction phase services equals \$350,750.

In support of this project DAS advertised Project 2307-BI-JD-375 on May 3, 2023 with responses due by June 14, 2023. The advertisement included the following information:

<b>Special Requirements:</b>	The Contractor shall have a minimum of five (5) years of experience with parking garage renovations/repairs of similar size and scope. The Contractor shall name five (5) similar scope and size within the five (5) years of experience. Please refer to Project specific Unit Prices (Miscellaneous Items)	
<b>Cost Estimate Range:</b>	<b>\$</b> 3,198,342.00	<b>To \$</b> 3,400,000.00
<b>Date Plans &amp; Specs Ready:</b>	05-03-2023	
<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>	435
<b>Liquidated Damages:</b>	<b>\$</b> 1,347.00	Per Calendar Day Beyond Substantial Completion.
	<b>\$</b> 927.00	Per Calendar Day Beyond 90 days After Substantial Completion.

Three bids were received:

Tabulation of Bids

Project Title: Lafayette Street Parking Garage – Investigation & Repairs Project No.: BI-JD-375  
 Project Address: 101 Lafayette Street, Hartford, CT.06106 Agency Base Bid: \$3,366,675.00  
 Page No. 1 of 1  
 Bidding Limited To: General Building Construction (Group A) Addenda No.(s): 2

Bidder	Base Bid	SUPPLEMENTAL BIDS			
		1	2	3	4
Frank Capasso Sons, Inc.	\$ 2,760,900.00	N/A			
Giliberto Sons, LLC	\$ 3,549,518.00	N/A			
Structural Preservation Systems LLC	\$ 3,412,905.00	N/A			

DAS-RECS informs the SPRB that this Project Bid was awarded to Frank Capasso Sons, Inc.

Under this Proposal (PRB #24-059), DAS-RECS and JUD are seeking SPRB approval to approve Task Letter #1C in the amount of \$130,900 for the Consultant to provide described with the following excerpts from the Task Letter as follows:

In accordance with the applicable provisions of the subject on-call contract, and the applicable provisions of the Department of Administrative Services (DAS) Consultants Procedure Manual dated November 2019, which may be modified or amended current the date hereof, Macchi Engineers, LLC is hereby authorized to perform the following scope of services for the subject project. The Consultant is not authorized to perform the construction phase services unless it receives prior written authorization from DAS to perform those services. In this task letter the term Consultant shall be interpreted to mean Architect or Engineer as identified in the contract for on-call services.

The project involves repairs to the existing judicial parking structure located at 101 Lafayette Street in Hartford, Connecticut. The existing garage is a single-story precast structure with a capacity of approximately 570 cars. The framed floors are comprised of precast double tees with a concrete topping. A portion of the garage is located below the existing courthouse building.



Provide AE services during the construction phase of the project.

And, included in Article 1.A of Task Letter #1C it states specific requirements including:

- Visit the site a minimum of once every two weeks (bi-weekly) during construction to assess the progress and quality of work, in conjunction with the job meetings, and to determine if the work being performed is in general compliance with the Contract Documents.
- The Contract Documents include 368 Double Tee Flange Connector repairs. The location of these 368 repairs is unknown currently. For each phase of the project (6 phases total), Macchi shall review precast tee beam flange connections in the field and notify the contractor which connections need to be replaced. An aerial lift will be provided by the contractor for Macchi inspections.

DAS-RECS has approved the retention of Bemis Associates, LLC as a subconsultant to provide the AE CA Construction Phase services (\$10,000) for this Project overseeing above-deck lighting to replace the existing lighting.

In September 2019, the Board approved Macchi Engineers, LLC (PRB #19-171) as one of four Consultants under the 6<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 \$300,000/contract and a common expiration date of November 30, 2021. In June 2021, under PRB #21-088, the Board approved Amendment #1 to the Consultant’s Contract to increase the maximum total cumulative fee to \$550,000.

11/30/2021	OC-DCS-VEH-0025	Macchi Engineers LLC	\$300,000	19-171
			\$550,000	21-088
	Task Letter #1	Lafayette Street Garage Investigation and Repairs	\$88,200	(Informal)
	Task Letter #1A	Lafayette Street Garage Investigation and Repairs	\$10,000	(Informal)
	Task Letter #1B	Lafayette Street Garage Investigation and Repairs	\$222,900	(PRB 21-131)
	Task Letter #1C	Lafayette Street Garage Investigation and Repairs	\$130,900	(PRB 24-059 pend)
		Total Committed Funds	\$452,000	
		Maximum Total Fee	\$550,000	
		Uncommitted (Remaining)	\$98,000	

The Construction Budget and total Project Budget were established at \$3,400,000 and \$4,300,000, respectively.

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

Macchi Engineers Fee for Basic Services (Informal)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Investigative Study & Schematic Design Phase (TL#1)		\$88,200			
Life Safety Repairs (TL #1A)		\$10,000			
Total Previous Consultant Services (Special)		\$98,200			
ME Fee for Basic Services (PRB #21-131)					
Design Development Phase	\$82,000				
Construction Document Phase	\$120,900				
Bidding and Review Phase	\$20,000				
Construction Administration Phase (Excluded)	\$0				
TOTAL BASIC SERVICE FEE (#21-131) (A)	\$222,900			\$3,400,000	6.56%
TOTAL FEE (#21-131) (A) + (Special)			\$321,100	\$3,400,000	9.44%
ME Fee for Basic Services (PRB #24-059) (A1)					
Construction Administration Phase 435 days + 90 day CO	\$130,900				
TOTAL BASIC SERVICE FEE (#24-059) (A) + (A1)	\$353,800			\$3,400,000	10.41%
TOTAL FEE (#24-059) (A) + (A1) + (Special)			\$452,000	\$3,400,000	13.29%

Excerpts from the Consultant's Proposal regarding AE CA Phase Services included the following:

- Monitor contractor's progress and general compliance with the Contract Documents during bi-weekly (once every 2-weeks) site visits, which will be conducted in conjunction with the job meetings. Meeting minutes will be generated and distributed by others.
- The Contract Documents include 368 Double Tee Flange Connector repairs. The location of these 368 repairs is unknown currently. For each phase of the project (6 phases total), we will review precast tee beam flange connections in the field and notify the contractor which connections need to be replaced. An aerial lift will be provided by the contractor for our inspections.
- The Contract Documents include a schedule of 435 days and will include six (6) phases. A winter shutdown is anticipated. Bi-monthly project meeting will not continue during the winter shutdown period. Preconstruction meeting and shop drawing review are expected to begin in the winter of 2024 with construction activities expected to begin in the spring of 2024.

Staff inquired with DAS-RECS regarding the following:

1. Form 1105 identifies two sources of funding totaling \$355,000 and Consultant Fees to date equal \$350,750. Please identify the funding source for this AE Consultant (\$130,900). And, in light of exceeding the funding threshold in Form 1105 and absent a Form 1130, does this require a revised Form 1105?

**DAS Response: Yes. The Form 1105 will be revised.**

**Staff Response:** A new Form 1105 can be submitted upon completion by JUD and approval by DAS-RECS. DAS-RECS did provide a new Form 1130. With respect to funding, in the 10-6-2023 Bond Commission Agenda, only \$120,000 in additional funding was sought by JUD for AE/CA Services, vs the \$130,900 requested in this Task Letter #7A. Either JUD or DAS should reconcile the \$10,900 difference during the SPRB Meeting and its source of funding.

JUD stated that the \$3,701,990 funding was not specific to this Project but for improvements to JUD facilities and that JUD can manage the the allocated items of Project as long as they remain within the bond allocation. OK

2. In the Memo to SPRB it is stated that this Project has received bond funding for construction. Please identify the source of funding for the construction phase.

**DAS Response:** JUD Infrastructure Funds; P.A. 21-111, Sec. 2 (o)(1), for \$3,701,990, and P.A. 13-239, Sec. 21 (o)(1), for \$355,000. This can be found on page 19 of the attached Bond Commission Agenda.

**Staff Response:** From 10-6-2023 Bond Commission Agenda

REASON FOR REQUEST:

These funds are requested to award a construction contract based on bids received on June 14, 2023, for parking garage repairs and improvements at 101 Lafayette Street in Hartford. The current garage has ongoing deterioration and water infiltration issues.

Funds are requested as follows:

	<u>Project Costs</u>	<u>Previous Funding</u>	<u>This Request</u>
Construction (Bid)	\$2,760,900		\$2,760,900
Contingency	276,090		276,090
Architect/Engineer's Fee	475,000	\$355,000	120,000
Construction Administrator	140,000		140,000
Testing and Inspections	105,000		105,000
DAS Fees	<u>300,000</u>		<u>300,000</u>
Total	<u>\$4,056,990</u>	<u>\$355,000</u>	<u>\$3,701,990</u>
Financing:			
P.A. 21-111, Sec. 2 (o)(1), This Request			\$3,701,990
P.A. 13-239, Sec. 21 (o)(1), Previous Funding			<u>355,000</u>
Total			<u>\$4,056,990</u>

Again, either JUD or DAS should reconcile the \$10,900 difference (AE/CA Phase) during the SPRB Meeting and its source of funding.

JUD stated that the \$3,701,990 funding was not specific to this Project but for improvements to JUD facilities and that JUD can manage the the allocated items of Project as long as they remain within the bond allocation. OK

- Please clarify if the Construction Contract was awarded to one of the three Respondents to Project Bid 2307-BI-JD-375. And if the Construction Contract was awarded has DAS-RECS issued NTP?

**DAS Response:** Yes. The contract was awarded to a respondent to the Invitation to Bid. DAS has not issued a NTP to the Contractor but will do so after the execution of the two task letters pending in SPRB, one for the AE and the other for the CA.

**Staff Response:** This Project Bid was awarded to Frank Capasso Sons, Inc. This Contractor had previously completed work at this Garage in 2012 and has completed other project for JUD in Waterbury, Stamford and Danielson, as well as other projects for DAS-RECS and Joint Committee Legislative Management. OK

2.8	<b>Other Funding Sources:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	(If yes, double left click imbedded MS Excel Spreadsheet below to activate; double left click outside imbedded MS Excel Spreadsheet to deactivate.)	
	Notes: Judicial Branch Infrastructure 1.) Fund 17151-43570 (Jan 2020) Bond Commission Approval 6/29/2019 2.) Fund 17151-43570 (March 2021) (Façade & Repairs)		<b>Description</b>	<b>Amount</b>
			JUD Infrastructure Funds	\$187,000
		JUD Infrastructure Funds	\$168,000	
		<b>Total Other Sources</b>	<b>\$</b>	<b>355,000</b>

**RECOMMENDATION:** Staff recommend approval of Task Letter #1C in the amount of \$130,900 for CA Services related to the Lafayette Street Garage Investigation and Repairs Project.

**From PRB #21-131**

**CONSULTANT FEE:** \$222,900

Task Letter #1 (Informal) provided for an Investigative Review of the parking garage and Schematic Design services for a total fee of \$88,200. During the Consultant's work under Task Letter #1, life safety issues relative to loose concrete at the garage were identified and the Consultant was retained under Task Letter #1A (Informal) to provide Bidding and CA Phase services to address the life safety issues for a total fee of \$10,000.

The results of the Investigative Review identified structural repairs are needed to the building, and a DAS Administered Project initiated design services with the Consultant to include receiving Schematic Design (SD) services. The SD provided an initial project budget at \$3,400,000, at which time DCS was required to manage the project as the project budget exceeded JUD statutory authority.

DCS recognized that Design Development, Contract Documents and Bid Services were required prior to CA Phase. As the Consultant had already expended significant time and effort to become oriented and familiar with the garage and structural conditions of the Lafayette Street Garage, DCS determined it was more efficient and cost effective retain the Consultant's services into the design phase rather than begin with another structural engineer. At that time DCS determined the On-Call Contract did not have sufficient funds to retain the Consultant and requested, under PRB #21-088, Amendment #1 to the On-Call Contract OC-DCS-VEH-0025 to increase the maximum total cumulative fee to \$550,000, an increase of \$250,000. There were no other changes to the Contract. Amendment #1 was approved at the June 10, 2021 SPRB Meeting.

Under this Proposal (PRB #21-131), DCS is seeking SPRB approval Task Letter #1B to the On-Call Contract OC-DCS-VEH-0025 for the Consultant to provide the following services:

- 1.A. Design Development (DD) Phase - \$82,000 – Due 75 days from NTP  
Based upon the previously completed Investigative Report prepared by Macchi Engineers, LLC dated July 2020, prepare DD Phase Deliverables refining, depicting and describing the Project design.
- 1.B. Contract Documents (CD) Phase - \$120,900 - Due 85 days from NTP  
Based on the accepted DD Deliverables, comments received and any adjustments authorized by the JUD to the program, schedule or Construction Budget, prepare CD Phase Deliverables in such form as to constitute the basis of the Bid Documents and allow for competitive bidding and complete construction of the Work.
- 1.C. Bidding/Negotiation - \$20,000
  - Prepare an agenda for and conduct a pre-bid conference at the site.
  - Respond to questions by the bidders and issue addendum(s) as necessary.
  - Review and assist in evaluating bids and attending scope meeting with the apparent low bidder.

DCS confirmed funding is in place. The statutory funding authority is: Judicial Branch Infrastructure Description Amount 1.) Fund 17151- 43570 (Jan 2020) Bond Commission Approval \$187,000 6/29/2019 JUD Infrastructure Funds 2.) Fund 17151-43570 (March 2021) JUD Infrastructure Funds \$168,000 (Facade & Repairs).

Macchi Engineers, LLC (ME) has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	Lafayette Street Garage Inv. & Repairs	\$88,200	(Informal)
• Task Letter #1A	Lafayette Street Garage Inv. & Repairs	\$10,000	(Informal)
Total Fee to Date:		\$98,200	

ME Fee for Basic Services (Informal)	COST (\$) (BASIC)	COST (\$) (SPECIAL)	C. Budget (\$)	(%) Budget
Investigative Study & Schematic Design Phase (Informal Task Letter #1)	\$88,200			
Life Safety Repairs (Informal Task Letter #1A)	\$10,000			
Total Previous Consultant Services	\$98,200			
ME Fee for Basic Services (PRB #21-131)				
Design Development Phase	\$82,000			
Construction Document Phase	\$120,900			
Bidding and Review Phase	\$20,000			
Construction Administration Phase	\$0			
TOTAL BASIC SERVICE FEE (#21-131) (A)	\$222,900		\$3,400,000	6.6%

Staff inquired with DCS regarding the follow:

- Please provide a copy of the Consultant's Investigative Review, including the cost estimate from the SD Phase.

DCS Response: I don't have an electronic version of the report handy. I got a hard copy mailed to me and due to its size I'm having trouble getting it into a .pdf.

Staff Response: OK

- Please clarify why DCS has not requested the Consultant provide their fee for CA Phase services. Is funding not available, or some other reason?

DCS Response: With regard to the CA costs, the agency has not provided funding yet for that phase and besides that without knowing the extent of all the repairs it would be difficult to place an accurate number on those services at this time.

Staff Response: OK

**RECOMMENDATION:**

It is recommended that the Board approve this Task Letter #1B to expend \$222,900 for the Consultant to provide design and bid phase services for the Lafayette Garage Repairs.

**7. OTHER BUSINESS:**

Chairman Josephy requested a motion to approve Board Fees and Milage reimbursement for those Members attending the April 26<sup>th</sup> Site Inspection of a Farm being reviewed under PRB #24-060-A, including Mr. Josephy, Mr. Berger and Mr. Valengavich. Mr. Halpert made the motion, seconded by Mr. Berger. The motion passed unanimously.

Chairman Josephy requested a motion to approve Board Fees and Milage reimbursement for Mr. Berger attending the Meeting with the Department of Agriculture on April 25, 2024, as well as for his participation in various Meetings with stakeholders at the CT Legislature on those items impacting the SPRB. Mr. Valengavich made the motion, seconded by Mr. Josephy. The motion passed unanimously.

**8. VOTES ON PRB FILE:**

**PRB FILE #24-060-A** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #24-060-A. The motion passed unanimously.

**PRB FILE #24-051** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #24-051. The motion passed unanimously.

**PRB FILE #24-059** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #24-059. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, May 2, 2024 – will be held solely by means of electronic equipment.

The meeting adjourned.

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