

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 1, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 1, 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 25, 2013. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of March 25, 2013. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 13-4000 **Transaction/Contract Type:** Purchase & Sale Agreement
Origin/Client: DAS/ DAS – DISCUSSION ONLY

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

Department of Administrative Services Commissioner Donald J. DeFronzo, Patrick O'Brien and Paul Hinsch of the Office of Policy Management joined the Executive Session and discussion of the proposed Agreement commenced at 9:35 a.m. Commissioner DeFronzo, Mr. O'Brien and Mr. Hinsch left the meeting at 10:10.

The Board continued to discuss the proposed Agreement, concluding discussion at 10:20 a.m., at which time Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and into

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Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 13-053 **Transaction/Contract Type:** RE / Lease
Origin/Client: DoAG/DoAG
Lessee: Tinarose Produce, LLC
Property: Connecticut Regional Market, 101 Reserve Road, Hartford, CT
Project Purpose: Connecticut Marketing Authority Stall Lease at the Regional Market
Item Purpose: Agreement for the rental of stalls A-19 through A-21 comprising approximately 6,480 SF in total for a 3-year term with one 3-year renewal. The stalls shall be used for the wholesale selling of produce, fruit, dressed poultry, meats, eggs and other agricultural commodities.

Staff reported that the Regional Market (“Market”) is a State owned and operated non-profit facility created by the State Legislature to promote State agricultural products for the economic benefit of agricultural producers and public through the development of existing farmers’ market facilities, including land and buildings by purchase and/or construction. The Market runs under the aegis of the CMA, the Connecticut Market Authority. CGS 22-64 authorizes the CMA to lease land or markets under its control, subject to the approval of the State Properties Review Board.

Currently the CMA is executing 3 year leases, with one 3 year renewal option for 76 wholesale stalls in Buildings A, B & C. All existing stall leases have expired, and existing tenants have continued on a month to month basis. The CMA has established a rental rate of \$4.27/SF for stalls in Buildings A & C; and \$4.07/SF for Building B due to a loss of functional utility caused by a ground lease at the rear of Building B. The CMA submittal measures a typical stall as 24’ x 90’ = 2,160 SF. The rate is scheduled to increase by 3% for renewal term 2016 thru 2018.

Staff recommended approval of the proposed lease agreement with Tinarose Produce, LLC as proposed by the department. The lessee will occupy three stalls in Building A at the rate of \$4.27/SF. The total rent for the initial three year terms is \$82,977.48.

PRB # 13-054 **Transaction/Contract Type:** RE / Lease
Origin/Client: DoAG/DoAG
Lessee: Manchester Packing Company, Inc.
Property: Connecticut Regional Market, 101 Reserve Road, Hartford, CT
Project Purpose: Connecticut Marketing Authority Stall Lease at the Regional Market
Item Purpose: Agreement for the rental of stalls A-46 through A-48 comprising approximately 6,480 SF in total for a 3-year term with one 3-year renewal. The stalls shall be used for the wholesale selling of produce, fruit, dressed poultry, meats, eggs and other agricultural commodities

Staff recommended suspension of the proposed lease agreement with Manchester Packing Company, Inc. as proposed by the Connecticut Marketing Authority because complete documentation has not been provided. The proposed lessee will occupy three stalls in Building A at the rate of \$4.27/SF. The total rent for the initial three year terms is \$82,977.48.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 13-055 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-CTC-409 **Origin/Client:** DCS/CTC
Contract: BI-CTC-409-Arc
Consultant: Perkins + Will Architects, P.C.
Property: Gateway Community College, New Haven
Project Purpose: Construction of Downtown Gateway Community College
Item Purpose: Contract Amendment #5 to compensate the Architect for additional construction related design services.

Mr. Dillon reported that this project involved the relocation and consolidation of Gateway Community College (GCC) from its two existing campuses to a 3.21-acre site located at Church Street, New Haven, where a new 358,500± GSF building, 600 space parking garage and 25± surface parking spaces was constructed. The college was designed to realize LEED Gold certification. The project was considered substantially complete as of December 2012. As of February 2013 construction and total project budgets are \$147,063,293 and \$196,251,693 respectively.

In September 2005, the Board approved the selection of Perkins & Will Architects P.C. (“PWA”) as the Architect of Record for a fee not-to-exceed \$8,750,210 based on a \$94,851,050 construction budget (PRB #05-242). Since that time SPRB has approved four (4) contract amendments and two (2) commission letters for this project.

This item, Contract Amendment #5 will modify PWA’s contract to allow the architect to be compensated for over fifty (50) design revisions that were required during the course of construction. PWA has identified these revisions as either “DCS owner requested”, “college requirements”, or as general design revisions. A table further detailing each of the design changes has been provided with the contract amendment prepared by DCS. The total net increase to the contract based on the additional scope detailed in Contract Amendment #5 is therefore \$676,280 and will increase PWA’s total compensation for the project from \$13,381,071 to \$14,057,351. SPRB Staff recommended that the Board suspend this item pending the submittal of additional information by DCS concerning this contract amendment.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-053 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-053. The motion passed unanimously.

PRB FILE #13-054 - Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #13-054, pending receipt of additional information about the proposed lease. The motion passed unanimously.

PRB FILE #13-055 – Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #13-055, pending receipt of additional information about the proposed amendment. The motion passed unanimously.

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