

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 25, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 25, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF August 18, 2011. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of August 18, 2011. The motion passed unanimously.

COMMUNICATIONS

Chairman Greenberg received a copy of a letter dated August 24, 2011 from OPM Secretary Benjamin Barnes to DAS Commissioner Donald J. DeFronzo regarding the working group of DAS, SPRB and OPM staff and ongoing space planning for state agencies.

Mr. Dillon reported that an email concerning the proposed transfer of state land in Haddam was received from Joseph A. Szarek, a copy of which was provided to the Board.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

REAL ESTATE - UNFINISHED BUSINESS

PRB # **11 - 131** *Transaction/Contract Type:* RE / New Lease
Origin/Client: DAS / JUD

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease at 9:40 a.m. and concluded at 9:45 a.m.

REAL ESTATE – NEW BUSINESS

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PRB # 11 - 172 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS / DCF

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease at 9:46 a.m. and concluded at 10:16 a.m.

Mr. Josephy moved and Mr. Valengavich seconded a motion to go out of Executive Session and enter into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-174 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-844 **Origin/Client:** DPW/BOE
Contract: BI-RT-844-ARC, Contract Amendment #2
Consultant: Drummey Rosane Anderson, Inc.
Property: Emmett O'Brien Technical High School, Ansonia

Project Purpose: Renovations and Additions to Emmett O'Brien Technical High School
Item Purpose: A/E Contact Amendment #2 to compensate the architect for additional design services, conversion of the project to CMR delivery method and development/implementation of a PCB abatement plan.

Mr. Dillon explained that Emmett O'Brien Technical High School is a 2-story brick faced improvement constructed and expanded from 1966 through 1979. Project renovation & remodeling will encompass all of the building's existing 123,214± GSF and includes 43,640 GSF of new building construction.

Previously the Board approved the architect's contract and Contract Amendment#1 with Drummey Rosane Anderson, Inc. (DRA) for a total fee of \$2,493,760 on the basis of a \$29,669,000 Construction Budget. Total Project Budget was estimated at \$41,025,000; budgets were revised in 2007 and increased to \$37,456,000 and \$52,367,000, respectively.

In April 2009 the original project design-bid-build construction documents were completed by DRA and accepted by DPW. The project was never put out to bid and DPW subsequently notified the Architect that the project was to be put on hold. In mid-2010, a restart of the project was approved by OPM and DPW. In the interim, DCS identified issues with the overall project scope, changes to the Life Safety Code, new DEEP permit requirements, ADA grant compliance/implementation, additional degradation of existing building systems, and the identification of PCB caulking in the facility. Furthermore, DCS has also implemented procedural changes on projects of this size and complexity by implementing a Construction Manager at Risk delivery method versus the traditional Design-Bid-Build method.

Based on these issues, the State has allocated additional funding for construction and the overall project so that the overall project budget and construction budget are \$77,671,501 and \$53,678,501 respectively.

Contact Amendment #2 in the amount of \$638,277 will modify DRA's contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope in addition to the new project delivery system via a Construction Manager at Risk. The revised scope will also include the development and implementation of a PCB abatement plan, additional permit requirements and the evaluation/ replacement of antiquated facility systems.

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Mr. Dillon recommended approval of the Amendment. DRA's base fee as a percentage of Construction Budget is 6.00% whereas the maximum guideline rate for this Group B construction project is a blended rate of 9.50% based on the percentage of new construction to renovations with an additional 1% for construction administration fees for a maximum fee of 10.5%. As required, DRA has provided a current consulting affidavit.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11- 131 - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11-131 pending receipt of revised contract language related to the cost of tenant improvements. The motion passed unanimously.

PRB FILE #11- 172 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-172. The motion passed unanimously.

PRB FILE #11- 174 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-174. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary