

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 5, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 5, 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

**Members Absent:** 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 28, 2014.** Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of April 28, 2014. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated May1, 2014 listing property acquisitions, not in excess of \$5,000, processed during the month of April 2014.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 14-125 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** CLC / CLC  
**Lessor:** Vernel Company Limited Partnership  
**Property:** 81 Alumni Road, Newington, CT  
**Project Purpose:** Connecticut Lottery Disaster Recovery System  
**Item Purpose:** New Lease for 6,500 GSF of office space for a four year term to meet the requirements of the Connecticut Lottery Corporations Disaster Recovery Plan.

**PRB #** 14-126 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** CLC / CLC  
**Lessor:** Vernel Company Limited Partnership  
**Property:** 81 Alumni Road, Newington, CT  
**Project Purpose:** Connecticut Lottery Disaster Recovery System

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**Item Purpose:** New Lease for 7,000 GSF of warehouse space for a four year term to meet the requirements of the Connecticut Lottery Corporations Disaster Recovery Plan.

Mr. Dillon introduced Attorney Lana M. Glovach, the General Counsel to the Connecticut Lottery Corporation, who joined the meeting at 9:35.

Staff reported that CLC is a quasi-public agency headquartered at 777 Brook Street, Rocky Hill and leases office and warehouse space at 81 Alumni Road, Newington. Connecticut Lottery Corporation (CLC) has requested that SPRB review the above captioned leases as required by C. G. S. Sec. 12-806 (b)(16) which authorizes the CLC to lease property. The leasing transactions “shall not be subject to approval, review or regulation pursuant to title 4b or any other statute by any state agency, except that real property transactions shall be subject to review by the State Properties Review Board.”

Attorney Glovach responded to the Board questions regarding the site. CLC requires 6,500 SF of office space & 7,000 SF of warehouse space at 81 Alumni Road, Newington, for a Disaster Recovery Unit. PRB #14-125 & #14-126 keep CLC in the currently leased space from June 1, 2014 to May 31, 2018. The rental rate has remained constant since 2007 at \$5.50/SF for the office space and \$5.00/SF for the warehouse space. Additional rent includes tenant’s pro-rata share of heat & electricity; security system; burned-out florescent tubes and bulbs; and rubbish removal. The Lessor provides hot & cold water, snow and ice removal and sanding, grounds keeping, and replacement of burned out ballast.

By June 30, 2014 the Lessor will install one or more HVAC units to maintain air consistent indoor temperature of 68 – 75 degrees, which Lessee can control via thermostat; and one or more generators to provide power to the leased space in the event of a power blackout or outage. Lessor will remove the existing carpeting in the office space and replace with new commercial grade padding and carpet that conforms to ASTM and NRPA codes for standards of flammability.

The CLC has the authority to lease real estate necessary to carry out the purposes of Sections 12-563a and 12-800 to 12-818, inclusive, which are the statutes governing the Corporation’s activities. SPRB Staff review of the proposed leases found that the rental rate is within market rates for similar properties in the same market.

The Board discussed two recommendations with Attorney Glovach: Article 26 of the office space lease and Article 24 of the warehouse space lease agreements require the Lessor’s liability be effectively protected by insurance. The Board recommends that the CLC use a provision similar to Article 9 of the state standard lease used by state agencies. State agency leases include the Lessor’s specific insurance requirements, and provide that the Lessor annually submit proof of adequate liability, fire and casualty insurance coverage.

Attorney Glovach left the meeting at 9:50 a.m.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#**

**14-127**

**Transaction/Contract Type:** AE / New Contract

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**Project Number:** BI-CTC-471      **Origin/Client:** DCS/BOR  
**Contract:** BI-CTC-471-ARC  
**Consultant:** Silver Petrucelli & Associates, Inc.  
**Property:** Quinebaug Valley Community College, Danielson  
**Project Purpose:** New Manufacturing Center Project  
**Item Purpose:** New contract to compensate the consultant for design services required for construction of a new 10,000 GSF manufacturing lab which is also intended to include a new loading dock area, utilizing renewable energy resources, converting the existing plastics lab into academic classrooms and coordinating the layout of new MEP and HVAC infrastructure to accommodate the addition.

Staff reported that in general this project involves the design and construction of a new 10,000 GSF manufacturing lab at Quinebaug Valley Community College (“QVCC”) based on the 2013 “Manufacturing Site Feasibility Study prepared by Silver Petrucelli & Associates, Inc. (“SPA”). The project includes extending the north perimeter parking lot, creation of a new loading dock area, utilizing renewable energy resources within the design, converting the existing plastics lab into academic classrooms and coordinating the layout of new MEP and HVAC infrastructure to accommodate the addition. This project will include the transfer of existing equipment from H.H. Ellis THS over to QVCC.

In May 2013 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect & Consultant Design Teams related to the New Manufacturing Center Project. DCS elicited six (6) responses to the advertisement of which all of the respondents were considered “responsive”. After completion of the internal review process, all six firms were selected for short-listed interviews. These firms were as follows, Drummney Rosane Anderson, Inc., Northeast Collaborative Architects, LLC, Ames & Whitaker, Architects, P.C., Silver Petrucelli & Associates, Inc., TLB Architecture, LLC and A/Z Corporation. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process it was determined that the second ranked firm of Silver Petrucelli & Associates, Inc. was best suited to provide the scope of services detailed in the project.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the New Manufacturing Center Project from the initiation of a schematic design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate for this basic service is \$354,370 with an additional \$71,586 for special services. As such the total project fee is \$425,956. The special services detailed in the project scope include acoustical engineering, geotechnical engineering, LEED Certification and FF&E design/coordination.

Staff recommended that SPRB Approve the Contract for Silver Petrucelli and Associates, Inc. to provide design related services at the QVCC Manufacturing Center Project.

## **OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILES #14-125 & #14-126** – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB Files #14-125 & #14-126, further recommending that the Connecticut Lottery Corporation obtain the Lessor’s statement of financial interest; and review the insurance provisions as used in the State standard lease agreement. The motion passed unanimously.

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**PRB FILE #14-127** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-127. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary