

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 20, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 20, 2015 in the State Office Building.

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

Members Absent: Edwin S. Greenberg, Chairman

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

Vice Chairman Millstein 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 January 12, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 12, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-002	Transaction/Contract Type:	RE / Land Use Permit
Origin/Client:	DoAG/DOC		
Permittee:	Joseph E. Smith, d/b/a Smith Acres		
Property:	One 10 ± acre parcel of land at Gates Correctional Institution, Niantic		
Project Purpose:	Permit Extension of an Agricultural Land Use Permit for State Land		
Item Purpose:	Two year permit extension for the continued use of approximately 10-acres of land located along the east side of North Bridebrook Road, Niantic under an Agricultural Land Use Permit pursuant to CGS 22-6e for the agricultural use of vacant public land.		

CGS §22-6e authorizes the commissioner of agriculture to develop a program to encourage the use of vacant public land for gardening or agricultural purposes. Agriculture identified vacant public lands and established procedures for issuing permits based on open competitive bidding. Permits were limited to 10 years, after which time the permittee must apply for a new or renewed permit. The permit holder agrees to maintain the land in a condition consistent with an approved land use plan. Any permit issued may be terminated by the commissioner, without cause.

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Working with Agriculture, Gates Correctional Institution, Niantic identified 10 acres available for farm use located on the east side of North Bridebrook Road. In 2005 a competitive bid process was conducted and Joseph E. Smith (doing business as Smith's Acres, Main Street, Niantic) was selected as the permittee. The Board previously approved a permit agreement covering 8 growing seasons from 2006 through 2013, expiring 10/31/2013. The 2006 agreement allowed for a 2 year extension.

PRB #15-002 is an Agricultural Land Use Permit for the Niantic property, allowing the permittee's continued use for the 2014 and 2015 growing seasons, expiring 10/31/2015. The permittee will pay a fee of \$500 per growing season (\$50/acre). Good land conservation practices are required. The permittee must carry liability insurance as stipulated in the permit, and other insurance as required by law. The Department of Corrections requires that any heavy equipment be removed daily, or made inoperable on a daily basis. The planting crop plan will be submitted to the Facility Administrator, and subject to DOC approval. No crop can be planted closer than 20 feet from any perimeter fence or facility wall.

Staff recommended Board approval for the 2-year extension of the Smith agricultural permit, 10 acres in Niantic, Gates Correctional Institution. CGS §22-6e authorizes the commissioner of agriculture to issue permits for the agricultural use of vacant public land. The statute allows for a 2-year extension of the subject permit. The statute allows the termination of the agreement, without cause, upon written notice to the permittee.

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 # 15-003-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:35 a.m. and concluded at 9:52 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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-004 **Transaction/Contract Type:** AE / New Contract
Project Number: CF-RW-330 **Origin/Client:** DCS/ECSU
Contract: CF-RW-330-ARC
Consultant: Stantec Architecture, Inc.
Property: Shafer Hall, Eastern Connecticut State University, Willimantic
Project Purpose: Shafer Hall Renovation Project
Item Purpose: New contract to compensate the consultant for the required design services for

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the renovation of the existing Shafer Hall from an academic use building to a residential life facility.

Staff reported that this project involves the design and construction for the complete renovation of the existing Shafer Hall from an existing academic use building to a residential life facility. The existing building is three story building comprising approximately 70,100 GSF and was constructed with a masonry exterior and concrete floor decks. The building is currently used for the Performing and Visual Arts Program, general purpose classrooms, the AKUS Gallery and Shafer Auditorium. The current renovation concept is the construction of approximately 100 residential beds within various unit configurations. The scope of work will include upgraded HVAC systems, electrical improvements, new plumbing systems, the installation of a new elevator as well as exterior improvements for pedestrian, occupant and vehicle parking areas.

In July 2013 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the ECSU Shafer Hall Renovation Project. DCS elicited seventeen responses to the advertisement. After completion of the internal review process, four firms were selected for short-listed interviews: S/L/A/M Collaborative, Inc., Newman Architects, P.C., Add, Inc., and MDS National, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Add, Inc. as the most qualified firm. In October 2014, Add, Inc. provided DCS formal notification that the firm has been acquired by Stantec Architecture, Inc. (“SAI”) and that primary project team members identified in the RFQ will still be responsible for the entire project. DCS accepted this acknowledgement and proceeded to complete the contract scoping and negotiation process with SAI.

PRB #15-004 is a contract for Architect/Engineer Consultant Design Team Services for the completion of the ECSU Shafer Hall Renovation 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 \$2,420,000 with an additional \$48,362 for special services; the total project fee is \$2,468,362. The special services detailed in the project scope include geotechnical engineering and site-civil survey activities.

DCS has confirmed for SPRB that funding is available for this contract. Project funding is being provided pursuant CHEFA M-Series Bonds.

SAI is located in Boston, Massachusetts. This firm was established in 1971 and the Boston office has 70± Architects and Interior designers. SAI is a Professional Joint Practice Corporation in the State of Connecticut.

Staff recommended that SPRB Approve this new contract for Stantec Architecture, Inc. to provide design related services at the ECSU Shafer Hall Renovation Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-002– Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-002.

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The motion passed unanimously.

PRB FILE #15-003-A – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #15-003-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #15-004– Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-004. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary