

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 18, 2025

Microsoft Teams Meeting Join on your computer, mobile app or room device. Click here to join the meeting Meeting ID: 273 299 692 323 Passcode: uLQBFw Download Teams Join on the web	Or call in (audio only) +1 860-840-2075, 917724280# United States, Hartford Phone Conference ID: 917 724 280#
---	--

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
John P. Valengavich, Secretary
Mark A. Shiffrin
Eric Coleman

Members Absent:

Jack Halpert

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Guests Present – solely by means of electronic equipment:

Jenna Padula, DAS Legal
Tom Pysh, DAS Leasing Manager

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the February 13, 2025. The motion passed unanimously.

2. COMMUNICATIONS

Staff updated Members of a TEAMS meeting with DAS Deputy Commissioner Darren Hobbs, DAS Legal Director Jenna Padula, and DAS Manager of Leasing and SPRB Director on February 13, 2025 to discuss a Proposal being reviewed under PRB #25-027.

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:51. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 25-027
Transaction/Contract Type: RE –Lease
Origin/Client: DAS/DCF

Statutory Disclosure Exemptions: 1-210(b)(24)

Upon completion of the Board's discussion of these Proposals, Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 10:08. The motion passed unanimously.

OPEN SESSION

4. REAL ESTATE – NEW BUSINESS

PRB # 25-029
Origin/Client: RE – License
Transaction/Contract Type: DAS/DESPP
Licensor: City of Hartford
Property: Hartford, Washington St (110)
Project Purpose: 20-Car Parking
Item Purpose: 5-yr License Agreement

Under this Proposal (PRB #25-029) DAS and DESPP are seeking SPRB approval to enter into a License Agreement with the City of Hartford for utilization of 20 parking spaces on city-owned land located at 110 Washington Street, adjacent to the Troop H Barracks.



Red Arrows in general License Area. Troop H Barracks located behind screened fencing.

The License Agreement is for an initial 5-year term, at \$1.00/year and a 30-notice to terminate by either party. There are three automatic one-year renewals to extend the Agreement. The Agreement provides for all-day unrestricted access to the benefit of CSP. CSP must install a new lock and some fencing to secure the parking area.



DAS provided the following in support of this request.

The Department of Emergency Services and Public Protection's Troop H located at 100 Washington Street Hartford is seeking overflow parking for 20 police vehicles at the neighboring property located at 110 Washington Street which is owned by the City of Hartford.

This license agreement is for a five (5) year term with a thirty-day (30) termination option at the cost of one dollar (\$1.00) per year. Upon commencement the Licensee (DESPP) at its sole cost and expense shall replace the current city padlock with State padlock to the entrance from Cedar Street and install a fence along the sidewalk leading from Cedar Street as depicted in Exhibit A-1 of the agreement. Estimated cost for the installation of the fence should be under \$10,000.

In summary, for the above reasons, DAS recommends that the State Properties Review Board approve the license agreement for 110 Washington Street Hartford. We respectfully request the Board's consideration and approval of the attached license agreement.

RECOMMENDATION: Board approval is recommended for the following reasons:

- DAS is authorized pursuant to CGS 4b-21 and 4b-30 to enter into this form of Agreement; and
- The Mayor of Hartford was authorized by the Court of Common Council on November 25, 2024 to enter the Agreement.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

PRB #	25-016
Origin/Client:	DCS/DMHAS
Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-MH-113
Contract:	OC-DCS-MDE-0035
Consultant:	Fuss & O'Neill, Inc.
Property:	New Haven, Park St (34) - Connecticut Mental Health Center
Project Purpose:	CMHC Sprinklers, Ceilings, & Lights
Item Purpose:	Task Letter #3C

PROPOSED AMOUNT: \$91,600

ON-CALL (PRB # 17-138)

The subject Contract was signed with the Consultant to provide On-Call Multi-discipline Engineering services on 6/9/2017 for a total not to exceed fee of \$1,000,000.00 with an expiration date July 31,2019.

Project Brief

This project's original scope was design and CA of

- Installation of wet- and dry-pipe sprinkler system
- Installation of a 150 kW, 480 volt, three-phase, emergency generator to serve the proposed fire pump and sprinkler system.
- Replacement of existing ceiling, flooring, and lighting
- Temporary installation of trailers
- Phasing of construction due to maintaining building occupancy as a mental health hospital.

PRB(#13-163)

In September 2013, Board approved Task Letter # 6 with the scope of work expanded to include the electrical and mechanical design requirements for the installation of a new fire pump, demolition of the existing fire pumps, incidental design work for switch gear, structural evaluations for the sprinklers as well as detailing existing fire wall separations. The scope of work also included to design fire wall separation in compliance with the latest code requirements as well as detailing new lighting and ceiling panels for installation as part of the project. The consultant fees approved by the Board (PRB 13-163) were \$184,200 via Contract OC-DPW-MDE-0026 that expired July 15, 2014.

Construction Budget : \$1,036,555

PRB(#18-144) : Task Letter # 3

Board approved Task Letter #3, scope of work included to provide an updated water flow test, allow the Consultant to attend more project meetings required for phasing of project, bring the current design up to current codes, and update the plans and specs with current facility conditions, to add a full sprinkler system to the Connecticut Mental Health Center (CMHC).

Construction Budget: \$3,400,000

PRB File #20-022 : Task Letter #3A

On March 5, 2020, the Board approved Task Letter #3A to the on-call contract to proceed with design services to change the design from the addition of a third generator to replacing an existing broken generator with a larger generator. The new larger generator would supply all of the building's emergency power needs including the new fire pump. The total fee approved was \$42,780.

Construction Budget : \$4,600,000

PRB File #21-049: Task Letter # 3B

Board approved Task Letter #3B for Temporary Outbuildings (\$5,970), Additional Phasing Coordination (\$7,510), 5th Floor Ward Design Changes (\$3,230), Facility Changes During Design (\$4,990), Construction Administration (\$6,270) for a total fee of \$27,970.

Construction Budget : \$4,700,000

This Project was Bid on December 20, 2021 with an original February 23, 2022 due date, with several extensions to April 8, 2022. The AG approved the \$7,215,000 contract with Scope Construction Company in June 2022.

Under this PRB File #25-016: Task Letter #3C

DAS is seeking Board's approval for Supplemental engineering services to process additional RFI's due to unforeseen conditions and agency coordination issues and additional construction administration services due to an extended construction timeline and following added scope:

Additional management, coordination, documents, and meetings due to ceiling issues and code violations, unforeseen circumstances and conditions, phasing plan changes, asbestos abatement, fire

alarm system document deficiency, generator and generator fuel tank issues, and agency requests related to the main project scope which require a project extension.

The Construction budget is increased to \$7,215,000 to \$ 9,346,767 and Total Project budget is increased from \$9,889,200 to \$14,519,938

Fuss & O'Neill	Basic Services	Total Fee	Construction Budget (\$)	% of Budget
Task Letter # 6 (PRB # 13-163) (A)	\$184,200	\$184,200	\$1,036,555	17.77%
Task Letter # 3 (PRB # 18-144) (B)	\$5,400			
Contract Documents	\$62,800			
Tracings and Masters	\$12,400			
Bidding	\$8,500			
Construction Administration	\$6,400			
Total Fee (Task Letter # 3) (B)	\$90,100			
Total (A)+(B)		\$274,300	\$3,400,000	8.07%
Task Letter #3A (PRB #20-022)(C)				
Enhanced Schematic Design	\$18,532			
Ground Penetrating Radar	\$924			
Contract Documents	\$18,184			
Construction Administration	\$5,140			
Total Fee (Task letter 3A) (C)	\$42,780			
Total (A)+(B)+(C)		\$317,080	\$4,600,000	6.89%
Task Letter # 3B (PRB # 21-049)(D)				
Temporary Building Design	\$5,970			
Temporary Building Phasing	\$7,510			
5th Floor Design Change	\$3,230			
Facility Design Changes	\$4,990			
Construction Administration	\$6,270			
Total Fee (Task letter 3B)	\$27,970			
Total (A)+(B)+(C)+(D)		\$345,050	\$4,700,000	7.34%
Task Letter # 3C (PRB # 25-016)(E)				
Extension of CA services	\$91,650			
Total (A)+(B)+(C)+(D)+(E)		\$436,700	\$7,215,000	6.05%

On-Call Log

OC-DCS-MDE-0035	Fuss & O'Neill Inc. Expired 7/31/2019	\$1,000,000	17-138
Task Letter #1	Higgins Hall Renov – WCSU	\$18,760	(Informal)
Task Letter #2	Barnard Hall Renov.	\$18,761	(Informal)
Task Letter#3	CMHC Sprinklers, Ceiling & Lights	\$90,100	(#18-144)
Task Letter#3A	CMHC Sprinklers, Ceiling & Lights	\$42,780	(#20-022)
Task Letter #3B	CMHC Sprinklers, Ceiling & Lights	\$27,970	(#21-049)
Task Letter #3C	CMHC Sprinklers, Ceiling & Lights	\$91,600	(#25-016)
	Total Committed funds	\$289,971	
	Maximum Total Fee	\$1,000,000	
	Uncommitted Remaining	\$710,029	

Staff asked following questions for clarification:

As we continue to review this Proposal, can you please upload the following items to Sharepoint:

1. NTP to Scope Construction with estimated Substantial Completion
2. 136 RFI review and responses referenced in F&O correspondence
3. 100 COPs review and response in F&O correspondence
4. 40 COs review and response in F&O correspondence

RECS provided supplemental information that did contain some, but not all, of the information provided to which, a subsequent request followed:

Thank you for the supporting material. If I may ask for clarity. Did the information provided reflect the entirety of the Consultant's efforts with respect to their review of RFIs, COPs and Cos? Integral to their Proposal was the specific review of 136 RFIs as well as 100 COPs and 40 COs as follows:

Completed Tasks	Hours	Fee
RFI review and response (136 RFIs @ 2 hours each)	272	\$53,040
COPs review and response (100 COPs @ 1 hour each)	100	\$19,500
COs review and response (40 COs at 1 hour each)	40	\$7,800
91 additional construction days currently approved by COs – construction meetings every two weeks @ average of 4hrs each	40	\$7,800
Subconsultant meeting attendance: 6 additional meetings @ average of 3 hours each	18	\$3,510
Total		\$91,650

Upon our further inquired RECS forwarded to the Project Management Team, responding:

Good Afternoon,

Fuss & Oneil is compiling the back-up documents.

Will send once received.

Thanks!

JC

As of 2-14-2025 at 2:45PM no supporting documentation was received.

RECOMMENDATION: Pursuant to CGS §4b-23(i), the SPRB must approve/disapprove this Proposal no later than 30 days, or in this case, February 20, 2025. At this point in time, the Board can suspend this proposal, however, at the Thursday, 2-20-2025 Meeting a final approve/disapprove vote must be taken.

Staff continue to wait for supporting information necessary to finalize review the Proposal.

1. RECS has confirmed funding is in place for this Task Letter #3C.
2. The Original task letter # 3 was executed with the Consultant on 12/11/2018 and Task Letter #3A and 3B was executed on 3/10/2020 and 5/4/2021 respectively. This work is consistent with the scope of original task.
3. Fuss & O'Neill, Inc. Inc provided the OPM Form 1 Campaign Contribution Certification notarized on 06/25/2024

PROPOSED AMOUNT: \$27,970 (NTE)

On March 5, 2020, under PRB File #20-022, the Board approved Task Letter #3A to the on-call contract to proceed with design services to change the design from the addition of a third generator to replacing an existing broken generator with a larger generator. The new larger generator would supply all of the building's emergency power needs including the new fire pump. The total fee approved under #20-022 was \$42,780.

Under PRB #20-022 the Construction Budget for the expanded project was increased to \$4,400,000 and \$6,067,080, from \$3,400,000 and \$4,540,800, respectively.

Under this proposed **TASK LETTER #3B** with Fuss & O'Neill, Inc. (F&O), the fee is intended to compensate the Consultant for the following project scope:

Task 1 – Temporary Outbuildings (\$5,970)

Due to the lack of any swing space being available in this building, on-site construction trailers were found to be the best way to accommodate existing building staff during the duration of construction of this project. To support this additional design requirement the designer shall provide the following services at the request of the agency:

- Attend multiple meetings to coordinate location, capacity, power availability, and communications required to use trailers for staff offices.
- Incorporate design of the trailers into the existing project documents.
- Incorporate the cost of the trailers into the existing estimate.

DCS Noted: When this project was originally conceived the facility was going to be able to support construction activities with available space inside the existing building or with transfer of staff and services to other facilities. The building is now completely full and does not have adequate swing space available for the project. The plan to move employees to other facilities was found to also not be feasible. The most effective way we can make this project work is by bringing in temporary office trailers on to the site to house a portion of the building work force temporarily so we can perform our phased construction plan. This task will pay for the design and coordination of these facilities through design and construction activities. As stated above the fee related to the coordination of the moves into and out of the on site trailers during the construction phase will not be paid if the onsite trailers are not required.

Task 2 – Additional Phasing Coordination (\$7,510)

When the initial phasing coordination was purchased it included how the construction would be phased. As the project was further refined and understood, Agency needs required the designer to take a substantially larger role in the coordination of the agency staff and how they would be moved around throughout the duration of the construction activities. The designer shall add the following items to their phasing coordination duties:

- Coordinate phasing with each individual staff group of the facility.
- Attend multiple coordination meetings with hospital staff groups.
- Provide an updated phasing plan showing what staff will be in the trailers and which staff will be relocated inside the building for each construction phase.

DCS Noted: The phased relocation of the personnel into and out of the trailers requires heavy coordination with agency staff. While the 2018 proposal included project phasing, the coordination effort is much larger than originally anticipated as the A/E is coordinating with each individual department and staff managers to integrate this phasing plan. This is something the facility would normally coordinate but they did not have the staff or skills to accomplish this task. As stated above the fee related to the coordination of the moves into and out of the onsite trailers during the construction phase will not be paid if the onsite trailers are not required.

Task 3 – 5th Floor Ward Design Changes (\$3,230)

To accommodate construction in the secure patient wards the Agency requested the 5th floor ward be modified to make it a secure ward and allow the temporary housing of patients from other secure wards. The designer shall provide the following services to modify the 5th floor ward:

- Incorporate into the existing design modification of the 5th floor ward.
- Add new doors, walls, specialty fixtures, and medication spaces per the facilities needs of a secure ward.
- Incorporate the cost of the 5th floor ward changes into the existing cost estimate.

DCS Noted: To allow our phasing plan to work the agency will need to be able to move the secure patient ward on the 4th floor to the 5th floor. This task will redesign the 5th floor to allow the 4th floor residents to be housed on the 5th floor. The scope includes design of new secure access, moving of

walls, the addition of a medication room, and all other requirements of the facility to house a secure patient ward.

Task 4 – Facility Changes During Design (\$4,990)

During the design of the project the facility manager has made continuous changes to the floorplan of the building:

- Provide additional site investigations.
- Modify the existing design to reflect ever changing building conditions.
- Incorporate any changes into the existing estimate.

DCS Noted: During the prolonged on again off again design of this project the facility manager has continued to make changes to the floor plan, which has affected the project scope. This task will pay for all the multiple additional field visits and documents corrections which have been made to the design.

Construction Administration (\$6,270)

- Review the additional Contractor's submittals associated with tasks 1-3 for general conformance with the design intent expressed in the Contract Documents.
- Review and respond to all additional Contractor's RFI's associated with Tasks 1-3.
- Provide phasing coordination support associated with additional scope of task 2.

A breakdown of the CA Fees is as follows:

1. Task 1 – Temporary Out Building CA Phase: \$2,050. This will not be paid if the trailers are not required.
2. Task 2 – Additional Phasing Coordination CA Phase: \$2,280. This will not be paid if the trailers are not required.
3. Task 3 – 5th Floor Ward Design Changes CA Phase: \$1,940.

DCS has increased the overall initial construction budget and project budget to \$4,700,000 and \$6,895,050 respectively.

F&O has been selected for the following task(s) under this series:

• Task Letter #1	Higgins Hall Renov – WCSU	\$18,760	(Informal)
• Task Letter #2	Barnard Hall Renov.	\$18,761	(Informal)
• Task Letter#3	CMHC Sprinklers, Ceiling & Lights	\$90,100	(#18-144)
• Task Letter#3A	CMHC Sprinklers, Ceiling & Lights	\$42,780	(#20-022)
		Total	\$170,401

DCS has confirmed funding is in place for this Task Letter #3B.

F&O Fee for Basic Services (PRB #13-163)	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>TOTAL</u> <u>COST</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%)</u> <u>Budget</u>
Contract Documents	\$95,000				
Tracing & Masters	\$7,300				
Bidding	\$6,900				
Construction Administration	<u>\$75,000</u>				
TOTAL BASIC SERVICE FEE (#13-163) (A)	\$184,200	\$0		\$1,840,000	10.01%
PRB #18-144 - Additional MDE fees (A1)					
Contract Documents	\$62,800				
Tracings and Masters	\$12,400				
Bidding	\$8,500				
Construction Administration	<u>\$6,400</u>				
TOTAL FEE (PRB #18-144) (A) + (A1)	\$90,100	\$0	\$274,300	\$3,400,000	8.07%

PRB #20-022 - Additional MDE fees (A2)					
Enhanced Schematic Design	\$18,532				
Ground Penetrating Radar	\$924				
Contract Documents	\$18,184				
Construction Administration	\$5,140				
TOTAL FEE (PRB #20-022) (A) + (A1) + (A2)	\$42,780		\$317,080	\$4,400,000	7.21%
PRB #21-049 - Additional MDE fees (A3)					
Temporary Building Design	\$5,970				
Temporary Building Phasing	\$7,510				
5 th Floor Design Changes	\$3,230				
Facility Design Changes	\$4,990				
Construction Administration	\$6,270				
TOTAL FEE (PRB #21-049) (A) + (A1) + (A2) + (A3)	\$27,970				
TOTAL BASIC SERVICE FEE (#21-049)(A)+(A1)+(A2)+(A3)		\$0	\$345,050	\$4,700,000	7.00%

Staff asked following questions for clarification:

1. Task 1 - During previous review of TL3A, it was stated that the increase in the construction cost is due to new generator and the need for swing space/temporary trailers, etc. Therefore, it was known during the previous TL approval and seems like the cost related to swing space is a repeat. Why is DCS considering this as a “new” issue? The Board cannot approve fees related to tasks that may not be required.

DCS Response: It is true the increase in construction cost was due to the addition of generator replacement and at the time, recent realization the project would require swing space beyond the capacity of the building, the addition of temporary trailers. There was no cost at that time in the TL3A associated with the design of the swing space trailers. When the generator change task letter was being discussed with SPRB the project team was only starting to fully understand what would be needed for the trailers. Which is why it was brought up on our discussion but no money design fees were included in TL3A. The trailers are not mentioned in TL3A’s scope and where not part of that design change.

Staff Response: OK

2. Task 2 – The Board cannot approve fees related to tasks that may not be required.

DCS Response: The temporary trailers scope is required for this project. This project is moving forward with no knowledge of the status of the corona virus requirements going forward. The

agency is unable to give any commitments on when staff will be allowed back into the facility on a full time basis, nor will the agency commit to allow people to continue to work remotely. This is why the temporary trailers must be part of this project's scope.

Staff Response: OK

3. Task 4 – provide the breakdown of the CA fees (\$6,270) by various tasks 1 thru 3

DCS included this in the Proposal:

Task 1 – Temporary Out Building CA Phase: \$2,050. This will not be paid if the trailers are not required.

Task 2 – Additional Phasing Coordination CA Phase: \$2,280. This will not be paid if the trailers are not required.

Task 3 – 5th Floor Ward Design Changes CA Phase: \$1,940.

Staff Response: OK

RECOMMENDATION: It is recommended that SPRB **APPROVE** Task Letter #3B for Fuss & O'Neill, Inc. to provide additional design services for the generator replacement project to the Connecticut Mental Health Center. The overall basic service fee of 7.00% is well within the guideline rate of 12.5% for this Group B Renovation Project. CA fees related to tasks 1 and 2 shall not be used for any other tasks. Board approval will be required if DCS plans to utilize fees related tasks 1 and 2 (CA fees only) for any other tasks not approved.

PROPOSED AMOUNT: \$42,780

On December 10, 2018, under PRB File #18-144, the Board approved Task Letter #3 to the on-call contract to proceed with design services to provide an updated water flow test, allow the Consultant to attend more project meetings required for phasing of project, bring the design up to current codes, and update the plans and specs with current facility conditions. The project will add a full sprinkler system to the Connecticut Mental Health Center (CMHC) in New Haven. Included in this project is new flooring, new ceilings, lighting and the installation of a new fire pump, back-up generator, and associated work. The total fee approved under #18-144 was \$90,100.

Under PRB #18-144 the Construction Budget for the expanded project was increased to \$3,400,000 (from \$1,036,555) and the overall project budget was increased to \$4,540,800 (from \$1,574,410).

Under this proposed **TASK LETTER #3A** with Fuss & O'Neill, Inc. (F&O), the fee is intended to compensate the Consultant for the following project scope:

- *Changing the design from the addition of a third generator to replacing an existing broken generator with a larger generator. The new larger generator will supply all of the building's emergency power needs including the new fire pump.*

DCS has increased the overall initial construction budget and project budget to \$4,400,000 and \$6,067,080 respectively.

F&O has been selected for the following task(s) under this series:

• Task Letter #1	Higgins Hall Renov – WCSU	\$18,760	(Informal)
• Task Letter #2	Barnard Hall Renov.	\$18,761	(Informal)
• Task Letter#3	CMHC Sprinklers, Ceiling & Lights	\$90,100	(#18-144)
Total		\$127,621	

DCS has confirmed funding is in place for this Task Letter #3A.

MDE Fee for Basic Services (PRB #13-163)	COST (\$) (BASIC)	COST (\$) (SPECIAL)	TOTAL COST	C. Budget (\$)	(%) Budget
Contract Documents	\$95,000				
Tracing & Masters	\$7,300				
Bidding	\$6,900				
Construction Administration	\$75,000				
TOTAL BASIC SERVICE FEE (#13-163) (A)	\$184,200	\$0		\$1,840,000	10.01%
PRB #18-144 - Additional MDE fees (A1)					
Contract Documents	\$62,800				
Tracings and Masters	\$12,400				
Bidding	\$8,500				
Construction Administration	\$6,400				
TOTAL FEE (PRB #18-144) (A) + (A1)	\$90,100	\$0	\$274,300	\$3,400,000	8.07%
PRB #20-022 - Additional MDE fees (A2)					
Enhanced Schematic Design	\$18,532				
Ground Penetrating Radar	\$924				
Contract Documents	\$18,184				
Construction Administration	\$5,140				
TOTAL FEE (PRB #20-022) (A) + (A1) + (A2)	\$42,780				
TOTAL BASIC SERVICE FEE (#20-022) (A) + (A1) + (A2)		\$0	\$317,080	\$4,400,000	7.21%

Staff have requested clarification of the following issues:

- What is the status of the project approved under TL#3?
DCS Response: The project is in the CD phase of work.
What activities are completed or remaining per TL#3?
DCS Response: Fuss & O'Neill owes us a full set of CD plans and specs. Due to the repeated delays and changes to the scope made by the DMHAS and the facility we have been delayed and the CDs will not be finished until we can add this change to the generator for this project.
- When did the larger generator (500kW) fail?
DCS Response: The 500kW generator failed back in august of 2019.
- Please clarify what, other than the cost of a new generator, increased the construction budget by \$1,000,000 (29%).
DCS Response: The new generator is worth roughly \$500,000.00 and the remaining cost increase is due to the need to for swing space and the addition of temporary trailers around the site to allow us the clear a full floor to limit the phasing as much as possible. There are additional increases in cost due to access to building and floors, relocation costs per each phase, etc...
- Has DCS/DMHAS given any consideration to removal of the underground oil tank in lieu of a gas-fired generator?
DCS Response: Thought was given to removing the existing tank it was found the existing tank was installed in 2008, and still has reasonable amount of useful life. It was found that the ongoing costs of operation it is more economical to run a diesel generator.
- What is the size of the larger generator?
DCS Response: This generator is expected to be between 750kW and 800kW.
Is 3000 gallon UST sufficient to serve this larger generator?
DCS Response: The existing UST does not have enough capacity to provide the required 72 hours of run time. The plan is to include a day/belly tank on the proposed generator to increase the fuel storage capacity which will give us the required 72 hour run time.
- Why are there assumptions in F&O proposals?
DCS Response: These assumptions in the proposal are reasonable for this type of work. DAS/CS doing what we can to limit exposers while keeping the costs under control. DAS/CS will ensure the fill records for the tank have been investigated to check for possible unexplained fuel loss.
Why can't these items be investigated during the enhanced schematic design phase rather than finding out during the construction phase?

DCS Response: The level of effort required to remove all assumptions is cost prohibitive. The intent of this task letter takes into account reasonable expectations of level of effort vs costs.

7. Provide the schedule for Construction Administration with fee matrix

DCS Response: Attached

RECOMMENDATION: It is recommended that SPRB **approve** Task Letter #3A for Fuss & O'Neill, Inc. to provide additional design services for the generator replacement project to the Connecticut Mental Health Center. The overall basic service fee of 7.21% is well within the guideline rate of 12.5% for this Group B Renovation Project.

From PRB #18-172

UPDATE: DECEMBER 6, 2018

DCS provided following responses on November 2, 2018 to Board's questions for clarification.

1. What is the increase in the square footage of the building compared to 2013 project?
The increase in square footage from 2013 to this current task letter is 0. I will amend the Memo to reflect this. The increase was in scope not square footage.
2. What percentage increase in the construction cost is attributed to cost escalation vs. increased scope of the project?
The original expected construction was \$1,070,000 in 1997. This value increased to \$3,500,000 in 2015. The \$1,070,000 cost estimate was used in the 2013 proposal during the project revival. During that project, it became clear that the expected construction cost would be higher.
 - a) 24% = \$ 605,027 to convert 1997 dollars to 2015 dollars per <https://www.bls.gov/>
 - b) 37% = \$920,000 based on 1.86 Construction Cost Index Factor from 1997 to 2015 (Source: Engineering News Record)
 - c) 39% = increased scope/project understanding
3. What is the estimated construction duration for the CA phase of this project?
It is estimated to be roughly 18-24 months.
4. What were the "expanded CA" services in the original TL#6? How did DCS arrive at \$37,200 value for these services?
Fuss & O'Neill estimated this value in 2013. Due to the invasive nature of the scope, enhanced oversight and coordination were offered to ensure the contractor followed the designed phasing plan. This includes a total 46 site meetings during construction. "Please see Attached Fee Summary from 2013"
5. CD Phase fee – Increase in this fee seems high as majority of the design work was completed and provided to DCS for comment. Other than updating the documents what other additional services are required that were not performed under earlier TL#6?
The Fuss & O'Neill proposal sent in April itemizes these services. In summary,
 - a. Additional fees from sprinkler subcontractor to revise drawings
 - b. New hydrant flow test
 - c. Field work to ensure construction drawings match existing conditions. The facilities manager is known to make architectural changes without notifying DCS.
 - d. Update codes from IBC 2003 to latest.
 - e. Resubmittal of documents to DCS
 - f. Respond to new code review comments
 - g. Coordination of phasing plan details with all parties.
 - h. Increased number of construction administration visits due to multiple construction phases.

RECOMMENDATION: Based on the responses provided, staff recommends **APPROVAL** of this TL#3 for \$90,100.

NOTE: This will bring the total value of the Architect's compensation to \$274,300

PROJECT BRIEF

In general, the scope of this project involves the design and construction administration for the balance of the sprinkler system not completed in 2002 as well as other general ceiling improvements such as new ceiling tiles and lighting. In September 2013, the Department of Mental Health and Addiction Services (DMHAS) revisited this project via Task Letter #6 (PRB 13-163) with the scope of work expanded to include the electrical and mechanical design requirements for the installation of a new fire pump, demolition of the existing fire pumps, incidental design work for switch gear, structural evaluations for the sprinklers as well as detailing existing fire wall separations. The scope of work will also require the consultant to design fire wall separation in compliance with the latest code requirements as well as detailing new lighting and ceiling panels for installation as part of the project. The consultant fees approved by the Board (PRB 13-163) were \$184,200 via Contract OC-DPW-MDE-0026 that expired July 15, 2014. The design work was initiated, but never completed, as DMHAS deprioritized this project. This Task Letter #6 included expanded Construction Administration (CA) Phase Services with a value of \$37,200 that are no longer required and this value will be used to supplement the cost of additional CA Phase Services requested in the new Task Letter #3.

This new Task Letter #3 is to increase the total square footage of the project, provide an updated water flow test, allow the Consultant to attend more project meetings required for phasing of project, bring the current design up to current codes, and update the plans and specs with current facility conditions. The project will add a full sprinkler system to the Connecticut Mental Health Center (CMHC) in New Haven. Included in this project is new flooring, new ceilings, lighting and the installation of a new fire pump and associated work.

The Board approved Contract # OC-DCS-MDE-0035 in the amount of \$1,000,000 on June 1, 2017 (17-138). Fuss & O'Neill, Inc. ("FO") was one of five firms under the latest Multi-Disciplined Engineering consultant contracts. These contracts have a common expiration date of July 31, 2019, and all are in the amount of \$1,000,000. FO has been previously been utilized for the following tasks under this series:

- Task Letter #1 Higgins Hall Reno. WCSU, Danbury \$18,760 (Informal)
- Task Letter #2 Barnard Hall Reno. CCSU, New Britain \$18,761 (Informal)

TASK LETTER #3 is subject to SPRB approval because the value of the Task Letter #3 for this project, combined with the previous Task Letter #6 (PRB 13-163), will exceed \$100,000.

The Construction Budget for the expanded project is increased to \$3,400,000 (from \$1,036,555) and the Engineer's total fee for the project is increased by \$90,100 to \$274,300 (from \$184,200). The overall project budget is increased to \$4,540,800 (from \$1,574,410).

This task letter is to supplement the existing task letter and cover the cost of the increased scope of work involved with the expanded project. The additional scope of work includes:

- Field Investigations;
- Redesign of Fire Protection Systems, ceilings, floors and lighting;
- Update plans and specs to IMC 2012 Code;
- Additional Contract Documents (CD) phase;

- Additional Tracing & Masters (T&M) phase;
- Bidding phase; and
- Additional Construction Administration (CA) phase services.

As summarized in the following table, the Engineer's increased base fee as a percentage of the increased Construction Budget is 8.07% whereas the maximum guideline rate for this Group B renovation project is 12.00%.

MDE Fee for Basic Services (PRB #13-163)	COST (\$) (BASIC)	COST (\$) (SPECIAL)	TOTAL FEE	C. Budget (\$)	(%) Budget
Contract Documents	\$95,000				
Tracing & Masters	\$7,300				
Bidding	\$6,900				
Construction Administration	\$75,000				
TOTAL BASIC SERVICE FEE (#13-163) (A)	\$184,200			\$1,840,000	10.01
SPECIAL SERVICES (B):					
None		\$0			
TOTAL FEE (PRB #13-163) (A) + (B)			\$184,200	\$1,840,000	10.01
PRB #18-144 - Additional MDE fees (A1)					
Contract Documents	\$62,800				
Tracings and Masters	\$12,400				
Bidding	\$8,500				
Construction Administration	\$6,400				
TOTAL FEE (PRB #18-144) (A) + (A1) + (B)		\$0	\$274,300	\$3,400,000	8.07

Funding availability has been confirmed by DCS.

Staff asked for following for clarification:

1. Please provide revised 1105
 - a. DCS provided executed revised 1105
2. What is the increase in the square footage of the building compared to 2013 project?
3. What percentage increase in the construction cost is attributed to cost escalation vs. increased scope of the project?
4. What is the estimated construction duration for the CA phase of this project?
5. What were the "expanded CA" services in the original TL#6? How did DCS arrive at \$37,200 value for these services?
6. CD Phase fee – Increase in this fee seems high as majority of the design work was completed and provided to DCS for comment. Other than updating the documents what other additional services are required that were not performed under earlier TL#6?

RECOMMENDATION:

It is recommended that SPRB _____ Task Letter #2 for Fuss & O'Neill, Inc. in the amount of \$90,100.00

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-027 – Mr. Coleman moved and Mr. Berger seconded a motion to approve PRB FILE #25-027. The motion passed unanimously.

PRB FILE #25-029 – Mr. Coleman moved and Mr. Valengavich seconded a motion to approve PRB FILE #25-029. The motion passed unanimously.

PRB FILE #25-016 – Mr. Berger moved and Mr. Shiffrin seconded a motion to suspend PRB FILE #25-016, pending receipt of supporting documentation from the Consultant. The Board notes this Proposal must be approved/disapproved no later than 30 days of receipt, or in this case, February 20, 2025. The motion passed unanimously.

- 9. NEXT MEETING** – Thursday, February 20, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

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