

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 19, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 19, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
John P. Valengavich, Secretary
Pasquale A. Pepe

Members Absent: Bruce Josephy, Vice Chairman

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

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF September 12, 2016 and September 14, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of September 12, 2016 and September 14, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 16-195-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 above purchase at 9:34 a.m. and concluded at 9:55 a.m.

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

OPEN SESSION

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 16-221 **Transaction/Contract Type:** RE / Lease
Origin/Client: DAS/ WCC

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6) (D) & 1-210(b)(24)

The Board commenced its discussion of the above lease at 9:56 a.m. and concluded at 10:25 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 16-220 **Transaction/Contract Type:** AE / Amendment
Project Number: CF-RC-380 **Origin/Client:** DCS/BOR
Contract: CF-RC-380-DBCA
Consultant: Symmes, Maini, McKee Associates Architecture & Engineering of CT, Inc.
Property: Central Connecticut State University, New Britain
Project Purpose: New Residence Hall Facility
Item Purpose: Contract Amendment #3 to compensate the consultant for additional project design services.

Staff reported that this project consisted of the planned new construction of a seven floor residence hall which was constructed and located between the Student Center Garage and Ella Grasso Boulevard at Central Connecticut State University. The completed facility comprises 220,000 GSF with the capacity to house 612 students. The completed facility includes 153 student suites and 24 resident assistant units. The current living parameters have various suites contain 2 double occupancy bedrooms with a small living area, bathroom and closets. The Department of Construction Services (“DCS”) completed this project using a Design/Build delivery method for the project which was awarded to Dimeo Construction in 2013 under PRB File #13-256.

In September 2010 the Department of Public Works (“DPW”) now known as DCS issued a Request for Qualifications (RFQ) for Design Build Criteria Architect and Consultant Design Services related to the New Residence Hall Facility at Central CT State University. At the conclusion of the process Symmes, Miani, Mckee Assoc. Inc., (“SMMA”) was identified as the most qualified firm. The base contract was approved by the Board (PRB #11-102) in June 2011. The total compensation rate for services to SMMA was \$926,625 which was approximately 1.6% of the budget for the new construction estimated at \$58,076,989. Under this contract SMMA was tasked with developing the Design Build Criteria for the project. SMMA’s role for this project also included the development of operational and program needs

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for the project, review of design alternatives, development design requirements, development and oversight of the DB RFP process, additional consulting services to oversee the DB Team and coordination/implementation of the commissioning agent for the project.

As part of the Board's review of subsequent contract amendments, it was determined that that Project Substantial Completion was achieved on August 14, 2015. This date was approximately 45 days beyond the contractual end of the project. SPRB requested and DCS submitted a copy of the executed Certificate of Substantial Completion which supports the need for extended on-site construction administration services. DCS also provided SPRB an email dated 11/04/2015 confirming that DCS is reviewing the possibility of liquated damages or a contract amendment. Should DCS not pursue liquated damages and opt for a contract amendment; such amendment will be subject to review and approval by the Board.

PRB #16-220, Contract Amendment #3 shall compensate SMMA for additional special services required to support DCS in its efforts to negotiate and review Dimeo's claims for the delays related to achieving substantial completion. The overall fee for this contract amendment has been negotiated by DCS to a lump sum amount of \$26,000.

Staff recommended that the Board approve Contract Amendment #3. I

OTHER BUSINESS

Discussion - 2016 SPRB Annual Report. Board members reviewed a draft of the Annual Report to the Governor, being prepared in accordance with Connecticut General Statutes §4b-2(1).

The Board took the following votes in Open Session:

PRB FILE #16-195-A – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-195-A. The motion passed unanimously.

PRB FILE #16-220 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-220. The motion passed unanimously.

PRB FILE #16-221 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-221. The motion passed unanimously.

The meeting adjourned.

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