

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 14, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 14, 2013 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 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 March 7, 2013.** Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of March 7, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>13-034</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	146-162-8A		
<b>Grantee:</b>	Town of Vernon		
<b>Property:</b>	Located along various areas of Vernon Avenue, Vernon		
<b>Project Purpose:</b>	Assignment of Land to the Town of Vernon		
<b>Item Purpose:</b>	Assignment of approximately 21,687 ± SF of land, 45,361 ± SF of easement area, 3,391 ± SF of drainage right of way and 494 ± LF of easement area to the Town of Vernon all for highway purposes as part of the Reconstruction of Vernon Avenue Project.		

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 the following land and easements which were originally acquired on behalf of the town for the Reconstruction of Vernon Avenue, Vernon. The project is complete and it is now necessary for the State to assign the property to the Town per Agreement No. 10.03-02(97). This is a

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release along a town street for highway purposes only and there is no monetary consideration.

**PRB #** 13-035 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 132-216-1A  
**Grantee:** Town of Stratford  
**Property:** Located along various areas of Hawley Lane, Stratford  
**Project Purpose:** Assignment of Land to the Town of Stratford  
**Item Purpose:** Assignment of approximately 37,354 ± SF of land and 210 ± SF of easement area to the Town of Stratford all for highway purposes as part of the Reconstruction of Hawley Lane Project.

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 the following land which was originally acquired for the Reconstruction of Hawley Lane Project. The project is complete and it now necessary for the State to assign the land to the Town per Agreement No. 02.25-04(97) Section 10 dated 5/18/1998. The project release areas originally comprised 3 specific locations which include approximately 37,354 SF of land SF and an easement area totaling 210 SF. The project is complete and this is a release along a local road for highway purposes only.

**PRB #** 13-036 **Transaction/Contract Type:** RE / Lease  
**Origin/Client:** DOT / DOT  
**File No.:** 9.10-01(12)  
**Lessee:** United States Department of Transportation – Federal Aviation Administration  
**Property:** Waterbury-Oxford Airport, Oxford  
**Project Purpose:** Antenna and Rack Space Equipment Lease for FAA  
**Item Purpose:** New Lease Agreement for the Federal Aviation Administration to lease approximately 108 SF of equipment floor space on the third floor equipment room at the Oxford Airport Air Traffic Control Tower.

Ms. Goodhouse reported that Waterbury-Oxford Airport is under the auspices of the Connecticut Airport Authority (CAA). This item is a new 10 year lease agreement with the FAA for the following:

1. Approximately 108 SF of equipment floor space located on the third floor equipment room at the Oxford Air Traffic Control Tower.
2. The right to install & maintain wall mounted telephone line equipment needed to interface into the National Airspace System.
3. The right to install & maintain in the tower cab: one FDIO Monitor with keyboard, one FDIO printer, and one AWOS monitor with keyboard, mouse, speakers and microphone.
4. The right to install and maintain one AWOS directional antenna (YAGI) with associated cable, one AWOS omni-directional antenna with associated cable, and one ARMS omni-direction antenna with associated cable.

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Ms. Goodhouse recommended approval of the item.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>13-039</b>	<b>Transaction/Contract Type:</b> AE / New Contract
<b>Project Number:</b>	BI-FP-11	<b>Origin/Client:</b> DCS/DESPP
<b>Contract:</b>	BI-FP-11-DBCA	
<b>Consultant:</b>	Tecton Architects, P.C.	
<b>Property:</b>	Various Locations, Statewide	
<b>Project Purpose:</b>	New Regional Fire Training Schools	
<b>Item Purpose:</b>	New contract for the consultant to act as the Design Build Criteria Architect (“DBCA”) for the development of five (5) new regional fire training schools to be located in various locations.	

Mr. Dillon reported that, in general, the project involves the required architectural and engineering services for the design and construction of five new regional fire training schools in Burrville, Fairfield, Willimantic, Beacon Falls and Cheshire. The planned construction and renovation work at each site will be consistent with Facilities Study prepared as part of the CT State Fire Fighter Educational Committee Report. The classroom buildings will meet all of the State’s threshold building requirements and endeavor to be LEED Silver certified. The original RFP for the project identified two schools for the DBCA contract but due to various factors such as design similarities, program requirements and increased funding DCS has revised the contract to include DBCA services for five locations. It should be noted that this approval is for design phase services only and that CA services will be procured separately for each project.

The overall project budget and construction budget are \$42,720,630 and \$41,000,000 respectively. It is intention of the Department of Emergency Services and Public Protection (“DESPP”) and the Department of Construction Services (DCS) to manage this project under a “Design-Build” delivery system.

In August 2011 DCS issued a Request for Qualifications for Design Build Criteria Architect Consultant Teams related to the New Regional Fire Training Schools Project. DCS elicited one (1) response to the advertisement and after completion of the internal review process interviewed the firm; Tecton Architects, P.C. The State Selection Panel consisted of 5 members and interviewed the firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS agreed that Tecton Architects, P.C. was qualified for this work.

This contract is for Design Build Criteria Architect Consultant Services for the development of the D-B Criteria through the completion of Project Design Oversight. The total compensation rate for this project is \$440,630 with basic services and special services accounting for \$426,630 and \$14,000 respectively.

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

Mr. Dillon recommended that SPRB approve this contract.

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**OTHER BUSINESS**

**2013 – 2018 State Facilities Plan.** The Board reviewed the new 2013-2018 State Facilities Plan, prepared by the Office of Policy and Management. Board members discussed the principal leasing objectives proposed in the plan.

The Board took the following votes in Open Session:

**PRB FILE #13-034** - Mr. Millstein moved and Valengavich seconded a motion to approve PRB File #13-034. The motion passed unanimously.

**PRB FILE #13-035** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-035. The motion passed unanimously.

**PRB FILE #13-036** - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-036. The motion passed unanimously.

**PRB FILE #13-039** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-039. The motion passed unanimously.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary