

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 21, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 21, 2012 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 JUNE 14, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 14, 2012. The motion passed.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW 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

Discussion

PRB # 99-352 **Transaction/Contract Type:** RE / New Lease

Origin/Client: DAS / JUD

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed lease agreement at 9:35 a.m. Mr. Shane Mallory, DAS Administrator of Leasing and Property Transfer, Mr. Ronald Macchio of the Judicial Branch, and Mr. Patrick O'Brien and Mr. Paul Hinsch of the Office of Policy & Management joined the meeting at 9:50 a.m. Messrs. Mallory, Macchio, O'Brien and Hinsch left the meeting at 10:10 a.m. The Board concluded its discussion of the proposal at 10:15 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

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PRB # 12-160 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DAS/DAS
Grantee: City of Bridgeport
Property: 115 Virginia Avenue, Bridgeport, CT
Project Purpose: Conveyance of Surplus State Land (pursuant to SA 11-16, Section 12)
Item Purpose: Conveyance of 3.25-acres of improved property for municipal purposes which comprises the former DDS Southwest Region Main Office.

Mr. Dillon noted that this item was posted on the agenda incorrectly as PRB #12-135. Otherwise the item was identified correctly.

Ms. Goodhouse recommended that the item be suspended. The review discovered an error in the deed and the deed is being corrected for submission to the Board at a later date.

PRB # 12-163 **Transaction/Contract Type:** RE / Lease Out
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 and first floor
Item Purpose: Lease-out of the basement and first floor of the Eddy Home to the City of Middletown for use by Connection Inc. as an Alternate Incarceration Unit program center.

Ms. Goodhouse reported that the Eddy Home was constructed in 1955 on the campus of Connecticut Valley Hospital (CVH), and is under the custody & control of the Department of Mental Health and Addiction Services (DMHAS). It has a total of 27,324 GSF on three floors and was formerly used as a dormitory.

SPRB 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 premises are used to provide services described below by a non-profit agency.

Ms. Goodhouse recommended that the Board approve the new lease agreement, which is for a five year term. The rent is calculated based on reimbursing DMHAS \$1,350/month which is the pro-rata share of the operating expenses for the facilities at CVH. The leased premises are unchanged from prior agreements, and include the basement and first floor of the Eddy Home, an adjacent garage, 20 parking spaces, and a greenhouse measuring 100 feet by 28 feet.

The Connection, Inc. is 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. The agency runs two programs at the Eddy Home, being the Eddy Shelter to house 30 homeless adults; and the Eddy Center program for residential supervision and treatment/services for up to 28 offenders.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-159 **Transaction/Contract Type:** AE / Task Letter

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Project Number: BI-RT-828 **Origin/Client:** DCS/DOE
Contract: OC-DPW-ANLY-0014 Task Letter #1A
Consultant: Navigant Consulting, Inc.
Property: A.I Prince Vocational Technical School, Hartford
Project Purpose: Additions and Renovations to A.I Prince Vocational Technical School
Item Purpose: Task Letter #1A to compensate the consultant for additional services related to the ongoing claim analysis review, technical support and mediation preparation.

Mr. Dillon reported that the renovation portion of the project involved a total “gut” of 260,000± GSF of existing space occupied by A.I. Prince and 30,000± GSF of contiguous space previously occupied by Capital Community College. Additionally, the project included 45,000± GSF of new building construction for a total project area of 335,000± GSF. Construction budget is \$54,533,000 (\$163/GSF). The total project budget was finalized at \$89,953,313.

Task Letter #1A, in an amount not-to-exceed \$207,500, is a continuation of two separate *Tasks #1* each issued under two separate contract series for Navigant Consulting, Inc.’s on-call contracts. This Task Letter will raise Navigant’s cumulative fee to \$507,500 for claims related to this project. These Task Letters were intended to compensate Navigant for additional professional claims analysis services for the anticipated claim of Fusco Corporation against the State, and for any and all claims and counterclaims of the State against claimant or other third parties the following services in connection with the A. I. Prince project.

Mr. Dillon recommended that the Board approval the Task Letter in the amount of \$207,500. The NCI fee is based on the hourly rates stipulated in its current On-Call Contract. The Board approved the current On-Call Contract for a maximum fee of \$1,000,000 and a term that expires on 8/18/2012.

PRB# **12-161** **Transaction/Contract Type:** AE / Amendment
Project Number: BI-2B-179 **Origin/Client:** DCS/DOE
Contract: BI-2B-179-CAc **Amendment:** #3
Consultant: A/Z Corporation
Property: Department of Public Health State Laboratory Building, Rocky Hill
Project Purpose: Construction of the New State Public Health Laboratory
Item Purpose: Contract Amendment #3 to compensate the consultant for additional services related to the extended construction contract duration.

Mr. Dillon reported that the new Public Health Laboratory is located at 395 West Street, Rocky Hill. The construction consisted of a new building of approximately 100,000 GSF, 200 employee vehicle parking area, visitor’s parking area, and a separate secured delivery area with incidental parking; site work, all utility extensions from existing services points to the new building, landscaping, and all building components for a fully functional and operational laboratory building. The above improvements replaced the 66,000 SF laboratory building situated at Clinton Street, Hartford. The project is located on a former undeveloped 22-acre site, approximately 10 miles south of Hartford. Construction budget is \$49,300,000 (\$439.00/GSF). Total project budget is \$75,939,950.

The Public Health Laboratory provides analytical services to the state’s health care, public health, and environmental providers. The Laboratory supports DPH’s public health programs in disease detection and monitoring, bio-monitoring, environmental health, and the Safe Drinking Water program. The Laboratory also provides laboratory support for other state agencies, including the Departments of Environmental Protection, Agriculture, Consumer Protection, Public Safety, and Labor as well as the Federal Bureau of Investigation. The new building will house the following program elements including, but not limited to, administrative &

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scientific support services, biological laboratories, environmental chemistry & bio-monitoring laboratories and emerging sciences labs, including Bio-Safety Level 3 Laboratories and appropriate supporting infrastructure.

On 05/13/2010, the Board approved A/Z Corporation's ("AZC") Construction Administrator's Contract for Construction Phase Services in the amount of \$1,218,075. In December 20120, the Board approved Amendment #1 to this contract for the addition of commissioning agent services in the amount of \$143,325. The Board subsequently approved Amendment #2 to this contract in the amount of \$214,988 for additional services related to FF&E coordination.

SPRB staff Mr. Dillon recommended of the contract amendment for A/Z Corporation to provided extended contract CA services and additional FF&E coordination. The basic service fee for this project amounts to 2.65% of the construction budget.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-159 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-159. The motion passed unanimously.

PRB FILE #12-160 – Mr. Valengavich moved and Mr. Norman seconded a suspend PRB File #12- 160 so that DAS can make corrections to the Quitclaim Deed. The motion passed unanimously.

PRB FILE #12-161 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-161. The motion passed unanimously.

PRB FILE #12-163 – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #12- 163. The motion passed unanimously.

The meeting adjourned.

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