

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 5, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 5, 2012 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 JUNE 28, 2012.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of June 28, 2012. The motion passed unanimously, except that Mr. Valengavich abstained from voting due to his absence at the meeting of that date.

### COMMUNICATIONS

**Agriculture Deed Correction.** Chairman Greenberg and the Board received correspondence dated June 22, 2012 from Commissioner of Agriculture Stephen K. Reviczky notifying the Board of a correction to a purchase of development rights deed. The deed correction specifies the location of the farm building envelope, and allows the construction of tobacco barns outside of the envelope, subject to the approval of the Commissioner. Mr. Lance Shannon from the Department of Agriculture Farmland Preservation Program was in attendance, and answered questions from Chairman Greenberg and the Board regarding development restrictions and how the Department monitors farmland in the preservation program.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW 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

**PRB #** 12-175-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights

**Origin/Client:** DOA / DOA

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

The Board commenced its discussion of the proposed purchase at 9:35 a.m. and concluded at 9:46 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session into Open Session.

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The motion passed unanimously.

**OPEN SESSION**

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 12-174 **Transaction/Contract Type:** AE / Amendment  
**Project Number:** BI-RT-842 **Origin/Client:** DCS/DOE  
**Contract:** BI-RT-842-ARC  
**Consultant:** Northeast Collaborative Architects, LLC  
**Property:** J.M. Wright Technical High School, Stamford  
**Project Purpose:** Additions and Renovations to J.M. Wright Technical High School  
**Item Purpose:** Contract Amendment #3 to provide the State of Connecticut a credit for the for the elimination of the building integrated roof mounted photovoltaic system, simplified energy management system design, modifications to the chiller plant design and removal of the LEED Gold requirement.

Mr. Dillon reported that on the basis of a Master Plan dated 2001, initial project scope at the J. M. Wright Technical High School included the renovation of the entire existing school plant consisting of 196,667± GSF and the addition of a new 3,700± GSF fitness center and chiller plant (on slab) for a total project area of 200,367 GSF. In June 2005 Northeast Collaborative Architects, LLC (“NCA”) formerly known as Bianco Giolitto Weston Architects, LLC were selected by DPW for the project. Revisions to project scope requested by the Agency to meet new programmatic needs increased the Architect’s total fee to \$2,442,384 and the Construction and Total Project Budgets to \$28,190,000 and \$40,023,991 respectively.

In January 2009 the original project design-bid-build construction documents were completed by NCA and accepted by DPW. The project was never put out to bid and then in August 2009 the school was closed due to an anticipated decline in enrollment. Since August 2009, the State Department of Education has reversed its decision and plans to reopen the facility with increased programmatic offerings, building design modifications and additional funding. Since that time the State has allocated additional funding for construction and the revised A/E fee was based on a construction budget of \$55,410,000. Subsequently in September 2011, SPRB approved Contact Amendment #2 to modify NCA’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 new project delivery system: a Construction Manager at Risk.

Contact Amendment #3 will modify NCA’s contract and provided the State a credit of (-\$675,600) for the elimination of the building integrated roof mounted photovoltaic system, simplified energy management system design, modifications to the chiller plant design and removal of the LEED Gold requirement. NCA will also shorten the delivery date for the design development documents by approximately 5-weeks. The overall project construction budget has been revised to \$50,990,000 to reflect these design modifications.

Mr. Dillon recommended Board approval of Contract Amendment #3 related to a credit of (-\$675,600). NCA’s base fee as a percentage of Construction Budget will now be 8.93 % of the revised construction budget as compared to 9.43% approved under Amendment #2.

**PRB#** 12-179 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-AUD-0015  
**Consultant:** Marsh USA, Inc.  
**Project Purpose:** New On-Call Contract

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**Item Purpose:** To provide DCS with consulting services for the review of documents, financial records, cost analysis and entitlements with a goal of providing a report, conclusions and recommendation to the State for various claims.

Mr. Dillon reported that this is the 5<sup>th</sup> series of On-Call Claims Auditor Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The On-Call Contracts that are the subject of this memorandum has a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 06/30/2014. This is the fourth and last submittal under this contract; the Board has previously reviewed the firms of Blum, Shapiro & Company, P.C., Navigant Consulting Inc. and Hill International Inc. under PRB Files #12-107, #12-108 and #12-133 respectively.

Mr. Dillon reported that a Request for Qualifications (RFQ) for consultant services was released in June 2011 and elicited six (6) responses. Thereafter, the DCS selection panel began the process of evaluating all 6 proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system.

At the end of the process the State Selection panel recommended four firms for approval as On-Call Claims Auditor Consulting firms. DCS has previously submitted three firms to SPRB for review and approval. This submittal is the fourth and final submittal under this On-Call series.

Mr. Dillon recommended Board approval of Marsh USA, Inc. as a potential Claims Auditor Consultant for projects of various sizes and scope. The firm has provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-174** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-174. The motion passed unanimously.

**PRB FILE #12-175-A** - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #12-175–A pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #12-179** – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #12- 179. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary