

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 25, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 25, 2016 in the State Office Building.

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

**Members Absent:** Pasquale A. Pepe

**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 February 18, 2016.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 18, 2016. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 16-024-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

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

The Board commenced its discussion of the proposed purchase at 9:32 a.m. and concluded at 9:35 a.m.

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

### OPEN SESSION

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**REAL ESTATE – NEW BUSINESS**

**PRB #** 16-031 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 110-129-002A  
**Grantee:** Town of Plymouth  
**Property:** Land, Easements and Rights located along South Main Street, Plymouth  
**Project Purpose:** Assignment of land to the Town of Plymouth  
**Item Purpose:** Assignment of 31,445± SF of land, 20,906± SF easement area and 1,930± SF drainage right of way and other rights to the Town of Plymouth for highway purposes only which was originally acquired for the Reconstruction of South Main Street, per Agreement No. 09.10-03(09).

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing premises originally acquired for the Reconstruction of South Main Street Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 12 of Agreement No. 09.10-03(09). This is a release along a town street for highway purposes only and there is no any monetary consideration. The deed releases 20,906-SF of defined easement area, 31,445-SF of land acquisition and 1,930-SF of drainage right of way.

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

**EXECUTIVE SESSION**

**PRB #** 16-038-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

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

The Board commenced its discussion of the proposed purchase at 9:45 a.m. and concluded at 10:05 a.m.

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

**OPEN SESSION**

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 16-043 **Transaction/Contract Type:** AE / Amendment  
**Project Number:** BI-RT-877 **Origin/Client:** DCS/BOR  
**Contract:** BI-RT-877-ARC

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<b>Consultant:</b>	Moser Pilon Nelson, Architect, LLC
<b>Property:</b>	Ella T. Grasso Technical High School, Groton
<b>Project Purpose:</b>	Additions and Renovations to Ella T. Grasso Technical High School Project
<b>Item Purpose:</b>	Contract Amendment #1 to compensate the consultant for the development of design phase documents, bidding and construction administration services for the completion of a new stand-alone school facility comprising approximately 220,000–GSF as recommended by the completed project pre-design study.

Staff reported that this project involves the design and construction of a new Ella T. Grasso Technical High School comprising approximately 250,000 GSF, capacity for approximately 880 students and 200 parking spots. The existing school is currently situated on a 67-acre campus and was originally constructed in the 1970s with limited upgrades thereafter. The current CTTHS Master Plan called for a 54,000 GSF building program to support new programs and initiatives. CTTHS requested that DCS evaluate the current master plan versus the construction of a brand new building on the campus inclusive of supporting amenities such as parking, athletic fields and a bus shelter. The first phase of the project involved the completion of a pre design study to evaluate various building program options which were as follows: 1.) “Renovate as New” the entire facility with minimal building additions, 2.) Construction of a large scale building additions to minimize renovation areas or 3.) Construction of a new school. In addition, the new building or renovated school will include general technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The current legislative authorization for this project has established a construction budget of \$86,328,000 and total project budget of \$134,913,000.

In August 2015, the Board approved the contract (PRB #15-181) for Moser Pilon Nelson, Architects, LLC (“MPN”) to provide Architect/Engineer Consultant Design Team Services for the completion of the Ella T. Grasso THS Additions and Renovations Project from the completion of a pre-design study to the initiation of a partial schematic design phase. The overall compensation rate for services under this phase was \$706,490 of which \$150,000 had been allocated as a basic service for the start of the schematic design phase. The special services detailed in the project scope included a “pre-design study” with all associated professional disciplines, land surveying, wetland mapping, geotechnical engineering, site-civil survey design, traffic engineering and an initial analysis of DEEP & OSTA permit requirements.

Contract Amendment #1 in the amount of \$7,929,500 will modify MPN’s contract and compensate the consultant for the continuation of design services based upon the endorsed recommendation of the pre-design study: to construct a new stand-alone school on the existing school site. The scope of services for this contract amendment will authorize the consultant to continue with design plans for the construction of new technical high school comprising 215,000 – 220,000 GSF inclusive of new athletic fields and a bus shelter as well as the abatement and demolition of the old school upon completion of construction. The scope of services provided by MPN provides a phased and sequential construction plan for the project over planned 34-month construction duration. In the proposal dated January 25, 2016, MPN has identified this contract amendment as Phase II Services and included the following:

- Completion of schematic through construction phase design documents for the entire project.
- Construction Administration services for only the main school building project.
- BIMM Modeling, Code reviews, Commissioning Support Services and Fire Safety Testing.
- Integration of the Art in Public Places Program components to the project.
- Food Services, Acoustical and Theatrical Program Consulting.

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DCS has confirmed for SPRB that funding is available for this contract. As part of this contract amendment DCS has revised the construction and total project budget to \$100,326,000 and \$134,913,000 respectively.

Staff recommended that the Board approve Contract Amendment #1 for Moser Pilon Nelson, Architects, LLC to provide design related services at the Ella T. Grasso THS Additions and Renovations Project. The overall basic service fee is \$8,008,000, which is 7.98% of the construction budget.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-024-A** – No action was taken on this item, pending receipt of additional information requested from the Department of Agriculture.

**PRB FILE #16-031** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-031. The motion passed unanimously.

**PRB FILE #16-038-A** – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #16-038-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #16-043** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-043. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary