

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 28, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 28, 2014 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 21, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 21, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-108 **Transaction/Contract Type:** RE / License Agreement
Origin/Client: DAS/JUD
Grantee: All Souls Unitarian Universalist Congregation
Property: 70 Huntington Street, New London
Project Purpose: License Agreement for parking for church congregants
Item Purpose: Renewal of a License Agreement for continued use of 70 ungated parking spots on Sunday Mornings.

Staff recommended Board approval for the renewal of the above referenced License Agreement, which provides 70 parking spaces at the Judicial parking lot at 70 Huntington Street, New London for a term of five years. The rate is \$1.00 per term. Either party may terminate the agreement by giving thirty days notice. The agreement is not assignable to a third party, and the state is not responsible for any damage, loss or theft in connection with the Church's use of the premises. Use of the parking lot is limited to Sunday mornings.

PRB # 14-109 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 14-148-1A

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Grantee: 595 Corporate Circle
Property: Southeasterly side of U.S. Route 1 at its intersection with Leetes Island Road, Branford
Project Purpose: DOT, Sale of Excess Property
Item Purpose: Release of approximately 4,672 +/- SF of vacant land to Grantee as a result of a sole abutter bid.

Staff recommended the approval for the sale to the Grantee for \$25,000. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs. The DOT divisions have concurred with the release of 4,672 SF as indicated on the compilation plan. DOT has retained a 10 foot wide sight line easement along the Route 1 frontage. The sale will return the property to the Grand List for local property taxation.

The subject property, located at the northwest intersection of East Main Street (U.S. Route 1) and Leetes Island Road, Branford was acquired from this Grantee in 2000 through condemnation as part of a larger 21,755 SF parcel, for which the State paid \$156,000 (\$7.17/Sf).

The release parcel is 4,672 SF (0.11 acre) with 23 feet of frontage on the southerly side of Route 1, East Main Street, and 77 feet on the corner, and an additional 106 front feet on the easterly side of Leetes Island Road. Please see the aerial photo on the following page.

The file indicates that in 2012 the sole abutter requested that the property be released. The abutter's parcel is 16.56 acres of vacant commercial land. The assemblage would increase the site to 16.67 acres. The zone is commercial; public water and sewer are available to the site. After assemblage, the owner will benefit from being able to control the signage and landscaping at the corner of East Main Street and Leetes Island Road.

DOT will retain a 10 foot wide sight line easement along the Route 1 frontage. A traffic control box (signal) and span pole remain on DOT property adjacent to the highway line and will not be affected by the release.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-104 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-T-601 **Origin/Client:** DCS/DEEP
Contract: OC-DPW-ARC-0036 Task Letter #4C
Consultant: Northeast Collaborative Architects, LLC
Property: Hammonasset Beach State Park, Madison
Project Purpose: New Building Meigs Point Nature Center
Item Purpose: Task Letter #4C to compensate the consultant for additional design services required for the incorporation of a partial basement level comprising 1,000 – 1,200 GSF as well as overall project design revisions to accommodate this additional scope.

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This project involves the design and construction administration of a new building for the Meigs Point Nature Center at Hammonasset Beach State Park. The project scope includes the development of a new nature center inclusive of full ADA accessibility requirements, a bus drop off area, public contact station, public toilets in excess of the minimum code requirements, a large multi-purpose seating room for up to 100 people, exhibit space/touch tanks, outdoor reception area and the integration of green and passive energy technologies at the facility.

In April 2010, SPRB approved Northeast Collaborative Architects, LLC (“NCA”) formally known as Bianco Giolitto Weston Architects, LLC as one of four firms under the latest On-Call Architect Series of consultant contracts. Subsequently NCA has been approved for fees amounting to \$362,195 including the following tasks under this project:

• Task Letter #4	Meigs Point Nature Center	\$114,000(#12-004)
• Task Letter #4A	Meigs Point Nature Center	\$ 19,600(#12-265)
• Task Letter #4B	Meigs Point Nature Center	<u>\$ 57,695</u> (#13-145)
Total:		\$191,295

The initial Construction Budget and Total Project Budget were revised to \$1,191,136 and \$1,722,091 respectively as part of the approval under PRB #13-145. This Commission Letter will revise the Construction Budget and Total Project Budget to \$1,492,605 and \$2,722,091 respectively.

Task Letter #4 C is a new task in the amount of \$36,500 intended to compensate the Architect for the following project scope:

- Completion of the design and specifications for the incorporation of a partial basement comprising 1,000 1,200 GSF to be used for amphibian displays.
- Completion of revised plans and specification for the MEP, structural and HVAC design changes which are impacted by this client agency request
- Coordination with sub-consultants for the equipment specifications and layout.
- Coordination with DEEP for the re-design of the septic system and permit requirements for the discharge of saltwater and potentially a revised leaching field.
- Completion of a Flood Management Certification Permit.

Staff recommended approval of the item.

PRB#	14-105	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-MBE-CIV-0001
Consultant:	Diversified Technology Consultants, Inc.	
Project Purpose:	New On-Call Series	
Item Purpose:	New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of June 16, 2016.	

PRB#	14-106	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-MBE-CIV-0002
Consultant:	Zuvic, Carr and Associates, Inc.	

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Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of June 16, 2016

PRB#	14-107	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-MBE-CIV-0003
Consultant:	GM2 Associates, Inc.	
Project Purpose:	New On-Call Series	
Item Purpose:	New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of June 16, 2016	

Staff reported that this is the 1st series of On-Call MBE Engineering Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). The three (3) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 6/16/2016.

A Request for Qualifications for the consultant services was released in July 2013 and elicited eight (8) responses. Thereafter, the DCS selection panel began the process of evaluating proposals. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system.

At the completion of the State Selection Panel process, DCS Management Team reviewed the results and recommended the approval of six firms under this series. At this time, DCS has submitted the following three firms to SPRB for review and approval.

Diversified Technology Consultants, Inc. (DTC) originally established in 1979. DTC has a local staff of 60± employees including 11 civil engineers and 20+ engineer design professionals for various disciplines. The company has been awarded two (2) On-call Contracts and has not been awarded a formal contract with the DCS in the past two years. DTC will be operating under its Professional Engineering Corporation License (PEC.0000234) with the CT State DCP which is active until 12/13/2015. DTC scored a total of 254 out of a possible 300 points and was identified as one of the most qualified firms.

Zuvic, Carr and Associates, Inc. (ZCA) originally established in 1988, has a local staff of 21± employees including 4 civil engineers and 6+ engineer design professionals for various disciplines. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. ZCA will be operating under its Professional Engineering Corporation License (PEC.0000731) with the CT State DCP which is active until 9/14/2014. ZCA scored a total of 248 out of a possible 300 points and was identified as one of the most qualified firms.

GM2 Associates, Inc. (GM2) originally established in 1988 has a local staff of 60± employees including 10 civil engineers and 20+ engineer design professionals for various disciplines. The company has not

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been awarded an On-call Contract or formal contract with the DCS in the past two years. GM2 will be operating under its Professional Engineering Corporation License (PEC.0000708) with the CT State DCP which is active until 12/13/2015. GM2 scored a total of 245 out of a possible 300 points and was identified as one of the most qualified firms.

Staff recommended Board approval of the three (3) firms as MBE Engineer Consultants.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-108 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-108. The motion passed unanimously.

PRB FILE #14-109 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #14-109. The motion passed unanimously.

PRB FILE #14-104 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-104. The motion passed unanimously.

PRB FILES #14-105, #14-106, & #14-107 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #14-105, #14-106, & #14-107. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary