

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 12, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 12, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert

**Staff Present:** Rosamond S White

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF April 5, 2018.** Mr. Halpert moved and Mr. Josephy seconded a motion to accept the minutes of April 5, 2018. The motion passed unanimously.

### REAL ESTATE- OLD BUSINESS

### REAL ESTATE – NEW BUSINESS

**PRB #** 18-054 **Transaction/Contract Type:** RE / License Agreement  
**Origin/Client:** DAS/DAS  
**Lessee:** City of Hartford  
**Property:** Lot B, 77 Laurel Street Hartford  
**Project Purpose:** License Agreement for Parking Lot Access  
**Item Purpose:** License Agreement for use of 75 parking spaces at Lot B to be utilized by City residents during snow events as required to clear and maintain City Streets.

As background, In 2011 DAS began evaluating various scenarios to resolve long term space utilization needs of various state agencies within the Hartford area. This analysis included the renovation of the Sigourney Street Building, consolidation/collapsing of leases, new construction and the purchase of real estate assets within downtown Hartford. DAS ultimately opted to acquire the commercial office building known as 450 Columbus Boulevard - Connecticut River Plaza. This acquisition was approved by the Board under **PRB #13-005** and subsequently triggered the need to evaluate and standardize parking agreements throughout the City of Hartford.

The current agreement before the Board is a new License Agreement to allow the City of Hartford to utilize Lot B during declared snow emergencies for additional parking. Lot B is located at 77 Laurel Street and contains 75 spots. DAS will allow the City of Hartford access rent-free provided that the City assumes all expenses to maintain the lot during a snow event ( i.e....plowing, sanding etc.). The term of the agreement is for 3 years with one 3-year renewal. The agreement contains 30-day termination clause for either party.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB#** 18-016 **Transaction/Contract Type:** AE / Amendment  
**Project Number:** BI-RT-837 **Origin/Client:** DCS/DOE  
**Contract:** BI-RT-837-ARC  
**Consultant:** Antinozzi Associates, P. C.  
**Property:** Eli Whitney Technical High School, Hamden  
**Project Purpose:** Additions and Renovations Project  
**Item Purpose:** Amendment #6 to compensate the consultant for additional design services and construction phase services.

***PROJECT**—This project involves the renovation & remodeling of the exterior & interior **135,968 GSF** existing Eli Whitney Technical High School building as well as the construction of **91,290 GSF** of new building area for newly planned total building project area of **227,258± GSF**. Additional improvements include the reconstruction of athletic fields and perimeter site fencing, new landscaping and the resurfacing of existing parking lots.*

*On 03/31/2005, the Board approved the Architect’s Contract, construction and total project budgets were **\$43,212,000** and **\$57,824,000**, respectively. In 2006, PA 06-158 authorized an increase to **\$54,554,000** and **\$74,286,000**, respectively. Since that time, PA 08-169 has authorized project budget increases to **\$70,000,000** for construction and **\$98,000,000** to the total project budget. In September 2011 the Board approved Contract Amendment #3 (**PRB #11-176**) for **\$406,787** which also maintained the current and total project budgets at **\$70,000,000** and **\$98,000,000** respectively. This change was to allow for 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. In April 2009, the original project design-bid-build construction documents were completed by Antinozzi Associates (“AA”) 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 early 2011, a restart of the project was approved by OPM and DPW. Although, since that time DPW now known as DCS has identified issues/changes with the overall project scope, changes to the Life Safety Code, additional permit requirements, the need for a PCB abatement plan and overall file conversion/updates for the previously approved documents. 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.*

*In August 2014, the Board approved Contract Amendment #4 which revised AAs fee to include additional compensation for the completion of additional design services, extended CA services, FF&E program services, special inspection requirements and fee escalation based on the delayed project start time. More recently in August 2014, the Board approved Contract Amendment #5 (**PRB File #16-163**) in the amount of \$375,095 which revised AAs fee to include additional compensation for the completion of additional design services, extended CA services, FF&E program services, special inspection requirements and fee escalation based on the delayed project start time. This contract amendment maintained the current total project budget at **\$98,000,000** but increased the construction budget to **\$72,169,201**.*

***PROPOSAL** – This project was substantially completed in Spring 2017 and Contact Amendment #6 is intended to revise AA’s contract to compensate the architect for additional design services for the redesign of the facility under a revised and larger programmatic scope which is intended to include the following thirteen scope items:*

- 1. **Gymnasium Floor and Bleacher Design Services** – Design services for the repair and replacement of the gymnasium and bleachers. (**\$15,360**).....(It should be noted this request is redundant to Item #19 in Amendment #5 under PRB #16-163 which discussed the renovation of the gym area under the project scope.)*

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2. **New RTU Replacement – B-Wing and Carpentry Wing** – Redesign of area for incorporation new support platform (\$7,400)
3. **A Wing Program Revisions – MME/Special Education** – Additional A/E Services at the requests of the owner related to programmatic changes. (\$8,000)
4. **New Storefront System at Loading Dock** – Additional A/E Services for program changes to address the deteriorated storefront that was previously value engineered out of the project. (\$7,800)
5. **Additional Floor Drains in Maintenance Garage** – Additional funding to compensate AA's for additional design services (\$4,400). (Please address the issue as to why the drains were not incorporated during the project scoping and design process)
6. **E-House Hot Water Recirculation** – Additional design services for the hot water lines between the E-House and D-Wing. (\$3,550) (The Board previously approved the complete E-House scope of services under Item #9 in Amendment #4 under PRB #14-249 which included the HW recirculation in the project scope.)
7. **Additional Relief Damper to Dust Collector Design** – Additional design scope to rectify a safety issue between new and existing equipment. (\$3,400)
8. **Additional Power and Data Drops to Culinary Design Services** – Additional Design services for the installation of power and data drops. (\$4,400) (Please address the issue as to why the drains were not incorporated during the project scoping and design process)
9. **Painting A & C Wings** – Additional A/E Services at the requests of the owner for the painting of A & C Wing. (\$4,300) (Please address the issue as to why this project scope and design process is not redundant to the B-Wing Approvals under Item #13 in Amendment #4 under PRB #14-249 )
10. **Technology Revisions to Cafeteria** – Additional A/E Services for revisions to the cafeteria as well as the removal of the concession area. (\$8,100)
11. **Emergency Generator Capacity Monitor** – Additional A/E Services at the requests of the owner for evaluating the standby generator power consumption (\$7,080) (This cost appears excessive based on the project details provided in the contract amendment.)
12. **General Permit for Stormwater Discharge** – Additional A/E Services based on the CT DEEP mandated changes to the general permit requirements. (\$3,800)
13. **Extended CA Services** – Additional A/E Services for CA Phase Support beyond the contractual end of the project. (\$19,485) (Additional information such as the certificate of substantial completion and a breakdown of the CA service fee will need to be provided to support this request.)

The board **SUSPEND** Contract Amendment #6 for Antinozzi Associates. While the *basic service fee* as a percentage of Construction Budget is **8.36%** and within the maximum guideline rate for this Group B renovation/construction project blended rate of **9.50%**. SPRB Staff is recommending the Board request additional information on the following items:

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- Questions regarding scope redundancies from previous board approvals.
- Additional information on certain items with limited scope details.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS - Visitors**

Mr. Dimple Desai and Theresa Judge were in attendance for part of the meeting to discuss Mr. Dimple coming onboard as the new Director on Friday April 13, 2018.

The Board took the following votes in Open Session:

**PRB FILE #18-016**– Mr. Halpert moved and Mr. Josephy seconded a motion to suspend PRB File #18-016 and request that DCS provide additional information about the project. The motion passed unanimously.

**PRB FILE #18-054** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #18-054. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary