

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 14, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 14, 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 MAY 7, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 7, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED 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 9:40 a.m. and concluded at 9:50 a.m.

**PRB #** 15-077 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS/ DCF

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

The Board commenced its discussion of the above referenced lease at 9:50 a.m. and concluded at 9:59 a.m.

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

**OPEN SESSION**

**REAL ESTATE – NEW BUSINESS**

**PRB #** 15-100 **Transaction/Contract Type:** RE / Amendment  
**Origin/Client:** DAS/DAS  
**Lessee:** City of Middletown  
**Property:** Eddy Home, 1 Labella Circle, CT Valley Hospital Campus, Middletown, CT  
**Project Purpose:** Lease-out of the basement, first and second floors  
**Item Purpose:** Contract Amendment to the existing Lease-out to allow for the entire second floor to be utilized as a new transitional living facility for up to 28 homeless individuals which will be known as Logano Place. All other terms of the existing lease remain unchanged.

The Eddy Home was constructed in 1955 on the campus of Connecticut Valley Hospital, and is under the custody & control of DMHAS. It has a total of 27,324 GSF on three floors.

The Board's files indicate that in 1991 the state entered into a lease with the City of Middletown for the purpose of establishing emergency housing for homeless adults or individuals participating in the (Judicial/Corrections) Alternatives to Incarceration Program.

The service provider is Connection, Inc., a private non-profit agency based in Middletown and formed in 1972 as a community response to helping families and communities confront the problems of substance abuse, dependency, addiction, crime, poverty and neglect. The Connection was one of Connecticut's first agencies to initiate community-based treatment programs. With this expansion, The Connection will run three programs at the Eddy Home.

Staff recommended Board approval for the First Amendment to a lease that commenced in 2012. All terms and conditions remain the same, except that the demised premises and expanded to include the entire second. The Middletown City Council approved the Amendment on December 1, 2014. The Treasurer has determined that the Lease expansion will not affect the status of any tax-exempt bond obligations.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 15-101 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-T-612 **Origin/Client:** DCS/DEEP  
**Contract:** OC-DCS-ARC-0043  
**Consultant:** OakPark Architects, LLC  
**Property:** Former Seaside Sanatorium, Waterford  
**Project Purpose:** Seaside State Park Master Plan Development Project  
**Item Purpose:** Task Letter #10A to compensate the consultant for planning and design services

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related to the redevelopment of the former Seaside Sanatorium.

Staff reported that the Department of Energy and Environmental Protection (“DEEP”) has requested consultant services for the completion of a master plan study for the redevelopment of the former Seaside Sanatorium into a state park. The overall scope of services will include the completion of a comprehensive existing conditions needs assessment, identification of development alternatives, an in depth public input/outreach process, evaluation of building reuse/revitalization, economic development opportunities as well as potential infrastructure requirements. The scope of services will be phased to evaluate various milestones such as concept studies, final development of a preferred concept and then completion of master plan report based on the preferred concept.

In May 2012, SPRB approved OakPark Architects, LLC, (“OPA”) as one of eight firms under the latest On-Call Architects Consulting Services Contract. This contract was subsequently amended in May 2014 to increase the total fee to \$750,000 and then again in August 2014 to extend the contract term to December 2014.

Task Letter #10A for OPA is a new task letter and subject to SPRB approval because the cumulative value of task letters for this project will now exceed \$100,000. As detailed in the scope letter from OPA to DCS dated January 12, 2015 the fee is intended to compensate the consultant for completion of the Phase II and III services which are as follows:

- Development of State Park concepts which retain all, some or none of the existing buildings.
- Development of a conceptual plan that outlines the overall goals and vision of the stakeholders.
- A comparison document which quantitatively and qualitatively assess all of the alternatives.
- Development of conceptual plans that illustrate the open space, program, and land use aspects of the project as well as the interconnections with community amenities, local development and other civic spaces.
- Develop of a conceptual public access, circulation plan with possible pedestrian pathways and bicycle access.
- Development of a management plan and oversight structure for long term maintenance of the park as well as public programs, events and daily operation requirements.
- Participation of stakeholder meetings, public engagement events and WebEx work sessions.
- Completion of a “DRAFT” Master Plan Study identifying a preferred solution with recommendations on how to minimize public policy, infrastructure constraints, organizational gaps and other market factors from having an adverse effect on the project.

As part of this task letter OPA has partnered with Sasaki Associates, Inc. to lead the public planning and stakeholder engagement portions of the project.

Staff recommended that the Board approve Task Letter #10A for OakPark Architects, LLC to provide additional master planning and consulting services on this project. The overall fee of \$250,000 appears to be appropriate based on the scope of services being provided.

### **OTHER BUSINESS**

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**Reimbursement of Meeting and Mileage Fees.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve meeting and mileage fees for Mr. Josephy for travel to Bethlehem on May 12, 2015 in connection with PRB File #15-069-A. The motion passed unanimously. Mr. Norman moved and Mr. Josephy seconded a motion to approve meeting and mileage fees for Chairman Greenberg, Mr. Pepe, and Mr. Valengavich for travel to Bethlehem on May 13, 2015 in connection with PRB File #15-069-A. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #15-070-A** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-070-A. The motion passed unanimously.

**PRB FILE #15-077** – No action was taken on this file as it was previously suspended by the Board.

**PRB FILE #15-100** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-100. The motion passed unanimously.

**PRB FILE #15-101** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-101. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary