

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

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.

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#
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Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
Mark A. Shiffrin, Secretary
Eric Coleman
Russell Morin

Staff Present – solely by means of electronic equipment:

Thomas Jerram

Members Absent:

Guest Present – solely by means of electronic equipment:

David Barkin

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Coleman moved and Mr. Berger seconded a motion to approve the Minutes of the June 20, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:40. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 25-053-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG / DoAG

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

Upon completion of the Board’s review of this Proposal, Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 10:12. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT ENGINEER - OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS



State Properties Review Board



CAS Plant Upgrades – Equipment Demolition

<i>PRB #</i>	25-079
<i>Transaction/Contract Type:</i>	AE/ Task letter
<i>Origin/Client:</i>	DAS/DAS-FM
<i>Project Number:</i>	BI-2B-414
<i>Contract</i>	OC-DCS-ARC-0068
<i>Consultant</i>	Friar Architecture, Inc
<i>Property</i>	Hartford, 490 Capitol Avenue
<i>Project Purpose:</i>	CAS Plant Upgrades – Equipment Demolition
<i>Item Purpose:</i>	Task Letter #8A
<i>DAS-RECS Staff Assigned</i>	Steven J. Westerberg, PM
<i>Date:</i>	June 20, 2025

PROPOSED AMOUNT:

Task Letter #8A for Fee: \$ **31,375**

ON-CALL INFO

ON- CALL INFO : PRB 21-063 – The subject Contract was signed with the Consultant to provide On-Call Architectural services on 5/19/2021 for a total not to exceed fee of \$1,000,000 with an Expiration date of 8/15/2023.

AMENDMENT PRB 23- 142: Amendment #1 extended the expiration date of the On-Call Contract from 8/15/2023 to 05/15/2024.

PROJECT BACKGROUND

The meeting held on October 20, 2022 the State Properties Review Board voted, under PRB #22-179, to approve TASK LETTER #1A in the amount of \$100,895.60 to compensate the Consultant (Source One, Inc. DE) for providing services including additional inspections and testing of #1. Cooling tower system, #2. Condenser water piping, #3. Motor control centers, and #4. Transformers. Once the inspections and testing have been completed, conduct a final review of the findings and incorporate into report outlining the specific deliverables from each firm including current conditions, risks of failure, recommended actions (including order of magnitude costs), proposed phasing plans and timing.

In April 2022 the State Properties Review Board voted, under PRB #22-062, to approve TASK LETTER #1 in the amount Not-to-Exceed (NTE) \$320,066 to compensate the Consultant (Source One, Inc. DE) for professional services related to the technical due diligence and support leading to financial close of the Purchase and Sale Agreement and relocation of CAS pumping equipment and upgrades to the CAS. The Scope of Work was outlined in Phase 1 and 2 of the project.

All of the prior Consultant's retained with the CDECCA Facility were related to either the technical due diligence and support leading to financial close of the Purchase and Sale Agreement and relocation of CAS pumping equipment and future equipment upgrades to the CAS.

UNDER PRB #23-095 TASK LETTER # 8: Board approved Task Letter #8 in the amount of \$307,500 for the Consultant to provide Design and CA services for the project with scope of work below:

- Review the operations of all existing systems and coordinate the systematic removal of equipment and utilities and equipment with the Owner as required to provide an optimal configuration for the subsequent project.
- Provide design for removal of unused equipment and related systems including but not limited to: Heat Recovery Steam Generator, Steam Turbine, Absorption Chiller, Decommissioned Boiler and Plume Abatement System at the Cooling Tower.
- Design to include removal and/or resolution of equipment pads, catwalks/platforms, piping and electrical systems directly associated with this unused equipment

This Project was Bid on September 25, 2024 with a November 20, 2024 due date. All State Construction, Inc. was awarded the \$6,428,000, approved by the AG on February 10, 2025. Contained within Addendum #2 to the Bid was the following:

Item 34: Q: Per the Invitation to Bid, Contract Time Allowed is 90 Calendar Days. Based on the size and complexity of the project, anything less than 180 Days seems unreasonable. Can the contract duration be extended? Also, we will need approximately 30 days upfront for review of existing conditions, coordination, lock-out, tag-out etc. Can this also be added to the contract duration? A: The Contract duration will be extended to 150 Calendar Days. Will be extending to 150 Calendar Days for a 4-month on-site construction duration with 1-month of coordination prior to on-site construction beginning. See item #27.

UNDER THIS PRB #25-079 TASK LETTER # 8A: DAS is seeking Board's approval to Extend the construction duration from 90 days to 150 days and add a design contingency.

Scope of work : (Construction Administration for an additional 60 days)

- Review the Contractor's submittals for general conformance with the design intent expressed in the Contract Documents.
- Visit the site a minimum of biweekly (anticipated 60-day additional duration, for a total of 150-days including 90-days in Task No. T8) to assess the progress and quality of work and to determine if the work being performed is in general compliance with the Contract Documents.
- Attend biweekly job meetings, in conjunction with site visits, and prepare meeting minutes and field reports to document the progress and quality of the Contractor's work.
- Review Contractor's Applications and Certificate for Payment including Contractor's Requisition for Final Payment based upon a final inspection indicating the work is in compliance with the Contract Documents

CONSULTANT'S FEE

The Construction Budget and total Project Budget were established at \$19,768,166 and \$26,687,527 respectively.

Friar Architecture, Inc - Basic Service Fee (PRB #23-095) TL8	ARC Fees	Special Services Fee	Total Fee	Construction Budget (\$)	% of Budget
Combined Schematic Design and Design Development Phase	\$107,625				
Contract Documents Phase	\$92,250				
Bidding Phase	\$15,375				
Construction Administration (90 days)	\$92,250				
TOTAL BASIC SERVICE FEE	\$307,500		\$307,500	\$4,000,000	7.69%
Friar Architecture, Inc - (PRB #25-079) TL 8A					
CA for an additional 60 days	\$11,375				
Design and CA phase allowance		\$20,000			
Total Fee (# 25-079)			\$31,375		
Total Fee (# 25-079) + (#23-095)			\$338,875	\$4,000,000	8.47%

Authorized Subconsultants:

RZ Design Associates, Inc. – M/E/P/FP & Structural Engineers \$4,375

ON-CALL LOG

OC-DCS-ARC-0068	Friar Associates Inc - Exp 5/15/2024	\$1,000,000	21-063
EXP Date Extention -5/15/2024			23-142
Task Letter #1	Class A Burn Building – str repairs	\$31,250	Informal
Task Letter #2	Juvenile Training Center Study	\$74,350	Informal
Task Letter #3	WCSU Berkshire Hall Fitness Center	\$39,000	Informal
Task Letter #4	HCC Pre-Design Study AMTC	\$27,200	Informal
Task Letter #5	Asnuntuck CC ADA-OCR Phase 2A	\$22,500	Informal
Task Letter #6	SCSU Lyman Hall Roof Replacement	\$20,926	Informal
Task Letter #7	DPH Lab and Warehouse	\$75,600	Informal
Task Letter #10	Bldg Insp. & Minor Arc Services – various	\$40,000	Informal
Task Letter #11	HCC AMTC Renovations	\$90,000	Informal
	Total Informal TLs	\$420,826	
Task Letter #8	CDECCA-CAS Plant Upgrades	\$307,500	23-095
Task Letter #9	Naugatuck Valley CC – ADA Imp.	\$145,000	23-096
Task Letter #8A	CAS Plant Upgrades – Equipment Demolition	\$31,375	25-079
	Total Committed Funds	\$904,701	
	Maximum Total Fee	\$1,000,000	
	Uncommitted (Remaining)	\$95,299	

Recommendation

It is recommended that SPRB approve this proposal in the amount of \$31,375, of which \$20,000 is for a Design & CA Contingency.

- DAS-RECS confirmed funding is available for the Contract BI-2B-414.
- The original Task Letter (No. T8) for Architectural services was executed with the Consultant on 6/30/2023, for \$307,500.00. This work is consistent with the scope of the original task
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 04/21/2025.

Voted by Board Members

Approval –

Disapprove -

Suspend-

Mtng. Date : 06/23/2025

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-080-A – Mr. Morin moved and Mr. Berger seconded a motion to suspend PRB FILE #25-080-A, pending a Site Inspection of the Farm. The motion passed unanimously.

PRB FILE #25-079 – Mr. Coleman moved and Mr. Berger seconded a motion to approve PRB FILE #25-079. The motion passed unanimously.

9. NEXT MEETING

Thursday, June 26, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____
Mark Shiffrin, Secretary

Minutes of Meeting Held: **June 23, 2025**
