

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 23, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 23, 2011 in the State Office Building.

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

Members Absent: 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 13 and June 16, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of June 13 and June 16, 2011. The motion passed unanimously.

COMMUNICATIONS

Lease Termination, Office of Workforce Competitiveness (OWC) PRB #10-183 – Mr. Shane Mallory, Administrator of DPW Leasing and Property Transfer, notified the Board via email that the lease in holdover since December 15, 2015 has been terminated, with the OWC vacating on or about July 1, 2011. As such, DPW does not anticipate any further action related to this specific PRB file.

REAL ESTATE- OLD 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 # 11 - 097 -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 concerning the subject purchase of development rights at 10:05 a.m. and concluded at 10:15 a.m.

REAL ESTATE- NEW BUSINESS

PRB # 11 - 125 **Transaction/Contract Type:** DOT/ New Lease Agreement

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Origin/Client: DOT/DOT

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease agreement at 10:16 a.m. and concluded at 10:25 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 11-126 **Transaction/Contract Type:** AE /Task Letter

Project Number: BI-CTC-387 **Origin/Client:** DPW /CTC

Contract: BI-DPW-ANLY-0013, Task Letter #2

Consultant: ARCADIS U.S. Inc.

Property: Naugatuck Valley Community College, Waterbury

Project Purpose: New Technology Building Project

Item Purpose: A/E Commission Task Letter #2 to compensate the consultant for services related to pending subcontractor claims.

Mr. Dillon reported that in January 2006, the Bond Commission approved \$31.3 million to build a 100,000± GSF Technology Center at Naugatuck Valley Community College (NVCC). The new building is located on the eastern half of the 110-acre campus and replaced seven (7) small temporary modular structures erected in 1972. The heating and hot water systems of the new building is connected to the campus central plant chiller system and the existing 31± year old 700 ton chiller has been refurbished and supplemented by two new 700 ton chillers. The Architect is Amenta/Emma Architects, PC.

Mr. Dillon recommended approval of the item. DPW has confirmed \$40,240 is available for the Task Letter. The AUI fee is based on the hourly rates stipulated in its current On-Call Contract. Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$861,280. The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 06/09/11.

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

EXECUTIVE SESSION

ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 11-124 **Transaction/Contract Type:** A/E "New Contract - On-Call Series"

Origin/Client: DPW/DPW

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject on-call contract at 10:28 a.m. and concluded at 10:38 a.m.

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

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OPEN SESSION

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-097 - A - Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #11-097-A, inclusive of Agriculture's proposal which may revise the conservation restrictions on no more than 2-acres of the farm building envelope as detailed in a memorandum to the Board dated June 22, 2011. The motion passed unanimously.

PRB FILE #11-124 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-124. The motion passed unanimously.

PRB FILE #11-125 - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11-125. The motion passed unanimously.

PRB FILE #11-126 - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11-126. The motion passed unanimously.

The meeting adjourned.

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