

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 23, 2024

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| <p>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</p> | <p>Or call in (audio only) +1 860-840-2075, 917724280# United States, Hartford Phone Conference ID: 917 724 280#</p> |
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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
Jack Halpert
Mark A. Shiffrin

Members Absent:

William Cianci

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Guests Present – solely by means of electronic equipment:

David Barkin, DAS-RECS

Mr. Valengavich and Mr. Halpert 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 December 19, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Members were reminded that the Board's Thursday, December 26, 2024 meeting has been cancelled.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

EXECUTIVE SESSION

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:35. The motion passed unanimously. Mr. Barkin of DAS was invited to the Session to participate in the Board's review of this Proposal.

PRB #: 24-213
Transaction/Contract Type: AE / Amendment
Origin/Client: DAS/CCSU

Statutory Disclosure Exemptions: 1-200(6)(E) & 1-210(b)(4)

Upon completion of the Board's review of this Proposal, Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 9:46. The motion passed unanimously.

OPEN SESSION

PRB # 24-218
Origin/Client: DAS/DASFM
Transaction/Contract Type: AE / Task Letter
Project Number: BI-2B-835
Contract: OC-DCS-CA-0043
Consultant: WSP USA, Inc.
Property: Newington, Russell Road (525)
Project Purpose: Cedarcrest Campus Abatement-Remediation (and demolition)
Item Purpose: Task Letter #4

PROPOSED AMOUNT: \$238,660

On-Call- PRB (22-171)

The subject Contract was signed with the Consultant to provide On-Call Construction Administration Contracts on 12/14/2022 for a total not to exceed fee of (\$1,000,000.00) with an expiration date of 02/28/2025.

Project Overview:

The Cedarcrest campus currently consists of 11 buildings including 7 original wood frames free standing cottages at the northern end of the property lining two cul de sac drives off Russel Rd separated from the service portion of the campus by wooded acreage.

Cedarcrest Hospital was built on an 88.5-acre wooded parcel located spanning east & west sides of 525 & 555 Russel Rd. overlapping the towns of Newington & Wethersfield 1910 by the State Tuberculosis Commission and named Hartford County Home for the Care and Treatment of Persons Suffering from Tuberculosis. In 1912, it was renamed the Hartford State Sanatorium. From 1924 to 1976, Cedarcrest continued to change names and institutional purposes. In 1976, the facility finally became known as Cedarcrest Regional Hospital and ceased the treatment of chronic diseases and discontinued its work as a psychiatric facility under the Connecticut Department of Mental Health and Addiction Services. The 128 bed hospital under DMHAS closed in 2010 and has remained unoccupied since. Portions of the 88.5 acreage are in a 500-year flood plain; these portions have been placed under a conservation easement with the town of Newington. The main Hospital Building (Building #4), Buildings 11 and 29 are listed on the CT Historic Register.

From Form 1105

In October 2022, DAS FM contracted with Atlas from the Environmental Consultant Services state contract 19PSX0120. Atlas completed an Asbestos Inspection Report as well as performed limited sampling to evaluate the presence of polychlorinated biphenyls (PCB) in caulking at the Hospital Building. In November 2022 DAS asked all vendors on state contract 20PSX0154 to submit proposals for abatement work. In December 2022 five proposals were received, however all were above the cost threshold.

In March 2023, in a continuation of Atlas's work, DAS asked Atlas from the Environmental Consultant Services state contract 19PSX0120 to conduct environmental inspections of these four buildings. Atlas completed Asbestos Inspection Reports as well as Lead Testing Reports at the Boiler House, Pump House, Morgue, and Shed (only Lead). The Special Revenue building was previously abated.

Under this PRB #24-218 DAS/DASFM is seeking approval for the Consultant to provide construction administration services for the design and construction phases to abate hazardous materials, including but not limited to, asbestos, PCBs, and lead and the demolition of five buildings on the Cedarcrest Campus.

The scope of work in the 5 buildings include:

1. Special Revenue -Building #1- 45,056 (Basement + 3 floors) built in 1978, needs complete site Assessment and remediation in accordance with the State Remedial Standard Regulations and requires a cost estimate/proposal for this building to be fully demolished.



2. Morgue aka Public Safety- Building #2 - 1,606 SF (1 floor), built in 1938, requires to be abated including complete Site Assessment and remediation in accordance with the State Remedial Standard Regulations and fully demolished.



3. Main Hospital -Building #4 - 113,120 SF (Basement + 4 floors) built in 1938, to be abated including complete Site Assessment and remediation in accordance with the State Remedial Standard Regulations and fully demolished.



4. Pump House Building #21- 1,000 SF (1 floor) built in 1985, needs to be abated including complete site Assessment and remediation in accordance with the State Remedial Standard Regulations and requires a cost estimate/proposal for this building to be fully demolished.



5. Boiler House – Building #24 - 8,847 (! Floor + Loft area) built in 1939, requires this building to be abated including complete Site Assessment and remediation in accordance with the State Remedial Standard Regulations. DAS FM requires a cost estimate/proposal for this building to be fully demolished.



Scope of Services :

- Preparation of construction documents for bidding to include construction demolition plans, specifications, and all applicable abatement/remediation logistical plans, as well as obtaining all necessary permits, coordination with and all applicable agencies for construction, all additional testing, construction administration thru construction & closeout.
- Cost estimate in accordance to include abatement/remediation and demolition based prior to bidding as separate line-item costs.
- Identify costs of environmental work for documentation and remediation of site post demolition of listed buildings & abatement of listed buildings.
- All costs are to be broken down by building in the proposal.
- The design and construction of this project must adhere to the ICC's International Green Construction Code as indexed to the adopted State Building Code.

The Consultant can Recommend for remediation based on available Asbestos reports, Lead testing reports, HazMat testing reports .

The total construction budget and project budget of this project are \$4,065,000.00 and \$5,362,773 respectively.

The Client Agency Facilities Management has identified an authorized funding source and funding has been allocated for Design Services. Funding for construction has not yet been allocated and will require Bond Commission approval. Hazardous Abatement to be funded by the Hazmat Fund 20PSX0154. (From 1105).

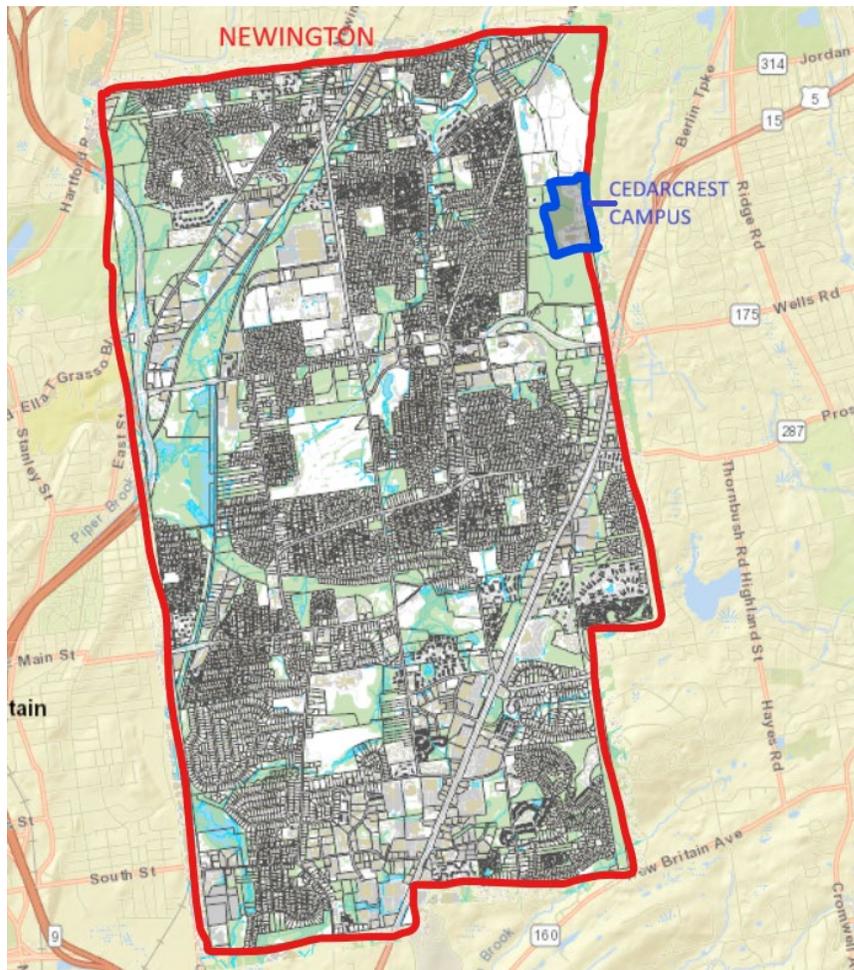
| WSP USA Inc. (#24-218) | Basic Fee | Construction Budget | % of Budget |
|---|-----------|---------------------|-------------|
| Pre Construction services | \$33,880 | | |
| Design Developemnet (52 Days) | | | |
| Contract Documents (112 Days) | | | |
| Construction Phase Services | \$184,780 | | |
| Construction Administration 252 Days + 10% Contingency 25 Days + Closeout 90 days | | | |
| Total Consultant Fee | \$218,660 | \$4,065,000 | 5.38% |
| Design and Construction phase allowance | \$20,000 | | |
| Total Fee | \$238,660 | \$4,065,000 | 5.87% |

On-Call Log

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|----------------|---|-------------|--------|
| OC-DCS-CA-0043 | WSP USA Inc - Expires 2/28/2025 | \$1,000,000 | 22-171 |
| Task Letter #1 | Elevators Modernization 505 Hudson(180/90) | \$95,520 | |
| Task Letter #2 | BI-T-620 - Salt Rock Campground Bathhouse | \$75,000 | |
| Task Letter #3 | BI-N-357-State Police Firing Range Reconstruction | \$376,250 | 24-181 |
| Task Letter #4 | BI-2B-835-Cedarcrest Campus Abatement-Remediation | \$238,660 | 24-218 |
| | | | |
| | Total Committed Funds | \$785,430 | |
| | Maximum Total Fee | \$1,000,000 | |
| | Uncommitted (Remaining) | \$214,570 | |

RECOMMENDATION: It is recommended that SPRB approve Task Letter #4 in the amount of \$238,660

1. DAS confirmed funding is available for the Task Letter #4.
2. WSP USA, Inc provided the OPM Form 1 Campaign Contribution Certification notarized on 09/18/2024



PRB # 24-220
Origin/Client: DAS/DASFM
Transaction/Contract Type: AE / Task Letter
Project Number: BI-2B-835
Contract: OC-DCS-STR-0045
Consultant: Michael Horton Associates, Inc.
Property: Newington, Russell Road (525)
Project Purpose: Cedarcrest Campus Abatement-Remediation (and demolition)
Item Purpose: Task Letter #2

PROPOSED AMOUNT: \$467,773

On-Call- PRB (23-055)

The subject Contract was signed with the Consultant to provide On-Call Engineering services on 5/10/2023 for a total not to exceed fee of \$500,000.00 with an expiration date 8/15/2025. The contract was amended on 10/30/24 under PRB # 24-176 to increase the total fee by \$750,000.00.

Project Overview:

The Cedarcrest campus currently consists of 11 buildings including 7 original wood frames free standing cottages at the northern end of the property lining two cul de sac drives off Russel Rd separated from the service portion of the campus by wooded acreage.

Cedarcrest Hospital was built on an 88.5-acre wooded parcel located spanning east & west sides of 525 & 555 Russel Rd. overlapping the towns of Newington & Wethersfield 1910 by the State Tuberculosis Commission and named Hartford County Home for the Care and Treatment of Persons Suffering from Tuberculosis. In 1912, it was renamed the Hartford State Sanatorium. From 1924 to 1976, Cedarcrest continued to change names and institutional purposes. In 1976, the facility finally became known as Cedarcrest Regional Hospital and ceased the treatment of chronic diseases and discontinued its work as a psychiatric facility under the Connecticut Department of Mental Health and Addiction Services. The 128 bed hospital under DMHAS closed in 2010 and has remained unoccupied since. Portions of the 88.5 acreage are in a 500-year flood plain; these portions have been placed under a conservation easement with the town of Newington. The main Hospital Building (Building #4), Buildings 11 and 29 are listed on the CT Historic Register.

From Form 1105

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In March 2023, in a continuation of Atlas's work, DAS asked Atlas from the Environmental Consultant Services state contract 19PSX0120 to conduct environmental inspections of these four buildings. Atlas completed Asbestos Inspection Reports as well as Lead Testing Reports at the Boiler House, Pump House, Morgue, and Shed (only Lead). The Special Revenue building was previously abated.

Under this PRB #24-220 DAS/DASFM is seeking approval for Michael Horton Associates, Inc. (MHAI) to provide architectural, engineering, and hazardous material abatement, and demolition drawings for the below mentioned 5 buildings (approx. 170,000 SF) on the Cedarcrest Campus.

The scope of work in the 5 buildings include:

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1. Special Revenue -Building #1- 45,056 (Basement + 3 floors) built in 1978, needs complete site Assessment and remediation in accordance with the State Remedial Standard Regulations and requires a cost estimate/proposal for this building to be fully demolished.



2. Morgue aka Public Safety- Building #2 - 1,606 SF (1 floor), built in 1938, requires to be abated including complete Site Assessment and remediation in accordance with the State Remedial Standard Regulations and fully demolished.



3. Main Hospital -Building #4 - 113,120 SF (Basement + 4 floors) built in 1938, to be abated including complete Site Assessment and remediation in accordance with the State Remedial Standard Regulations and fully demolished.



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5. Boiler House – Building #24 - 8,847 (! Floor + Loft area) built in 1939, requires this building to be abated including complete Site Assessment and remediation in accordance with the State Remedial Standard Regulations. DAS FM requires a cost estimate/proposal for this building to be fully demolished.



MHAI is authorized to retain following consultants for:

- Partner Assessment Corporation (PAC) for HazMat Survey – Fee \$33,222 (Partneresi)
- Phase Zero Design Corporation (PZDC) for Architectural services – Fee \$199,200
- Consulting Engineering Services (CES) for MEP services – Fee \$45,600
- Construction Cost Solutions, LLC (CCS) for Cost Estimating - Fee \$31,300

Scope of Services of each Consultant are:

- MHAI will act as the prime consultant and provide pre-design, design, bidding, and construction phase services per the requirements of the Task Letter and 0400 Consultants Procedure Manual.
- MHAI will provide structural engineering services.
- MHAI will provide coordination and oversight of the design team through completion of all design phases, bidding, construction phases and project close.
- MHAI will attend all necessary meeting and prepare meeting minutes for all design phase
- Partner Assessment Corporation (PAC) will perform a pre-demolition asbestos, universal waste, and lead Toxicity Characteristic Leaching Procedure (TCLP) survey for each building.
- PAC will survey and investigate the condition of suspected asbestos in the subject buildings and survey for universal waste in the buildings.
- Phase Zero Design Corporation (PZDC) will provide Architectural Design services.
- PZDC will survey the existing buildings and prepare Demolition design documents.
- PZDC will prepare State Historic Preservation Office (SHPO) documents for SHPO determination of no historic impact.
- Consulting Engineering Services, Incorporated (CES) will provide mechanical, electrical, and plumbing, engineering services for the project.
- CES will perform a field survey of existing facilities to determine existing condition of the M/E/P utilities and document major pieces of equipment and identify all utility connections at the building.
- CES will prepare design documents that shall illustrate the demolition of the HVAC, Electrical, Plumbing and Fire Protection systems for bidding purposes.
- Construction Cost Solutions, LLC (CCS) will provide cost estimating and reconciliation

services at each phase of design.

The Consultant can Recommend for remediation based on available Asbestos reports, Lead testing reports, HazMat testing reports.

The total construction budget and project budget of this project are \$4,065,000.00 and \$5,362,773 respectively.

The Client Agency Facilities Management has identified an authorized funding source and funding has been allocated for Design Services. Funding for construction has not yet been allocated and will require Bond Commission approval. Hazardous Abatement to be funded by the Hazmat Fund 20PSX0154. (From 1105).

The proposed demolition for 5 buildings approx. 170,000 SF for fee shown below

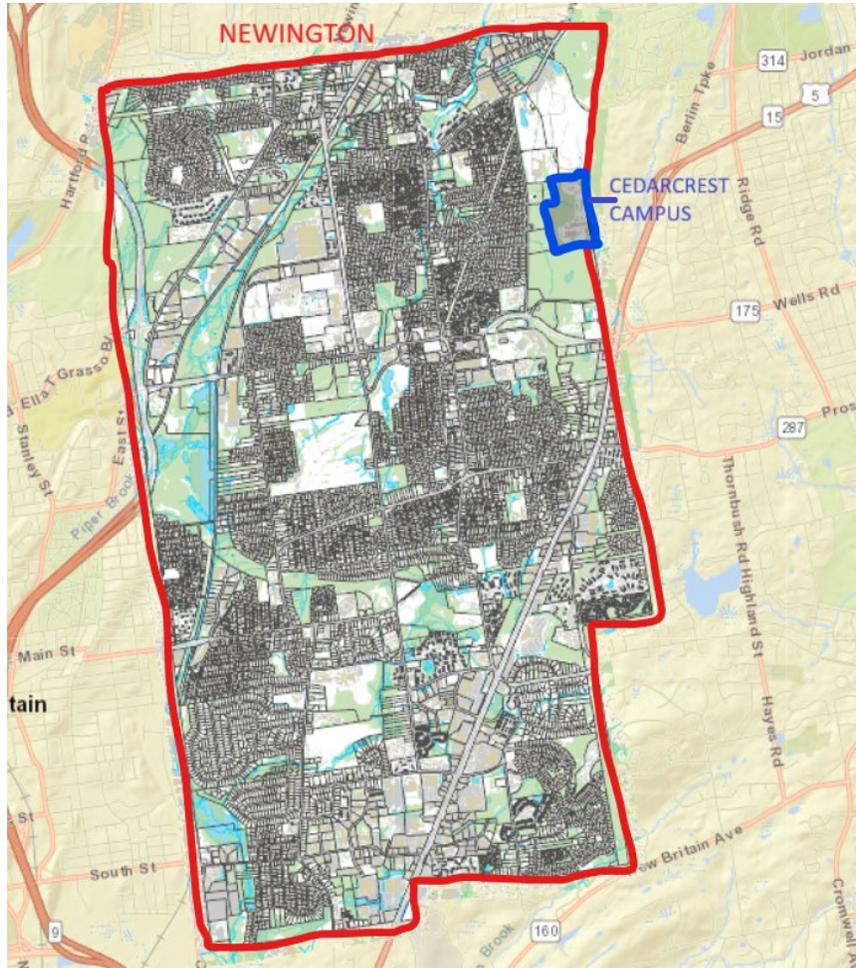
| Michael Horton Associates (#24-220) | Fee of each Building | | | | | | | | | | Total Fee | Construction Budget | % of Budget |
|---|------------------------|----------------------|-----------------|----------------------|-------------------|----------------------|-----------------|----------------------|-------------------------------|----------------------|------------------|---------------------|---------------|
| | Hospital Building- # 4 | | Morgue- #2 | | Boiler House- #24 | | Pump House- #21 | | Special Revenue Building - #1 | | | | |
| | Basic Fee | Special Fee - HAZMAT | Basic Fee | Special Fee - HAZMAT | Basic Fee | Special Fee - HAZMAT | Basic Fee | Special Fee - HAZMAT | Basic Fee | Special Fee - HAZMAT | | | |
| Pre Construction services (70 Days) | \$35,000 | \$9,553 | \$5,800 | \$4,934 | \$15,400 | \$6,579 | \$5,800 | \$4,934 | \$20,000 | \$7,223 | \$115,223 | | |
| Schematic Design (56 Days) | \$39,125 | \$1,000 | \$10,525 | \$1,000 | \$18,125 | \$1,000 | \$10,525 | \$1,000 | \$22,125 | \$1,000 | \$105,425 | | |
| Contract Documents (112 days) | \$50,725 | \$1,000 | \$11,825 | \$1,000 | \$19,425 | \$1,000 | \$10,825 | \$1,000 | \$26,725 | \$1,000 | \$124,525 | | |
| Bidding + Construction Administration | \$37,200 | \$1,000 | \$9,000 | \$1,000 | \$15,400 | \$1,000 | \$9,000 | \$1,000 | \$27,000 | \$1,000 | \$102,600 | | |
| Total Basic Fee | \$162,050 | | \$37,150 | | \$68,350 | | \$36,150 | | \$95,850 | | \$399,550 | \$4,065,000 | 9.83% |
| Total Special Fee - HAZMAT | | \$12,553 | | \$7,934 | | \$9,579 | | \$7,934 | | \$10,223 | \$48,223 | | |
| Design and Construction Phase Allowance | | | | | | | | | | | \$20,000 | | |
| Total (Basic + Special) Fee | \$174,603 | | \$45,084 | | \$77,929 | | \$44,084 | | \$106,073 | | \$467,773 | \$4,065,000 | 11.51% |

On-Call Log

| | | | |
|-----------------|---|-----------|--------|
| OC-DCS-STR-0045 | Michael Horton Associates, Inc. (Expiring om 8/15/2025) | \$500,000 | 23-055 |
| Amendment #1 | Michael Horton Associates, Inc. (Expiring om 8/15/2025) | \$750,000 | 24-176 |
| Task Letter #1 | Northwestern CC Pedestrian Bridge Study | \$4,200 | |
| Task Letter #1A | Northwestern CC Pedestrian Bridge Study | \$38,205 | |
| Task Letter #2 | Cedarcrest Campus, Abatement Remediation | \$467,773 | 24-220 |
| | | | |
| | Total Committed Funds | \$510,178 | |
| | Maximum Total Fee | \$750,000 | |
| | Uncommitted (Remaining) | \$239,822 | |

RECOMMENDATION: It is recommended that SPRB approve Task Letter #2 in the amount of \$467,773

1. DAS confirmed funding is available for the Task Letter #2.
2. Michael Horton Associates, Inc provided the OPM Form 1 Campaign Contribution Certification notarized on 10/15/2024



7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #24-213 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #24-213. The motion passed unanimously.

PRB FILE #24-218 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #24-218. The motion passed unanimously.

PRB FILE #24-220 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #24-220. The motion passed unanimously.

9. NEXT MEETING – Monday, December 30, 2024 – will be held by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

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