

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 29, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held a regular meeting on January 29, 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 JANUARY 22, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 22, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 15-013-A Transaction/Contract Type: AG / Purchase of Develop. Rights
Origin/Client: DoAG / DoAG

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

PRB # 15-014-A Transaction/Contract Type: AG / Purchase of Develop. Rights
Origin/Client: DoAG / DoAG

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

The Board commenced its discussion of the proposals at 9:35 a.m. and concluded at 9:55 a.m.

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

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OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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|-------------------------|--|-----------------------------------|-------------------|
| PRB# | 15-012 | Transaction/Contract Type: | AE / New Contract |
| Project Number: | BI-CTC-488 | Origin/Client: | DCS/BOR |
| Contract: | BI-CTC-488-ARC | | |
| Consultant: | Moser Nelson Pilon, Architects, LLC | | |
| Property: | Asnuntuck Community College, Enfield | | |
| Project Purpose: | New Manufacturing Technology Center Project | | |
| Item Purpose: | New contract to compensate the consultant for the required design services from the schematic design phase through construction for the development of a new 27,000 GSF Manufacturing Technology Center. | | |

Staff reported that this project involves the design and construction of a new 27,000 GSF Manufacturing Technology Center at Asnuntuck Community College. The new facility, constructed as an addition to the existing facility, is intended to provide new and expanded educational opportunities in the following areas of manufacturing technology: electro-mechanical technology, additive manufacturing, CNC machining and metrology laboratories. In addition, the new facility will include general manufacturing technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The construction will require the redevelopment of certain site improvements as well as the relocation of parking on a non-one basis.

In July 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the New Manufacturing Technology Center Project. DCS then proceeded to review the twelve submittals and after the completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows, Tecton Architects, P.C., Moser Pilon, Nelson, Architects, LLC, Northeast Collaborative Architects, LLC, and Drummey Rosane Anderson, 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 Moser Pilon, Nelson, Architects, LLC (“MPN”) as the most qualified firm.

PRB #15-012 is a contract is for MPN to provide Architect/Engineer Consultant Design Team Services for the completion of the New Manufacturing Technology Center 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 \$1,306,000 with an additional \$305,925 for special services. As such the total project fee is \$1,611,925. The special services detailed in the project scope include geotechnical engineering, site-civil survey design, master planning support, DEEP & OSTA permits, as well as fully integrated FF&E, Telecom, AV and Security improvements.

DCS has confirmed for SPRB that funding is available for this contract.

Staff recommended that the Board approve this new contract for Moser Pilon Nelson, Architects, LLC to provide design related services at the Asnuntuck Community College – New Manufacturing Center

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OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-012 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-012. The motion passed unanimously.

PRB FILES #15-013-A & #15-014-A – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB Files #15-013-A and #15-014-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary