

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 26, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 26, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MAY 18, 2015 and MAY 20, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 18, 2015 and May 20, 2015. 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 # 15-069-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 purchase at 9:31 a.m. and concluded at 9:35 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

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PRB # 15-112 **Transaction/Contract Type:** RE / Easement Agreement
Origin/Client: DAS/DOE
Grantee: Town of Windham
Property: Generally located along 210 Birch Street, Windham
Project Purpose: Easement Agreement pursuant to SA 14-23, Section 7
Item Purpose: Easement Agreement for the installation of a water main at Windham Vocational Technical High School. The easement area will encompass approximately 5,188-SF of land and allow for the installation, operation and repair of a permanent subsurface water main pursuant to SA 14-23 Section 7.

Staff recommended Board approval for the granting of a permanent water utility easement to the Town of Windham pursuant to Pursuant to Special Act 14-23 Section 7. The conveyance is consistent with Section 7 of Public Act 14-23, which mandates the conveyance of the easement to the Town for the purposes of installing, maintaining and operating a permanent subsurface water main on land located at 210 Birch Street. The easement shall comprise approximately 5,188 SF.

As required by statute, the special act language specifies that property is to be used for “installing, maintaining, operating, repairing and replacing a subsurface water main and related equipment or any other purposes approved by the Department of Education.” The easement agreement is consistent with a survey dated April 29, 2013 and with the legal description provided with the submittal.

This water main easement is being provided for the purposes of extending municipal water service to the new Windham Vocational Technical High School.

PRB # 15-114 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 083-241-008(A)
Grantee: City of Milford
Property: Various areas along Old Gate Lane, Milford
Project Purpose: Assignment of land to the City of Milford
Item Purpose: Assignment of various parcels of land totaling approximately 9,704 ± SF, 689 ± SF of easement area and 100 ± LF of access rights to the City of Milford for highway purposes only as part of the Reconstruction of Old Gate Lane Project.

Staff recommended Board approval for the release of the above reference real property to the City of Milford. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The project has been concluded and Item No. 11 in the DOT Agreement No. 07.26-02(99) with the City of Milford requires that rights acquired within the highway lines be released for highway purposes to Milford.

DOT acquired and is now assigning and releasing land, rights & easements which were originally acquired for the Reconstruction of Old Gate Lane under project 083-241. The project is complete and this is a release along the town road for highway purposes only and there is no monetary consideration.

PRB # 15-115 **Transaction/Contract Type:** RE / MOU
Origin/Client: DAS/PDS
Property: Rowland Government Center, Waterbury
Project Purpose: MOU for the use of space at the Rowland Government Center

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Item Purpose: A memorandum of understanding between the Department of Administrative Services & the Division of Public Defenders Legal Services Unit for the use of approximately 5,100 SF on the 4th Floor as well as associated parking with approval as required pursuant to CGS 4b-29.

DAS is requesting and Staff recommends Board approval pursuant to CGS §4b-29 of an Memorandum of Understanding (MOU) for the relocation of the Division of Public Defender Services, Legal Services Unit (PDS) from leased space in Hamden to the Rowland Government Center (RSGC), 55 West Main Street, Waterbury.

OPM had approved a request for leased space in September 2014. However, the agency had been holding over without a lease in 5,400 nuf at 2911 Dixwell Avenue, Hamden, under an agreement that expired in 2008. After no progress was made in negotiating a new lease at the Hamden location, DAS determined that the client agency could relocated to the RSGC. The annual leasing costs were \$78,300 (\$14.50/nuf).

The Public Defenders Legal Services Unit This unit comprises 17 employees, with walk-in traffic estimated at 20 people per week. They will occupy 5,100 SF on the fourth floor. DAS has agreed to provide this space to PDS at no charge and PDS has acknowledged that any other additional services beyond normal operations shall be at the sole expense of PDS. The MOU will continue in effect until PDS vacates the premises. The MOU may be terminated by either agency with 60 days' notice.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-113	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RD-273	Origin/Client:	DCS/WCSU
Contract:	OC-DPW-CA-0009		
Consultant:	ARCADIS, U.S., Inc.		
Property:	Western Connecticut State University, Danbury		
Project Purpose:	WCSU New Police Station Project		
Item Purpose:	Task Letter #2A to compensate the consultant for additional construction administration services including additional cost estimating services and participation in design phase project meetings.		

This project involves the completion of design documents for the construction of a new police station at the Western Connecticut State University Campus. The overall project is intended to include the construction of an 8,100 GSF facility inclusive of all required administrative, conference, record retention, training, evidence room and detention requirements. The pre-design study completed by Jacunski Humes Architects, Inc., assisted in the verification of the preferred mid-town site, development of the project scope and space programming needs based upon the established construction budget. The overall project will include site work improvements encompassing high intensity lighting, security fencing, cameras and card access through gates and at all building access points. The construction and total project budgets for the project were initially established at \$3,131,213 and \$4,745,000 respectively.

In October 2010, SPRB approved Arcadis U.S., Inc. (“AUI”) as one of six firms under the latest On-Call Construction Administrator Series of consultant contracts. These contracts expired in December 2013 and had a maximum cumulative fee of \$500,000. As such, approval of this task letter is being requested as an extension of Task Letter #2.

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Task Letter #2A will increase the overall construction budget and project budget to \$4,943,658 and \$6,450,000 respectively. As detailed in the scope letter from AUI to DCS dated December 8, 2014 the scope is intended to compensate the Construction Administrator for completion of a DD phase Project Cost Estimate and a 60% CD Phase Estimate; and attendance at various design phase project meetings to reconcile the project budget. Staff recommended that the Board approve Task Letter #2A.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-069-A – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-069-A. The motion passed unanimously.

PRB FILE #15-112 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-112. The motion passed unanimously.

PRB FILE #15-113 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-113. The motion passed unanimously.

PRB FILE #15-114 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-114. The motion passed unanimously.

PRB FILE #15-115 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-115. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary