

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 20, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 20, 2013 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: Edwin S. Greenberg, Chairman
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice-Chairman Millstein 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 June 13, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of June 13, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-129 **Transaction/Contract Type:** RE / Lease
Origin/Client: DOT / DOT
File No.: AERO-5700-922
Lessee: New England Shipping Company, Inc.
Property: Connecticut State Pier, New London
Project Purpose: Office Lease Agreement
Item Purpose: New Lease Agreement for the New England Shipping Company, Inc. to lease approximately 79 SF of office space within the Connecticut State Pier Administration Building for the purposes of their steamship agency handling business.

Staff recommended Board approval of the submitted lease-out agreement to New England Shipping Company, Inc. at the State Pier in New London. DOT has authority to enter into lease agreements under CGS §13b-23 and 13b-53, with the consent of OPM, SPRB & the AG. OPM approved the agreement on 5/20/2103.

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This is a small office with the State Pier Administration Building, identified as the "guard station" on the lease exhibit. The lease also provides two parking spaces. The Lessee shall pay \$200 per month, which is \$30.11/SF. Late payments are subject to 18% annual interest. The Lessee provides 3 months' rent as surety. The State will pay the cost of all public utilities in the leased area. The State reserves the right to charge the Lessee for fees associated with its use of utilities. Janitorial services will be provided by the Lessee.

The term of the lease is for 3 years, commencing 2/1/2013. The parties may extend the agreement for 120 days. There is no renewal option. The State reserves the right to relocate the Lessee. Either party may terminate with 30 days notice. A certificate of liability insurance has been provided showing that the Lessee carries the insurance required by Article VII of the lease agreement. Audit, records retention and inspection, indemnification and non-discrimination provisions required by statutes are included in the lease.

PRB #	13-131	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	107-167-039		
Grantor:	Sharon A. Cocchia		
Property:	300 Triangle Boulevard, Middlebury, CT		
Project Purpose:	Oxford Airport Federal Aviation Regulation, Part 150 Noise Study		
Item Purpose:	Acquisition of 0.69+/- acres of land, in fee, together with all improvements situated thereon, a "total take".		

Staff reported that in January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 46th in this project to come before the Board and is located in the project's Phase 4 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$270,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	13-041	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-CTC-409	Origin/Client:	DCS/CTC
Contract:	BI-CTC-409-CAc		
Consultant:	Gilbane Building Company		
Property:	Gateway Community College, New Haven		
Project Purpose:	Construction of Downtown Gateway Community College		
Item Purpose:	Contract Amendment #2 to compensate the Construction Administrator for additional FF&E services.		

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Since the suspension of this file on March 18, 2013, SPRB staff has attended meetings with DCS focused on the scope and program requirements for FF&E consulting services on state funded projects. At the last meeting held on June 13, 2013 representatives from Gilbane Building Company Inc (“Gilbane”) and DPM-CT were in attendance to discuss specific issues related to implementing the FF&E program, schedule delays, overruns and coordination issues associated with this project. DPM-CT provided a sample 60-day deviation log with highlighted plan sheets to detail the associated problems that occurred during that time period. DPM-CT conveyed to everyone that they were essentially the main point of contact with the client-agency and subject to the associated contract delays, re-work and punchlist coordination which was outside of their scope but required for completion of the project. All of these issues affected the FF&E scheduling, phasing and implementation.

The additional CA fees paid to Gilbane were compensation for the project exceeding 990 days as defined in their contract. Based on the additional information provided, SPRB Staff recommended approval of Contract Amendment #2 in the amount of \$226,302 to Gilbane Building Company Inc.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-132	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-C-281	Origin/Client:	DCS/DVA
Contract:	OC-DPW-MDE-0027	Task Letter:	#1
Consultant:	Fay, Spofford & Thorndike of Connecticut, LLC		
Property:	Veterans Home, Rocky Hill		
Project Purpose:	Emergency and Switch Gear Upgrade Project		
Item Purpose:	Task Letter #1 to compensate the consultant for design and construction administration services as required for the development of a preliminary-design report as well as schematic, design development and construction plans and specifications for the installation of a new emergency generator and associated switch gear.		

Staff reported that the Veterans Home is currently served by two CL&P power feeds, one directly from the power plant and one located at the recently constructed healthcare facility. The power derived from the power plant is distributed through three 333-kVA single phase transformers that provide 2,300 volts of three phase power through switchgear. The existing switchgear was upgraded in 1999 and the standby power is provided via a 500 kW diesel generator connected to the switchgear via an automatic transfer switch. This current system can only provide power to a limited number of loads which need to be manually selected.

This project is intended to replace the existing 500 kW generator with possibly a new 1000 kW generator so that the entire load capacity can be energized and the need for manual load selection is eliminated. As part of this project, a load capacity analysis will be completed to ensure that the new generator can handle the additional load required to incorporate the HVAC loads into the system. This project will also include the installation of new P1 switchgear for consistency with the new generator. The Construction Budget for the project is \$1,100,000. The overall project budget is \$1,524,000.

In June 2010, SPRB approved Fay, Spofford and Thorndike of Connecticut, LLC (“FST”) as one of six firms under the latest On-Call Multi-Discipline/General Engineering Support Services consultant contracts. These contracts were recently extended until June 2014 by the Department of Construction

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Services (“DCS”). Subsequently, this is the first task letter that FST has provided services for under this series.

Task Letter #1 in the amount of \$121,964 is intended to compensate the Architect for the following project scope:

- Completion of a preliminary/final design report as well as schematic, design development and construction plans and specifications for the project. The contract plans are required to include appropriate generator sizing, one-line load diagrams and electrical nameplate data.
- The site improvements shall also include the replacement of the P1 switch gear for compatibility with the new generator.
- The contract also includes construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope.
- The contract does not include design of off-site improvements, local permits, noise mitigation, survey and additional geotechnical services.
- The contract assumes that the existing generator and switchgear will be abandoned in place. FST is not responsible for addressing the removal of the existing equipment in the project scope.

Staff recommended approval of the item. DCS has confirmed that funding is available for this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-041- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-041. The motion passed unanimously.

PRB FILE #13-129- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-129. The motion passed unanimously.

PRB FILE #13-131- Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-131. The motion passed unanimously.

PRB FILE #13-132- Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-132. The motion passed unanimously.

The meeting adjourned.

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