

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 5, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held a special meeting on January 5, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 29, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 29, 2014. The motion passed unanimously excepting Mr. Valengavich, who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 14-314 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/ JUD

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the proposal at 9:31 a.m. and concluded at 9:45 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

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PRB # 14-315 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DOC/DAS
Grantee: Cheshire Community Food Pantry, Inc.
Property: Generally located along Sandbank Road, Cheshire
Project Purpose: Legislative Conveyance of Property
Item Purpose: Legislative Conveyance of approximately 2.0-acres of land generally located along the southerly side of Sandbank Road to the Cheshire Community Food Pantry, Inc. This property conveyance is pursuant to Section 2 of Special Act No. 14-23 and is intended to be used for charitable purposes.

Staff recommended Board approval for this conveyance of real estate pursuant to Special Act 14-23 Section 12. This conveyance includes approximately 2.00-acres of vacant land located along Sandbank Road which is currently part of the Manson Youth State Correctional Facility. The subject property is bounded on the north by Sandbank Road and to the south and western boundaries by land which is part of the Manson Youth Correctional Facility and to the east by State land currently leased to the Town of Cheshire. The purpose of this conveyance is to provide 2.00-acres of land to the Cheshire Community Food Pantry, Inc. for charitable purposes. This Special Act Conveyance authorizes the State to convey 2.00-acres of land to the Cheshire Community Food Pantry, Inc. As detailed in the special act legislation the property shall be used for charitable purposes. The legislation also includes a clause that the property shall revert back to the State:

- (1) If said parcel is not used for charitable purposes,
- (2) The grantee does not retain ownership of the property,
- (3) Or if the grantee leases all or any portion of the property.

This conveyance is being made for an administrative fee of \$500.00.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 14-251 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-P-86 **Origin/Client:** DCS/CAES
Contract: BI-P-86-CA Contract Amendment #2
Consultant: A/Z Corporation
Property: Connecticut Agricultural Experiment Station, New Haven
Project Purpose: Renovations and Additions to Jenkins-Waggoner Laboratory
Item Purpose: Contract Amendment #2 to compensate the consultant for expanded construction phase services as well as extended contract duration.

Staff reported that this project consists of the planned expansion and renovation to the historically significant CT Agricultural Experiment Station (CAES). In general the project encompasses building and site modifications to accommodate program developments and enhancements at the historic Jenkins Laboratory which was constructed in the 1930's. The facility receives thousands of residents annually for diagnostic and testing services. The overall project budget and construction budget were originally established at \$14,990,000 and \$10,500,000 respectively.

In January 2012 the Department of Construction Services ("DCS") issued a Request for Qualifications (RFQ) for Construction Administration Consultant Teams related to the CAES Jenkins-Waggoner

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Laboratory Additions and Renovations Project. After completion of the internal review and interview process DCS identified A/Z Corporation (“AZC”) as the most qualified firm. SPRB approved the award of the contract in the amount of \$310,390 to AZC under PRB #12-204. The approved contract included a compensation rate \$231,530 for basic services plus an additional \$79,400 for special service and/or sub-consultants.

In April 2014, the Board approved Contract Amendment #1 under PRB #14-077 which increased the consultant’s fee by \$115,391 for expanded and extended CA services from May 6, 2014 until October 6, 2014. Contract Amendment #2 is generally an extension of Contract Amendment #1. Based on the current status of the construction project, DCS has requested that AZC submit a revised proposal to provide additional expanded construction phase support services as well as additional 5-months of oversight based on the current project schedule.

The Board suspended this item in October 2014 due to concerns about the overlap in time for services between Contract Amendment #1 and Contract Amendment #2. After subsequent discussions with DCS Legal Staff, all parties agreed that the Contract Amendment did indeed include an overlap in time between each of the contract amendments. As such, A/Z Corporation has submitted a revised contract amendment in the amount of \$113,847. Staff recommended that the Board approve Contract Amendment #2 in the amount of \$113,847.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Approval of 2015 Regular Meeting Schedule. Mr. Valengavich moved and Mr. Norman seconded a motion to approve the meeting schedule for the 2015 regular meetings of the State Properties Review Board. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #14-251– Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-251. The motion passed unanimously.

PRB FILE #14-314– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-314. The motion passed unanimously.

PRB FILE #14-315– Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-315. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary