

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 22, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 22, 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 MAY 15, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 15, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 13-169-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 10:14 a.m. and concluded at 10:27 a.m.

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 # 14-134 **Transaction/Contract Type:** RE / Agency Relocation
Origin/Client: DAS/DAS

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Property: 55 Farmington Avenue, Hartford, CT
Project Purpose: Relocation of various State Agencies
Item Purpose: Approval pursuant to CGS 4b-29 for the relocation of various state agencies to 55 Farmington Avenue.

Staff reported that DAS is requesting SPRB approval pursuant to CGS4b-29 for the relocation of the DAS Bureau of Enterprise Systems and Technology (“BEST”), CORE–CT Finance Unit (“CORE”), Department of Social Services (“DSS”), Department of Aging (“DAGE”), Department of Rehabilitation Services (“DORS”) and the DAS MIS (“MIS”) Division to 55 Farmington Avenue. BEST, CJS and CORE are being relocated from leased space at 101 East River Drive. The Department of Social Services, DAGE and DORS will be relocated from 25 Sigourney Street. Lastly, the DAS MIS Division will be relocated from 165 Capitol Avenue.

All of these relocations are consistent with the assumptions and analysis provided to the Board under PRB #12-333 for the purchase and sale agreement for 55 Farmington Avenue. The original submittal which is attached with this memo anticipated a total project cost of \$37.5M inclusive of acquisition, building repairs, FF&E and all associated soft costs. DAS has provided the attached spreadsheet confirming that the final project costs are anticipated to be \$39.94M which includes \$2.44M in additional project enhancements that have been funded directly by the Agencies or other funding sources. This work has included the installation of the DDC controls system, BEST Command Center, BEST Card Reader System, BEST POP 911 and the BEST Generator.

Staff recommended approval of the item.

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

EXECUTIVE SESSION

PRB # 14-135 **Transaction/Contract Type:** RE / Amendment
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 proposal at 10:44 a.m. and concluded at 10:54 a.m.

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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

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PRB FILE #13-169-A – Mr. Norman moved and Mr. Millstein seconded a motion to return PRB File #13-169-A as requested by the Department of Agriculture. The motion passed unanimously.

PRB FILE #14-134– Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-134. The motion passed unanimously.

PRB FILE #14-135 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-135. The motion passed unanimously.

The meeting adjourned.

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