

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 13, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 13, 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 APRIL 6, 2015.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of April 6, 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 #** 15-070-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 above referenced purchase at 9:32 a.m. and concluded at 9:45 a.m.

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

### OPEN SESSION

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 13, 2015

Page 2

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>15-071</b>	<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-RD-289	<b>Origin/Client:</b>	DCS/WCSU
<b>Contract:</b>	OC-DCS-MEP-0028		
<b>Consultant:</b>	Clough, Harbour & Associates, Inc.		
<b>Property:</b>	Western Connecticut State University, Danbury		
<b>Project Purpose:</b>	Multiple Standby Generator Project		
<b>Item Purpose:</b>	Task Letter #7 to compensate the consultant for design and construction administration services required for the installation of multiple standby generators on both the Midtown and Westside Campus locations.		

Staff reported that the Board of Regents has requested consultant services for the initiation of the Western Connecticut State University (“WCSU”) Multiple Standby Generator Project. The overall scope of the project shall include schematic design through bidding and the required construction administration services for the installation of multiple standby generators on the WCSU campus. More specifically, the project will require the installation of four generators on the Midtown Campus (all three residence halls and the student center) and two on the Westside Campus (residence hall and student center). The WCSU Facilities Planning Department has identified the need for these generators to remedy the identification of a significant campus vulnerability with the planned installation of a VoIP telecommunication system. Lastly, the scope of work will also require the consultant to review and identify any required environmental permit requirements as well as the possible reuse of an existing 150KW generator currently in storage on site.

In November 2012, SPRB approved Clough, Harbour & Associates, LLP, (“CHA”) as one of six firms under the latest On-Call Mechanical-Electrical –Plumbing Contract. This contract was subsequently amended in December 2014 to extend the contract term until April 2015.

Task Letter #7 is a new task letter and subject to SPRB approval because the value of the contract exceeds \$100,000. As detailed in the scope letter from CHA to DCS dated October 17, 2014 the \$117,900 fee is intended to compensate the consultant for the following project scope: development of plans and specifications required for the complete installation of four (4) generators along at the Midtown Campus and two (2) at the Westside Campus; provide technical support including the location siting, acoustical considerations, code compliance, switchgear requirements and fuel source connections; develop final bid documents inclusive of utility connections, underground conduit details, building interconnections, switchgear locations, visual barrier requirements and sidewalk/lawn repair details; evaluation of environmental permit requirements and fuel considerations.

As part of this task letter the project construction budget is estimated at \$1,110,000. Staff recommended that the Board approve Task Letter #7 for Clough, Harbour & Associates, LLP to provide design and construction administration consulting services on this project.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 13, 2015

Page 3

<b>PRB#</b>	<b>15-072</b>	<b>Transaction/Contract Type:</b> “On-Call”
<b>Origin/Client:</b>	DCS /DCS	<b>Contract:</b> OC-DCS-CIV-SUR-0029
<b>Consultant:</b>	Langan Engineering and Environmental Services, Inc.	
<b>Project Purpose:</b>	New On-Call Series	
<b>Item Purpose:</b>	New On-Call contract series for consultants to provide the State of Connecticut consulting services for various infrastructure projects at sites, properties, structures and/or buildings under the care and control of various state agencies.	

This is the 7th series of On-Call Civil-Survey Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002, and each contract has a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 06/30/2017.

Staff recommended Board approval of the above referenced firm as potential civil- survey engineering consultant for projects of various sizes and scope. Langan Engineering & Environmental Services, Inc. (LEES) established in 1970, and has a staff of 30± employees including 2 project executives, 10+ professional engineers and 10+ construction project managers. LEES is locally located in New Haven and has not been awarded an On-call Contract or a formal contract with the DCS in the past two years. LEES will be operating under its Professional Engineering Corporation License (PEC#.0000603).

**OTHER BUSINESS**

**2015-2020 State Facilities Plan.** Mr. Valengavich moved and Mr. Norman seconded a motion to approve the SPRB response letter, as required under Section 4b-23(c) of the Connecticut General Statutes, to the Office of Policy and Management regarding the State Facility Plan.

The Board took the following votes in Open Session:

**PRB FILE #15-070-A** – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-058-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #15-071** – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #15-066. The motion passed unanimously.

**PRB FILE #15-072** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-072. The motion passed unanimously.

The meeting adjourned.

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