

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 23, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 23, 2012 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 JANUARY 17, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 17, 2012. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

PRB # 12-006 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 17-137-140A
Grantee: Kevin J. Cavanaugh
Property: 103 Lyons Road, Bristol

Project Purpose: DOT sale of excess property

Item Purpose: DOT sale of approximately 8,201 SF of land improved with a 912-SF residential structure.

At its meeting on January 19, 2011 the Board suspended review of this item until a deed correction regarding the legal description was received. Ms. Goodhouse reported that the correction was provided, and consequently she recommended that the Board approve the sale to the Grantee. The compensation resulting from a public bid is \$74,025.

REAL ESTATE- NEW BUSINESS

PRB # 12-011 **Transaction/Contract Type:** RE / Agency Relocation
Origin/Client: DAS/BFAPE

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 23, 2012

Page 2

Property: 18-20 Trinity Street, Hartford, CT

Project Purpose: Relocation of the Board of Firearms Permit Examiners

Item Purpose: Approval pursuant to CGS 4b-29 for the relocation of the Board of Firearms Permit Examiners from 505 Hudson Street to 18-20 Trinity Street.

Mr. Dillon explained that DAS is requesting SPRB approval pursuant to CGS4b-29 for the relocation of the Board of Firearms Permit Examiners ("BFPE") from 505 Hudson Street to 18-20 Trinity Street. This is a relocation of an agency from state space to state space. The primary purpose of the relocation is to transfer all the independent agencies of the newly formed Office of Government Accountability into 18-20 Trinity Street. Sufficient space is available at Trinity Street to accommodate this Board which is comprised of one individual.

The transfer of BFPE will allow DAS to evaluate the expansion of an existing agency at 505 Hudson Street or the relocation of an agency from leased space. BFPE currently occupies 600 SF at its current location.

Mr. Dillon recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-007 **Transaction/Contract Type:** AE / Commission Letter

Project Number: BI-JA-445 **Origin/Client:** DCS/DOC

Contract: BI-JA-445-ARC Commission Letter #2

Consultant: Northeast Collaborative Architects, LLC

Property: Bridgeport Correctional Center, Bridgeport

Project Purpose: North Block Renovations at Bridgeport Correctional Center

Item Purpose: Commission Letter #2 to compensate the consultant for additional design services related to security and closed circuit television operations.

Mr. Dillon reported that the Bridgeport Correctional Center North Wing Renovation Project involves the complete renovation of 17,600 SF, three-story brick building that was constructed in 1959 and is currently used as inmate housing. The renovation project will encompass all new mechanical/electrical/plumbing ("MEP") systems, a new roof, exterior security windows, visiting and dining areas in addition to a new and modernized security system. The contract with the Architect was executed in June 2007 with Bianco Giolitto Weston Architects Inc now known as Northeast Collaborative Architects LLC. ("NCA") In order, construction and total project budgets are currently \$7,350,000 and \$9,486,860.

The proposed Commission Letter #2 will modify NCA's contract and provide for an additional \$11,000 in consulting fees to revise the contract documents. The Department of Construction Services ("DCS") has requested that the project manual/specifications be revised to eliminate the analog CCTV monitoring system due to the age of the system and lack of manufactured parts. As such NCA will redesign the system for the entire facility based on a Network Video Recording ("NVR") server format. To accomplish this for the entire facility the new scope will delete the analog decoders, change the encoders from analog to digital format and add the NVR server for the North Wing. To integrate the systems, the new scope will remove the existing recorders, covert 60+ analog encoders to digital, provide NVR servers and establish new network connections at various workstations including the Warden and Deputy Warden offices.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 23, 2012

Page 3

Mr. Dillon recommended approval of the item. DCS consultant procedures manual recites a guideline rate of 10% for this project basic services plus an additional 1% for construction administration for a maximum fee of 11%. The proposed fee maintains the budget within these guidelines and the scope as presented is reasonable.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-006 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12- 006. The motion passed unanimously.

PRB FILE #12-007- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-007. The motion passed unanimously.

PRB FILE #12-011 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12-011. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary