

STATE PROPERTIES REVIEW BOARD

**Minutes of Meeting Held On January 24, 2019
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Regular Meeting on January 24, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES: January 22, 2019.

Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of the January 22, 2019 meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai provided a communication from DAS/DCS regarding PRB File #19-001.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	19-003
Transaction/Contract Type:	RE/Voucher
Origin/Client:	DOT/DOT
Project Number:	063-703-001
Grantor:	City of Hartford
Property:	Hartford, Columbus Blvd (100), Reserve Rd (10 & 80), Wethersfield Ave (1020)
Project Purpose:	Relocation of I-91 NB Interchange 29 & Widening of I- 91/15 NB to I-84
Item Purpose:	Acquisition of two (2) Construction Access Easements (45,020sf & 9,154sf), Construction Easement for Staging & Storage of Equipment (2,362 sf) and Drainage ROW (4,490sf)

Minutes of January 24, 2019 SPRB Meeting

PROJECT: The purpose of the project is to address safety concerns associated with congestion and operational deficiencies at the I-91 northbound Interchange 29, which routinely experiences significant traffic delays and above average crash frequency. Much of this can be attributed to the steep vertical grade and single-lane configuration of the ramp, the heavy traffic weave on the Charter Oak Bridge, and the near capacity volumes on I-91.

The proposed improvements include widening I-91 northbound to extend the four-lane travel section from Interchange 27 to Interchange 29 to relieve congestion, address significant safety concerns, and provide an efficient I-91 to I-84 connection. It is also proposed to remove the existing ramp at I-91 northbound Interchange 29 and provide a major diverge south of the I-91 bridge over Route 15 to address the existing adverse vertical grade and limited capacity of the existing ramp. The new I-91 diverge will consist of three lanes to the right, maintaining I-91 traffic (existing condition), and two lanes to the left, conveying traffic to Route 15 northbound via a new structure over Route 15 southbound. The existing pavement markings on the Charter Oak Bridge will be modified to accommodate the additional northbound lane from I-91. Additional improvements include widening of Route 15 northbound to three travel lanes, from the Charter Oak Bridge to the Silver Lane underpass, to address congestion concerns on Route 15 and allow a more desirable distance from Interchange 29 on I-91 to merge from three travel lanes to two prior to its merge with I-84 East. The existing noise barrier walls on Route 15 northbound will need to be relocated to account for the road widening. Noise barrier walls could potentially be added to Route 15 southbound from the Silver Lane on-ramp to the bridge over Main Street.

SITE & TAKING DESCRIPTION: The subject consists of four separate parcels of land containing a total of 40.66 acres (1,771,150 sq.ft.), summarized in the following table:

	Address	Area	Zone	Improvements
Parcel #1	100 Columbus Blvd	8.95	Open Space (OS)	Roadway & Landscaping
Parcel #2	10 Reserve Rd	7.85	CT-R OL & ID-1	Roadway, Parking & Landscaping
Parcel #3	80 Reserve Rd	2.81	CT-R OL & ID-1	Asphalt-paved storage area
Parcel #4	1020 Wethersfield Ave	21.05	ID-1	4,632 sf ind bldg, WL mitigation & storage

The building and site improvements are not impacted by the easements.

DOT requires acquiring the following:

	Address	Area	Easement Area	Type of Easement
Parcel #1	100 Columbus Blvd	8.95	45,020	Construction Access Only
Parcel #2	10 Reserve Rd	7.85	2,362	Construction Easement for Staging & Storage of Equipment
Parcel #3	80 Reserve Rd	2.81	12,102	Construction Easement for Staging & Storage of Equipment
Parcel #4	1020 Wethersfield Ave	21.05	4,490	Drainage Right of Way
			9,154	Drainage ROW Access Easement

Valuation: A Value Finding appraisal report that valued the land only was done by DOT Appraiser Kenneth N. Goldberg, as of 12/19/2017. He analyzed 5 sales of commercial/industrial land located in Hartford, East Hartford and North Haven. The sales sold for between \$8,007/acre to \$99,432/acre. After making adjustments for the subject's attributes, the appraiser concluded that the fair market value of the parcels (land only) is as follows;

Minutes of January 24, 2019 SPRB Meeting

	Address	Area (acres)	Market Value/Acre	Market Value/Acre (rounded)
Parcel #1	100 Columbus Blvd	8.95	\$56,500	\$506,000
Parcel #2	10 Reserve Rd	7.85	\$56,500	\$443,500
Parcel #3	80 Reserve Rd	2.81	\$65,000	\$182,650
Parcel #4	1020 Wethersfield Ave	21.05	\$12,000	\$252,600

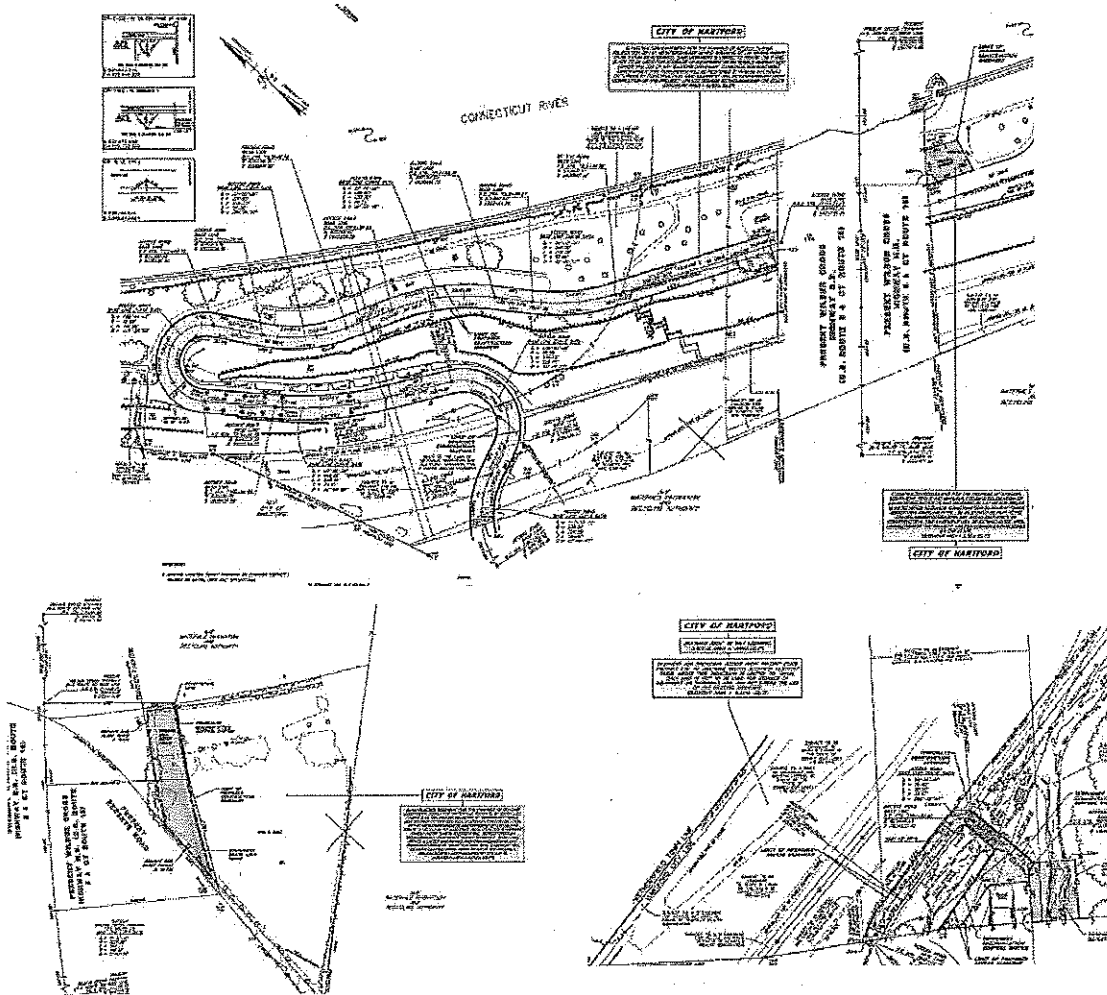
The table shows the appraiser's summary of damages:

	Address	Easement Area	Easement Area (Acre)	Market Value/Acre	Value (rounded)
Parcel #1	100 Columbus Blvd	45,020	1.0335	\$56,500	\$58,390
				Rate	10%
				Annual Damage	\$5,839
				Const. Period (yrs)	4
			Parcel 1	Est. Damages (rd)	\$23,356
Parcel #2	10 Reserve Rd	2,362	0.0542	\$56,500	\$3,060
				Rate	10%
				Annual Damage	\$306
				Const. Period (yrs)	4
			Parcel 2	Est. Damages (rd)	\$1,224
Parcel #3	80 Reserve Rd	12,102	0.2778	\$65,000	\$18,100
				Rate	10%
				Annual Damage	\$1,810
				Const. Period (yrs)	2
			Parcel 3	Est. Damages (rd)	\$3,620
Parcel #4	1020 Wethersfield Ave	4,490	0.1031	\$12,000	\$1,237
				Rate	99%
				Damages	\$1,225
Parcel #4	1020 Wethersfield Ave	9,154	0.2101	\$12,000	\$2,520
				Rate	25%
				Damages	\$630
			Parcel 4	Est. Damages (rd)	\$1,855
				Total Damages	\$30,055
				Total Damages (rd)	\$30,100

RECOMMENDATION: Staff recommend Board approval for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the DOT estimate of compensation.

3. Board File 18-221 (Materials Innovation Recycling – DOT 063-703-002) DOT appraised that parcel based on \$150,300/acre).



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB #	19-001
Origin/Client:	DCS/DEEP
Transaction/Contract Type	AE / Task Letter 1
Project Number	BI-T-615
Contract	OC-DCS-CA-0027
Consultant:	HAKS Engineers, PC
Property	West District HQ, Black Rock St. Park, Watertown
Project purpose:	New Facility
Item Purpose	Task Letter 1 for CA Services

UPDATE: JANUARY 23, 2019

Minutes of January 24, 2019 SPRB Meeting

DCS provided a memo (see below) justifying the need for pre-design services from the CA. Based on the memo it is recommended that the task for pre-construction phase services be rejected in the amount of \$9,464 and approve the remaining tasks in the amount of \$418,021. DCS should submit a revised contract based on this action.

MEMORANDUM

To: Dimple Desai, Director
From: Kevin J. Kopetz, Director of Legal Services *KJK*
Re: PRB # 19-001, West District Headquarters at Black Rock State Park
BI-T-615, OC-DCS-CA-0027, Task #1
Date: January 23, 2017

You have inquired whether the proposed Construction Administrator (CA) has provided any services during the early SD phase of the above-mentioned project. It is my understanding that the CA's participation has been limited to the attendance at project meetings, including early on in the schematic phase, but that it has not yet provided to the Department of Administrative Services (DAS) any of the deliverables required under Task #1 for either the Pre-Design Phase (Master Schedule and Budget Cost Analysis) or the Schematic Design Phase of the Project. The schematic design documents were not delivered to the DAS until January 21, 2019, which was a State holiday. It is DAS' intention to require the CA to provide the deliverables required under both of these two phases. Many of the deliverables build off of work done during the prior phase.

The attendance at meetings by the CA does not warrant either a rejection of the task letter or a reduction in the amount of the task letter. The statute cited at the meeting yesterday, C.G.S. Sec. 4b-23(i), does not in our opinion mandate such a result. It is interesting to note that the statute allows for the Commissioner to enter into a contract with a consultant prior to approval by the SPRB ("Any contract entered into by the Commissioner of Administrative Services..."). DAS chooses not to enter into a contract prior to its approval by the Properties Review Board (SPRB), but clearly has the authority to do so. This subsection of the statute goes on to provide that the contract entered into between the Commissioner and consultant "shall be subject to the approval of the Properties Review Board prior to the employment of such consultant or consultants by the Commissioner." The Commissioner never employed the CA on this project; rather, the CA chose to attend meetings to put itself in a position to provide the deliverables in a manner that would benefit the State. It is understood, from our contract, that the approval of the SPRB must be granted before the services under the task letter can begin, and the CA accepts the risk that payment will not be made for such services performed in the absence of a subsequent approval. See Article XXIII, On-Call Construction Administration Contract. There is nothing in this statute that prevents the SPRB from approving, under these circumstances, the selection of this consultant and the contract negotiated between the Commissioner and the consultant. The provisions of the contract should be judged on their merits, and not on this interpretation of the statute that is inconsistent with past practice of the SPRB. The analysis should focus on the services and the benefit derived by the state from their performance.

PROPOSED AMOUNT: \$427,485

PROJECT BRIEF – In general this project involves the design and construction of a new, 16,000 square foot facility, to serve the West District of the Department of Energy and Environmental Protection. The proposed facility will be located at Black Rock State Park in Watertown. The new facility will provide office and meeting space for the following divisions: State Parks, Inland Fisheries, Engineering and Field Support Services, Forestry, and Law Enforcement. A public counter/service area will be provided to sell fish and game licenses, boating certificates, Charter Oak Passes and other related items and provide

Minutes of January 24, 2019 SPRB Meeting

park/state maps and other related outreach publications. Also provided will be space for the Black Rock State Park maintenance unit which is currently located away from the park. Laboratory space will be provided for Inland Fisheries. The overall construction and total project budget have been increased to **\$7,500,000** and **\$11,061,478** from the originally established budgets of **\$7,100,000** and **\$10,285,478** respectively.

In June 2017, SPRB approved (PRB 17-146) HAKS Engineers, PC (“HAKS”) as one of seven firms under the latest *On-Call Construction Administrator Series* of consultant contracts. These contracts expire on July 31, 2019 and have a maximum cumulative fee of \$1,000,000.

HAKS was approved for the following task(s) under this series:

• Task Letter #2	Maddougal/Walker Chiller	\$181,838	(PRB #18-150)
• Task Letter #3	Enfield Superior CT Roof/HVAC	\$95,045	(Informal)
Total Fee to Date:		\$276,883	

TASK LETTER #1 is a new task letter and is subject to SPRB approval because the total project fee will exceed the threshold cost of \$100,000. The Construction and Total Project Budget are **\$7,500,000** and **\$11,061,478** respectively. As detailed in the proposed Task Letter #1 with HAKS dated September 26, 2018 the task letter fee is intended to compensate the Construction Administrator for the following project scope:

- Pre-construction Phase
- Construction Phase
- Post Construction
- Building Systems and Building Envelope Commissioning Services

Task Letter #1 - HAKS – PRB #19-001	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>TOTAL COST</u>	<u>C. Budget (\$)</u>	<u>(%) Budget</u>
Pre-Construction Phase Services	\$9,464				
Schematic Design	\$17,512				
Design Development	\$37,492				
Contract Documents Phase	\$63,050				
Bid Phase	\$1,048				
Construction Phase	\$246,419				
TOTAL BASIC SERVICE FEE (#19-001) (A)	\$374,985			\$7,500,000	5.00%
SPECIAL SERVICES:					
Building Systems & Building Envelope Commissioning		\$52,500			
TOTAL SPECIAL SERVICES(B)		\$52,500			
TOTAL FEE (PRB #19-001) (A) + (B)			\$427,485	\$7,500,000	5.70%

Funding availability has been confirmed by DCS and DEEP for pre-construction services totaling \$139,566.

Staff asked following questions for clarification and satisfactory responses have been provided:

1. The Architect's fee approved on June 28, 2018 (PRB 18-089) was based on a \$7,100,000 construction budget. The consultant's fee presented for this CA contract (PRB 19-001) is based on a \$7,500,000 construction budget. Please clarify what precipitated a \$400,000 increase (5.633%) in the revised construction budget.

DCS Response: The construction budget was revised to \$7.5M pursuant to the attached revised 1105. All preconstruction and construction services as set forth in the task letter remain required of the CA as set forth in Tom's email

Staff Comment:

- Can you pl provide me with the estimate, if there is one
- DCS Response: There is no other estimate for the project.
 - Staff Comment: DCS should be able to provide preliminary estimates that establishes a budget for securing consultant services.
- What is the status of the project? At what stage Architect is based on their contract?
 - DCS Response: The project is in schematics presently, but the CA performed, **at its risk**, the tasks set forth in the contract for pre-design and early schematics in order to maintain the project schedule. That is why the entire contract amount remains appropriate for the CA services for this project.
 - Staff Comment: Also, CA contract has not been approved by the Board and as such CA should not have started services. Alternatively, if the CA services are required during the pre-construction phase, this CA contract should have come for Board approval right after when the Architect's contract was approved by the Board on June 28, 2018. As DCS indicated, the CA performed the pre-design task and early schematics **at its risk**.

RECOMMENDATION:

Based on the above comments from DCS, how can the consultant's fees (Architect or CA) be calculated without having a preliminary budget? What is the basis of estimating a total project cost when a B1105 is prepared?

Sec. 4b-23 (i) requires approval of the Board prior to the employment of consultant by the Commissioner. This means that the CA cannot start providing services until the contract has been approved by the Board.

Therefore, it is recommended to **REJECT** the compensation for pre-construction services in the amount of \$9,464. As far as Schematic Design compensation is concerned, DCS should provide what services CA has already provided that should not be paid.

Assuming that the project is still in the Schematic Design phase (confirmation needed from DCS), staff recommends **APPROVAL** of fees related to DD/CD phase, Bid phase, Construction phase and Special Services totaling \$400,509.

6. ARCHITECT-ENGINEER - NEW BUSINESS

<i>PRB #</i>	<i>19-013</i>
<i>Origin/Client:</i>	DCS/CCSU
<i>Transaction/Contract Type</i>	AE / Amendment #3
<i>Project Number</i>	BI-RC-394
<i>Contract</i>	BI-RC-394-ARC
<i>Consultant:</i>	Svigals + Partners, LLP
<i>Property</i>	New Britain, Wells Rd – CCSU Barnard Hall
<i>Project Purpose:</i>	Additions and Renovations to Barnard Hall
<i>Item Purpose</i>	Amendment #3 to compensate consultant for additional redesign services

CONSULTANT FEE: \$54,089

ORIGINAL PROJECT BRIEF– In general this project involves the design and construction for planned renovations to 11,000 GSF of the existing structure and a new 10,000 GSF Building addition to Barnard Hall. The existing Barnard Hall, a four-story, 78,443 GSF building, constructed in 1953 is utilized for the College of Education, Nursing Program, CCSU Information Technology Offices and main campus server room. The overall project scope is intended to include but not be limited to the completion of the following: 1.) A 20,000-GSF building addition for staff and student advising services 2.) Complete replacement of all windows within the existing Barnard Hall 3.) Installation of a new central HVAC to include both the existing building and planned addition. 4.) The complete renovation of approximately 11,000 GSF of building space which will include the complete demolition and reconstruction of this area. The overall construction and total project budget have been established at **\$15,032,000** and **\$22,000,000** respectively.

This proposed Amendment #3 is required to compensate the consultant for additional re-design and re-bid services needed to incorporate the value engineering revisions into the bid documents, in order to meet the project budget requirements. The overall construction and total project budget have been increased to **\$16,567,103** and **\$23,307,419**, from Amendment #2, which was established at \$15,032,000 and \$22,000,000 respectively.

	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%)</u> <u>Budget</u>
Contract Amendment #3 (PRB #19-013-032) – Additional Re-Design & Re-Bid Services	<u>+\$54,089</u>			
NEW BASIC SERVICE FEE	\$1,662,259		\$16,567,103	10.03%
NEW PROJECT TOTAL FEE		\$1,778,834	\$16,567,103	10.74%

The following changes due to value engineering are itemized as follows:

B. RE: Exhibit A of said contract – Add the following Section IV:

- I. The Architect shall provide the following additional services for re-design and re-bidding:
 1. VE Item 0.5: Replace light fixtures with less expensive options where possible. Options must be presented to DAS, CSCU, and CCSU. Ensure compliance with foot candle requirements, Design Lights Consortium (DLC) requirements, and applicable codes.
 2. VE Item 1.1: Eliminate luxury vinyl tile (LVT) and change to more cost effective flooring material at existing corridors.
 3. VE Item 1.2: Eliminate gypsum wallboard and furring at corridors and add new wall finish at removed locker locations.
 4. VE Item 1.3: Eliminate built-in benches from corridor alcoves and add framing, and furring at alcoves.
 5. VE Item 3.1: Delete precast soffit and add plaster soffit at West and South Entries.
 6. VE Item 3.2: Eliminate precast scope, new roof and coping, and pavers at South Entry.
 7. VE Item 3.3: Eliminate staining of existing brick.
 8. VE Item 4.5: Change to PVC piping for underground drainage.
 9. VE Item 4.7: Reduce Wireless Access Points.
 10. VE Item 4.8: Reduce Security Cameras.
 11. VE Item 4.9: Reinstall existing Blue Phone instead of providing a new one.
 12. VE Item 4.11: Reduce power and data drops in existing building.
 13. VE Item 5.2: Change single-use toilet to storage room.
 14. VE Item 5.3: Eliminate porcelain tile and stair treads from Lobby and change to LVT.
 15. VE Item 5.4: Eliminate 30% of storefront in Lobby and add wall, and finish per design.
 16. VE Item 5.5: Eliminate decorative film at storefront and add standard film.
 17. VE Item 5.7: Revise bridge/stair railing by eliminating the custom hand and guardrail system, and adding a pre-engineered hand and guardrail system. No "speed-rail" systems will be allowed.
 18. VE Item 5.8: Eliminate FM Global specification for interior windows.
 19. VE Item 6.2: Reduce Floor Boxes in addition (need to keep floor boxes at lectern locations and power/data must be provided at all teaching stations).
 20. VE Item 7.2: Eliminate precast coping and add copper coping at end wall.
 21. VE Item 7.3: Revise masonry scope by changing from stacked to one-third bond, eliminating mitered/epoxied corners, adding cast brick corners, simplifying brick projections, and changing FBX brick to FBS brick.
 22. VE Item 7.5: Change copper roof to pre-manufactured metal roof.
 23. VE Item 8.6: Eliminate two (2) site benches.
 24. VE Item 8.7: Eliminate one (1) site trash receptacle.
 25. VE Item 8.8: Eliminate the metal plant bed edge.
 26. VE Item 8.9: Reduce landscape plantings by eliminating five (5) Thundercloud Plum Trees and three (3) Okame Cherry Trees.
 27. VE Item 8.10: Simplify irrigation scope of work by eliminating the irrigation repairs and relocations, and adding disconnection of existing irrigation where it currently exists on the Barnard Hall site.
 28. Svigals + Partners, LLP and its Sub-Consultants shall attend all scope review meetings for the trade packages being re-bid, and meetings as required during the re-design/re-bid period.
 29. Coordinate revised bidding documents with the Construction Manager at Risk (CMR) and the Construction Administrator (CA).

RECOMMENDATION: Staff recommends APPROVAL of this Amendment # 3 for SviGals + Partners, LLP to compensate for additional re-design and rebid services to incorporate the value engineering revisions in to the bid documents in order to meet the project budget requirements. The overall basic service rate of 10.74% is consistent with the established guideline rate of 11.50% for this Group B New Construction/Renovation Project.

Minutes of January 24, 2019 SPRB Meeting

On March 19, 2018, the Board approved this Amendment #2 – an increase of \$12,900 to the original fee under PRB #18-032. Amendment #1 provided for the first increase of \$86,290 to the original fee under PRB #17-228. The original \$1,625,555 consultant contract was approved under PRB #16-097.

CONTRACT AMENDMENT #2 – MARCH 2018 - In general this contract amendment will compensate SGP \$12,900 for additional design services related to the following client agency requested revisions to the project design program:

- Design modifications for the construction of a curtain wall system in lieu of “punched” window openings along the north façade.
- Layout revisions along the east entry plaza
- An additional 14 calendar days of DD services to accommodate the client agency request.

	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget (\$)</u>	<u>(%)</u> <u>Budget</u>
Contract Amendment #2 (PRB #18-032) – Additional Design Services	<u>+\$12,900</u>			
NEW BASIC SERVICE FEE	\$1,608,170		\$13,772,631	11.68%
NEW PROJECT TOTAL FEE		\$1,724,745	\$13,772,631	12.53%

RECOMMENDATION: It is recommended that SPRB Approve this Contract Amendment #1 for SviGals + Partners, LLP to provide additional design related services at the CCSU Barnard Hall Additions and Renovations Project. The overall basic service rate of 11.68% is generally consistent with the established guideline rate of 11.50% for this Group B New Construction/Renovation Project. In addition the additional services included in this contract amendment are per the request of the client agency.

On December 18, 2017, the Board approved this Amendment #1 – an increase of \$86,290 to the original fee under PRB #17-228. The original \$1,625,555 consultant contract was approved under PRB #16-097.

CONTRACT AMENDMENT #1 – DECEMBER 2017 – Based on the suspension of this contract by SPRB on September 8, 2017; DCS has acknowledged that the contract amendment language did include additional design services for the sprinkler system which was originally referenced as part of the base contract scope of service. DCS has proceeded to request that the design consultant provide a work break fee estimate for the design services included in this amendment. This breakdown has been provided in the project submittal and is reflected in the revised fee amount of \$86,290.

RECOMMENDATION: It is recommended that SPRB APPROVE Contract Amendment #1 for SviGals + Partners, LLP to provide additional design related services at the CCSU Barnard Hall Additions and Renovations Project. The overall basic service rate of 11.58% is generally consistent with the established guideline rate of 11.50% for this Group B New Construction/Renovation Project. The approval includes a savings in the amount of \$4,730 to the State of Connecticut.

Minutes of January 24, 2019 SPRB Meeting

CONTRACT AMENDMENT #1– In general this contract amendment will compensate SGP for additional design services related to unforeseen building conditions which will require the following revisions to the project design program:

- Design and construction of a fire sprinkler system
- Renovation and reconfiguration of the existing toilet rooms to meet the current codes
- Abatement and associated restoration of areas recently identified to comprise hazardous building materials.
- Upgrades to the existing fire alarm panel.

Based on these concerns and other budgetary issues; this contract amendment will reduce the project construction budget from **\$15,032,000** to **\$13,772,631**. The contract amendment will also incorporate **\$741,192** into the project budget for asbestos abatement services. The overall project budget will still remain at **\$22,000,000**. DCS has confirmed for SPRB that funding is available for this contract.

	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%) Budget</u>
Contract Amendment #1 (PRB #17-228) – Additional Design Services for Fire Suppression and Toilet Rooms	<u>+\$75,270</u>			
Additional Special Services – Hazardous Materials Abatement Oversight		<u>+\$11,020</u>		
NEW TOTAL BASIC SERVICE FEE (#17-228) (A1)	\$1,595,270		\$13,772,631	11.58%
TOTAL FEE (A1) + (B)		\$1,716,575	\$13,772,631	12.46%

On May 9, 2016, the Board approved this \$1,625,555 consultant contract under PRB #16-097.

PROJECT BRIEF– In general this project involves the design and construction for planned renovations to 11,000 GSF of the existing structure and a new 20,000 GSF Building addition to Barnard Hall. The existing Barnard Hall comprises 78,443 GSF and is utilized for the College of Education, Nursing Program, CCSU Information Technology Offices and main campus server room. The overall project scope is intended to include but not be limited to the completion of the following: **1.)** A 20,000-GSF building addition for staff and student advising services **2.)** Complete replacement of all windows within the existing Barnard Hall **3.)** Installation of a new central HVAC to include both the existing building and planned addition. **4.)** The complete renovation of approximately 11,000 GSF of building space which will include the complete demolition and reconstruction of this area. The overall construction and total project budget have been established at **\$15,032,000** and **\$22,000,000** respectively.

In June 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Architect & Consultant Design Teams* related to the **CCSU Barnard Hall Additions & Renovations Project**. DCS elicited eighteen (18) responses to the advertisement of seventeen of the respondents were considered “responsive”. DCS then proceeded to review the seventeen submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, JCJ Architecture, P.C., Smith Edwards McCoy Architects, P.C., Tecton Architects, P.C., SviGals + Partners, LLP and Christopher Williams Architects, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an

Minutes of January 24, 2019 SPRB Meeting

established weighted ranking system. At the conclusion of the process DCS identified SviGals + Partners, LLP (“SGP”) as the most qualified firm.

This contract is for *Architect/Engineer Consultant Design Team Services* for the completion of the **CCSU Barnard Hall Additions and Renovations Project** from the initiation of a schematic design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate for this basic service is \$1,520,000 with an additional \$105,555 for special services. As such the total project fee is \$1,625,555. The special services detailed in the project scope include design programming, geotechnical/environmental engineering and cost estimating.

DCS has confirmed for SPRB that funding is available for this contract. **FEE** – The costs of basic and special services are as follows:

AEA Fee for Basic Services (PRB #16-097)	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%)</u> <u>Budget</u>
Schematic Design Phase	\$228,000			
Design Development Phase	\$304,000			
Construction Document Phase	\$456,000			
Bidding and Review Phase	\$76,000			
Construction Administration Phase	<u>+\$456,000</u>			
TOTAL BASIC SERVICE FEE (#16-097) (A)	\$1,520,000		\$15,032,000	10.11%
<u>SPECIAL SERVICES:</u>				
Survey and Engineering (Benesch Companies)		\$19,580		
Project Programming (SGP)		\$48,795		
Geotech./Environ. Engineering (Welti w/ Fuss)		<u>+\$37,180</u>		
TOTAL SPECIAL SERVICES(B)		\$105,555		
TOTAL FEE (PRB #16-097) (A) + (B)		\$1,625,555	\$15,032,000	10.81%

- The RFQ posted June 2015 elicited 17 candidates. The Selection Panel interviewed five firms and ultimately recommended the appointment of SviGals + Partners, LLP (“SGP”). The selection was approved by Commissioner Currey on 9/1/2015.
- SGP is locally located in New Haven. This firm was established in 1983 and has over 30 employees which includes 6± registered Architects, Landscape Architects and Interior designers. SGP is operating under the license of Mr. Robert Skolodzra, a Principal of SGP, license No. ARI.0005135. The license is valid until 07/31/2016.
- XL Catlin Insurance Inc. reported that over the past 5 years SGP has been exposed to one general liability or professional liability claims which is still open.
- The submittal is accompanied by a Consulting Agreement Affidavit notarized on 11/20/2015.

RECOMMENDATION: It is recommended that **SPRB APPROVE** this new contract for SviGals + Partners, LLP to provide design related services at the **CCSU Barnard Hall Additions and Renovations Project.** The overall basic service rate of 10.11% is generally consistent with the established guideline rate of 11.50% for this Group B New Construction/Renovation Project.

7. OTHER BUSINESS

8. VOTES ON PRB FILES: The Board took the following votes in Open Session:

PRB FILE #19-003 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #19-003. The motion passed unanimously.

PRB FILE #19-001 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve a total fee of \$418,021 to be applied to Schematic Design, Design Development, 100% Contract Documents Phase, Bid Phase, Construction Phase, Construction Administrator overhead & profit for CxA, and Building Systems Commissioning and Building Envelope Commissioning. *Pre-Design fees are rejected in the amount of \$9,464.* The motion passed unanimously.

PRB FILE #19-013 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB FILE #19-013. The motion passed unanimously.

9. NEXT MEETING – January 28, 2019

The meeting adjourned.

APPROVED:  Date: 1/28/19
John Valengavich, Secretary

