

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 19, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 19, 2012 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 12, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 12, 2012. The motion passed unanimously.

COMMUNICATIONS

Filing Required for Statement of Financial Interest. Board members received a notice dated April 16, 2012 from the Office of State Ethics regarding the May 1, 2012 deadline for filing a statement of financial interest, with instructions on how to file same.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-099 **Transaction/Contract Type:** RE / Lease
Origin/Client: DEEP/Town of Burlington
Lessee: Town of Burlington
Property: South side of Punch Brook Road; north side of George Washington Turnpike

Project Purpose: Lease Agreement pursuant Public Act 10-1, Section 13 (June Special Session).
Item Purpose: Lease of approximately 12.099-acres of land to be used for recreational purposes for a term of five years at a cost equal to the administrative costs of entering into such lease; property to revert to the State if subleased or used for non-recreational purposes.

Ms. Goodhouse reported that pursuant to the requirements of the referenced public act, the Department of Energy & Environmental Protection (DEEP) has submitted a lease agreement with the Town of Burlington, Lessee, for a five-year term. A survey indicates that the lease premises contain 12.099 acres. There was a prior lease that commenced on September 23, 1985. The town has developed a soccer field, and two ball fields on the

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premises. The new lease commences February 1, 2012 and expires January 31, 2017. No options to renew are provided in the lease. The town cannot reduce the tree buffer area between the fields and George Washington Road. This area is shown on the survey map and described in Schedule B of the lease agreement.

Ms. Goodhouse recommended approval of the item. The lease specifies that the premises must be used for recreational purposes. The lease contains a reverter clause limiting the use of the premises as required. The Town has paid DEEP an administrative fee of \$1,000 as required by the Public Act. The Town is responsible for all utility and maintenance costs, and must maintain insurance coverage as specified in Article 13 of the lease agreement. The lease language has been developed with the assistance of OPM and the AG to include most recent contract requirements regarding insurance provisions, rights to audit and inspection, indemnification and sovereign immunity.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-093 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-CTC-439 **Origin/Client:** DCS/QVCC
Contract: BI-CTC-439-ARC Commission Letter #2
Consultant: Amenta Emma Architects, P.C.
Property: Quinebaug Valley Community College, Danielson

Project Purpose: Quinebaug Valley Middle College High School
Item Purpose: Commission Letter #2 to compensate the consultant for structural related special inspection requirements.

Mr. Dillon reported that Quinebaug Valley Community College (“QVCC”) is located on 67-acres of land and is housed in one building originally built in 1983, with an addition to the west constructed in 2006. The entire existing facility is 2-story, with a steel super structure, slab on grade and cast in place concrete spread footings. The existing square footage of the college is 90,000-SF and the college currently serves 2,125 full time and part time college students.

This new high school is in partnership with QVCC and EASTCONN for the school districts of Killingly, Plainfield, Putnam, Thompson, Windham and Woodstock. The new high school is a proposed addition to the existing Quinebaug Valley Community College and will include specialized learning spaces in addition to classrooms, laboratories, administrative and support areas, recreational facilities, community space, and a relocated cafeteria and food preparation area. The project also includes creation of an expanded two story library in the existing cafeteria and food preparation areas. The design will promote circulation and facilitate collaboration between QVMHS’s student population and the college community.

Total planned area for the New High School Building and Renovations to the Existing College is approximately 50,150 gross s.f. The New High School Building/Addition is 40,600 GSF. The renovations to the existing College are approximately 9,550 GSF. The total estimated construction cost of the New High School Addition and Renovations to the Existing College is \$17,902,449 (\$357/GSF). The total project budget is \$24,840,304.

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Commission Letter #2 has been requested to compensate the Architect for hiring BVH Integrated Services Inc. (“BVH”) to perform all the required structural engineering special inspection tasks as detailed in the Statement of Special Inspections for the project.

Mr. Dillon recommended that the Board approve Commission Letter #2 in the amount of \$28,600 for Amenta/Emma Architects and their sub-consultant BVH Integrated Services Inc. to provide additional project services. The architect’s base fee as a percentage of Construction Budget is 9.00% whereas the maximum guideline rate for this Group B construction project is 8.50%, with up to an additional 1% for the smaller scale renovation work and 1% for construction administration fees for a maximum fee of 10.50%

PRB# 12-097 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-CTC-441 **Origin/Client:** DCS/MCC
Contract: OC-DPW-ARC-0034 Task Letter #4
Consultant: Amenta Emma Architects, P.C.
Property: Middlesex Community College, Middletown

Project Purpose: Cafeteria Addition and Building Renovation
Item Purpose: Task Letter #4 to compensate the consultant for basic and special design services in addition to construction administration for the expansion of the cafeteria and proposed building renovation.

Mr. Dillon reported that this project encompasses a plan to renovate approximately 2,800 SF of the existing cafeteria and construct an addition comprising 2,640 to modernize the space at Middlesex Community College (“MCC”). The overall project program shall also include the renovation and construction of a book store with in the area identified for renovation. The new book store will have a separate public entrance and total approximately 1,500 SF.

MCC has confirmed that funding is available for the Cafeteria Addition & Building Renovation Project and as such has requested that Amenta/Emma Architects (“AEA”) provide a scope for the completion of the design documents. This scope also includes an evaluation of the existing area conditions, adjacent area improvements, upgrading of the project area to the current fire and building codes and the design of a new connection between the existing student lounge, bookstore and cafeteria.

In April 2010, SPRB approved AEA as one of four firms under the latest On-Call Architect Series of consultant contracts. These contracts expire in May 2012 and have a maximum cumulative fee of \$500,000. AEA has been approved for the following tasks under this series:

• Task Letter #1/1A	AVCRAD Groton Repairs	\$ 87,660
• Task Letter #2/2A	Manchester CC Access. Review	\$171,000
• Task Letter #3	Cedarcrest – Space Planning	\$ 54,000
• Task Letter #5	CCSU Barnard Hall Windows	<u>\$ 25,800</u>
	TOTAL FEE TO DATE	\$338,460

The cumulative design fee for this project is inclusive of special services consultants such as survey, geotechnical engineer and food service consultants. The total Construction Budget for the project is \$1,077,309 and the Architect’s *total fee* for the project is \$144,000. The overall project budget is \$1,558,459.

Mr. Dillon recommended that SPRB approve Task Letter #4 in the amount of \$144,000 for Amenta/Emma Architects and their sub-consultants to provide project design services. The architect’s base fee as a percentage of Construction Budget is 11.42% whereas the maximum guideline rate for this Group C construction project is

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11.25%, with up to an additional 1% for the renovation component of the project and 1% for construction administration services for a maximum fee of 13.25%

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-093 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-093. The motion passed unanimously.

PRB FILE #12-097 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-097. The motion passed unanimously.

PRB FILE #12-099 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-099. The motion passed unanimously.

The meeting adjourned.

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