

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 11, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 11, 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: 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 MAY 4, 2015 and MAY 6, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 4, 2015 and May 6, 2015. 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 May 4, 2015 listing property acquisitions, not in excess of \$5,000, processed during the month of April 2015.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-098	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	056-270-001(A)		
Grantee:	Town of Greenwich		
Property:	Various areas along Porchuck Road, Greenwich		
Project Purpose:	Assignment of land to the Town of Greenwich		
Item Purpose:	Assignment of land comprising 239 ± SF, various easement areas totaling 331 ± SF and 5.6 ± LF to the Town of Greenwich for highway purposes only as part of the Replacement of Bridge No. 05015 on Porchuck Road over the Byram River Project.		

Staff recommended Board approval for the release of this real estate to the Town of Greenwich, for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of

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excess property by the commissioner of transportation. The project has been concluded and the DOT agreement with the Town of Greenwich requires that rights acquired within the highway lines be released for highway purposes to the Town.

DOT acquired and is now assigning and releasing to the Town of Greenwich a total of 239 SF of land and 331 SF and 5.6 LF in easements which were originally acquired for the replacement of Bridge No. 05015 carrying Porchuck Road over the Byram River, Agreement No. 02.06-02(06). The project is complete and this is a release along the town road for highway purposes only and there is no monetary consideration.

PRB #	15-099	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	Robert Young		
Property:	Connecticut Valley Hospital Campus, Cottage #1, Middletown		
Project Purpose:	Employee Housing Lease-out – DAS Housing Unit #MHCVC001		
Item Purpose:	Lease-out of 7-room colonial style dwelling comprising approximately 2,080-SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.		

Staff reported that items PRB #15-099 is a standard lease-out agreement of the State Employee Housing Program, whose policies and regulations were established in 2005 in order to prevent abuse or favoritism in the leasing of state-owned housing. The Program required that DAS commission market value appraisals of the housing at least once every 6 years. The market value would be discounted 30% for employees living on institutional grounds, and rent would be paid through payroll deduction. The rent reduction is intended to compensate employees for interruptions such as job-related calls, visits or emergencies that occur during off-duty hours and for the lack of a traditional neighborhood setting. The client agency must provide written justification indicating the occupant's eligibility for state housing. Housing may be authorized if it would (1) facilitate the employee's ability to direct, manage or maintain the health, safety and welfare of clients, patients, inmates, students or other employees where such responsibilities are part of the employee's duties; (2) expand the employee's ability to protect, safeguard or conserve facilities and/or equipment where such responsibilities are part of the employee's duties; (3) aid in the recruitment or retention of employees in those specific job classes or positions approved for housing inducements for recruitment or retention of employees.

Cottage #1 at Bow Lane is unfurnished and located on the campus of Connecticut Valley Hospital. When appraised in 20148, the market rent was established at \$1,600/month. Consistent with the adopted policy, the rent is reduced 30%. The tenant is required to carry \$500,000 of liability insurance to cover any injuries or property damage occurring on the leased premises. The tenant is an employee at the facility. DMHAS certified that state housing would facilitate the employee's ability to perform job duties.

Staff recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB# 15-096 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-843 **Origin/Client:** DCS/DOE
Contract: BI-RT-843-ARC
Consultant: Tai Soo Kim Partners, LLC
Property: H.C. Wilcox Technical High School, Meriden
Project Purpose: H.C. Wilcox Technical High School Campus Additions & Renovations Project
Item Purpose: Contract Amendment #4 to compensate the consultant for additional design and construction administration services for an open air bus structure.

Wilcox Technical High School was constructed in the 1950's and thereafter, expanded through the 1970's to a total building area of approximately 149,743 GSF. This Project #BI-RT-843 concerns the demolition of building Wing C (17,000± GSF), the renovation of 113,443± GSF of existing building space which was not previously completed and the construction of approximately 53,257 GSF of new building area to realize a facility with a total of 210,000± GSF at project completion. Parking lot layout will be revised and expanded to accommodate 300 surface spaces and new bus drop-off/pick-up areas. The construction budget and total project budget as part of this proposed contract amendment remain at \$52,874,765 and \$77,568,765 respectively.

Contract Amendment #4 in the amount of \$64,600 is proposed to modify Tai Soo Kim Partners, LLC ("TSKP") contract for additional design and CA services required for the completion of an open air bus structure envisioned to comprise 2,800 – 3,000 GSF. The scope of services is envisioned to include all of the required site-civil, architectural and structural engineering elements required for the project.

Staff recommended that the Board suspend Amendment #4 for TSKP to provide additional project related services for the design of an open air bus structure as part of the H. C. Wilcox Technical High School Project. Additional information is needed regarding the scope of the project and the planned construction budget for SPRB Staff to complete its review of the Amendment.

PRB# 15-097 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-844 **Origin/Client:** DCS/DOE
Contract: BI-RT-844-ARC
Consultant: Drummey Rosane Anderson, Inc.
Property: Emmett O'Brien Technical High School
Project Purpose: Renovations and Additions to Emmett O'Brien Technical High School
Item Purpose: Contract Amendment #4 to compensate the consultant for various project scope and program changes, FF&E support and the completion of a new permit application for the development of a Storm Water Pollution Control Plan.

Emmett O'Brien Technical High School is a 2-story brick faced structure constructed and expanded from 1966 through 1979. Newly proposed project renovation & remodeling will encompass all of the building's existing 123,214± GSF. The project includes 43,640 GSF of new building construction for a total project area of 168,904± SF. In summary, site work includes the demolition & replacement of 2 tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking.

On 01/09/2006, the Board approved the A/E contract with Drummey Rosane Anderson, Inc. (DRA) for a total fee of \$2,493,760 on the basis of a \$29,669,000 Construction Budget and a total project budget

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estimated at \$41,025,000. Coincident with the 1st Amendment (PRB #07-89), construction and total project budgets increased to \$37,456,000 and \$52,367,000. In September 2011 the Board approved Contract Amendment #2 (PRB #11-174) in the amount of \$638,277. Subsequent contract amendments have added to the scope of the project to include a redesign of the facility under a revised and larger programmatic scope which included changes to the Automotive Program, Machine Shop Program as well as the consolidation of the HVAC and Plumbing Programs.

Amendment #4 in the amount of \$113,100 proposes to modify DRA's contract to allow the architect to provide additional design services: swing space design; site plan revisions; revised permit requirements regarding the Stormwater Pollution Control Plan (DEEP SCPCP); FF & E support; and additional survey services. As part of this contract amendment the construction budget and total project budget will be increased to \$64,000,000 and \$94,316,000 respectively.

Staff recommended that the Board suspend Contract Amendment #4 for DRA to provide additional project related design services. SPRB Staff will request additional information regarding the scope of services and fee for completion of the DEEP SWPCP Permit as proposed.

OTHER BUSINESS

Reimbursement of meeting and mileage fees: Mr. Valengavich moved and Mr. Josephy seconded a motion to approve meeting and mileage fees for Mr. Norman and Mr. Millstein for a site inspection made May 9, 2015 to Bethlehem, CT in connection with PRB File #15-069-A. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #15-096 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-096 pending receipt of additional information regarding the contract amendment. The motion passed unanimously.

PRB FILE #15-097 – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #15-097, pending receipt of additional information regarding the contract amendment. The motion passed unanimously.

PRB FILE #15-098 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-098. The motion passed unanimously.

PRB FILE #15-099 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-099. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary