

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 4, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 4, 2013 in the State Office Building.

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

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Brian 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 28, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 28, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB #	12-304	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	102-022-003B		
Grantee:	STLJ, LLC		
Property:	80 Westport Avenue, Norwalk		
Project Purpose:	Release of Drainage Easement		
Item Purpose:	Release of approximately 2,496 ± SF of drainage right of way to STLJ, LLC located on property owned by STLJ, LLC at 80 Westport Avenue, Norwalk.		

Staff reported that subsequent to the Board's approval of the above referenced item, the Assistant Attorney General required that the corresponding deed be re-executed.

PRB #12-304 releases approximately 2,496 SF easement for a drainage right of way located on the southerly side of Route 1, Westport Avenue, in Norwalk. This is a release to Stew Leonard's. The AAG required that the language in the deed be the same as the language on the map. There are slight differences when the deed refers to the survey title block and description of the drainage right of way to be released.

Staff recommended approval of the item.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, February 4, 2013

Page 2

PRB # 12-307 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 75-000-43M
Grantee: Town of Madison
Property: Generally located along the southwesterly side of Boston Post Road at its intersection with Nathans Lane, Madison
Project Purpose: Assignment of Land to the Town of Madison
Item Purpose: Assignment of approximately 4,720 ± SF of land to the Town of Madison for highway purposes in connection with the Relocation of Nathans Lane Project.

Staff reported that subsequent to the Board’s approval of the above referenced item, the Assistant Attorney General required that the corresponding deed be re-executed.

PRB #12-307 releases approximately 4,720 SF of land to the Town of Madison for highway purposes, located on the southwesterly side of Route 1, Boston Post Road. The AAG requested a new deed because a map reference should have read ‘area designated “Right of Access Released” instead of line designated “Release Line and Highway Line.”’.

Staff recommended approval of the item.

REAL ESTATE- NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 12-280 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-RT-844 **Origin/Client:** DCS/DOE
Contract: BI-RT-844-ARC Amendment #3
Consultant: Drummey Rosane Anderson, Inc.
Property: Emmett O’Brien Technical High School
Project Purpose: Renovations and Additions to Emmett O’Brien Technical High School
Item Purpose: Amendment #3 to compensate the consultant for various project related scope and program changes.

At its meeting on November 15, 2012, the State Properties Review Board voted to suspend the above-referenced item pending receipt of additional information related to the project.

Emmett O’Brien Technical High School is a 2-story brick faced structure constructed and expanded from 1966 through 1979. Newly proposed project renovation & remodeling will encompass all of the building’s existing 123,214± GSF. The project includes 43,640 GSF of new building construction for a total project area of 168,904± SF. In summary, site work includes the demolition & replacement of 2 tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, February 4, 2013

Page 3

On 01/09/2006, the Board approved the A/E contract with Drummey Rosane Anderson, Inc. (DRA) for a total fee of \$2,493,760 on the basis of a \$29,669,000 Construction Budget and a total project budget estimated at \$41,025,000. Coincident with the 1st Amendment (PRB #07-89), construction and total project budgets increased to \$37,456,000 and \$52,367,000. In September 2011 the Board approved Contract Amendment #2 (PRB #11-174) in the amount of \$638,277. This contract amendment converted the project from design-bid-build construction to a Construction Manager at Risk delivery method.

PRB #12-280, Contact Amendment #3, is intended to modify DRA's contract to allow for additional compensation related to ten specific project requirements.

The items of concern to the Board were related to the E-House Design Services, Duration of additional CA Services and the costs to update and re-program building equipment. SPRB attended three meetings with DCS representatives to discuss these issues and have made the following conclusions:

- E-House Design Services – DCS has agreed to revise the design scope for E-House based on a lower rate and revised design assumptions. (Reduction of \$4,400)
- Duration of CA Services – DCS has confirmed for SPRB that consistent with the request for the Architects CA Services; the Construction Administrators contract will be also be extended ten months based on the revised project schedule that is being developed due to the PCB abatement requirements. (No Change)
- Reprogramming Equipment Lists – DCS has informed SPRB that the scope of this item includes over 500 items that will need to be evaluated based on program changes, new instruction requirements, advances in technology, and code requirements. (No Change)

SPRB staff recommended approval of Contract Amendment #3, as revised and resubmitted, in the amount of \$362,132.00 based on the additional information provided. This revised proposal also includes a savings of \$4,400 to the State of Connecticut.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-280 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-280. The motion passed unanimously.

PRB FILE #13-304 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-001. The motion passed unanimously.

PRB FILE #13-307 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-007. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary