

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 5, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 5, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Pasquale A. Pepe

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

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF June 27, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of June 27, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-168 **Transaction/Contract Type:** RE / Land Use Permit Extension
Origin/Client: DoAG/DOC
Permittee: Thomas Lyman d/b/a Rushmore Farm
Property: Enfield Correctional Facility, Enfield and Somers
Project Purpose: Agricultural Land Use Permit for State Land
Item Purpose: Permit extension until 10/31/2016 for the continued use of approximately 22.4-acres of land in Enfield and Somers within two parcels. Parcel #1 comprises 14.2-acres and is located along the northerly side of Shaker Road and Parcel #2 comprises 8.2-acres and is located along the southerly side of Bilton Road. The property will be used for raising and harvesting hay, corn and other vegetables under an Agricultural Land Use Permit pursuant to CGS 22-6e.

PRB # 16-169 **Transaction/Contract Type:** RE / Land Use Permit
Origin/Client: DoAG/DOC
Permittee: Daniel Stocker
Property: Enfield Correctional Facility, Enfield and Somers
Project Purpose: Agricultural Land Use Permit for State Land
Item Purpose: Permit extension for the continued use of approximately 78-acres of land in Enfield and Somers located along Taylor Road and Bilton Road. The property will be used for raising and harvesting hay, corn and other vegetables under an Agricultural Land Use Permit pursuant to CGS 22-6e.

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CGS §22-6e authorized the commissioner of agriculture to develop a program to encourage the use of vacant public land for gardening or agricultural purposes. Agriculture was required to identify vacant public lands and establish a procedure for issuing permits based on open competitive bidding. Permits were limited to 10 years, after which time the permittee is required to apply for a new or renewed permit. The permit holder must agree to maintain the land in a condition consistent with an approved land use plan. Any permit issued may be terminated by the commissioner, without cause.

Working with Agriculture, Enfield/Somers Correctional Institution identified land available for farm use (please see aerial photo). In 2006 a competitive bid process was conducted and the above referenced permittees were selected and the Board approved permit agreements. In 2013 the agreements were extended until October 31, 2015.

PRB #16-168 & #16-169 will extend the permits for the current growing season, expiring October 31, 2016. Agriculture is working with DOC to issue a new Request for Proposals for the 2017 growing season.

On July 1, 2016, SPRB Staff received a request from the Department to suspend action on the above referenced permits because some revisions to the permits may be required regarding state contracting requirements.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-163	Transaction/Contract Type: AE / Amendment
Project Number:	BI-RT-837	Origin/Client: DCS/DOE
Contract:	BI-RT-837-ARC	
Consultant:	Antinozzi & Associates, P.C.	
Property:	Eli Whitney Regional Technical High School, Hamden	
Project Purpose:	Additions and Renovations	
Item Purpose:	Contract Amendment #5 to compensate the consultant for additional design and geotechnical design services in connection with the project for additions and renovations to Eli Whitney Regional Technical High School.	

SPRB Staff reported that the project involves the renovation & remodeling of the exterior & interior 135,968 GSF existing building as well as the construction of 91,290 GSF of new building area for newly planned total building project area of 227,258± GSF. Additional improvements include the reconstruction of athletic fields and perimeter site fencing, new landscaping and the resurfacing of existing parking lots.

On 03/31/2005, the Board approved the Architect's Contract, construction and total project budgets were \$43,212,000 and \$57,824,000, respectively. In 2006, PA 06-158 authorized an increase to \$54,554,000 and \$74,286,000, respectively. Since that time, PA 08-169 has authorized project budget increases to \$70,000,000 for construction and \$98,000,000 to the total project budget. More recently in September 2011 the Board approved Contract Amendment #3 for \$406,787 which also maintained the current and total project budgets at \$70,000,000 and \$98,000,000 respectively. This change was to allow for the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope in addition to new project delivery system; a Construction Manager at Risk.

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In early 2011, a restart of the project was approved by OPM and DPW. Although, since that time DPW now known as DCS has identified issues/changes with the overall project scope, changes to the Life Safety Code, additional permit requirements, the need for a PCB abatement plan and overall file conversion/updates for the previously approved documents. Furthermore, DCS has also implemented procedural changes on projects of this size and complexity by implementing a Construction Manager at Risk delivery method versus the traditional Design-Bid-Build method.

In August 2014, the Board approved Contract Amendment #4 which revised the architect's fee to include additional compensation for the completion of additional design services, extended CA services, FF&E program services, special inspection requirements and fee escalation based on the delayed project start time. This contract amendment maintained the current total project budget at \$98,000,000 but increased the construction budget to \$72,169,201.

Contact Amendment #5 is intended to revise the Antinozzi & Associates, P. C. contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope which is intended to include various design changes and special services.

Staff recommended that the Board suspend Contract Amendment #5 and request additional information about the amendment.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-163 – Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #16-163, pending receipt of additional project information. The motion passed unanimously.

PRB FILE #16-168 – Mr. Pepe moved and Mr. Valengavich seconded a motion to Suspend PRB File #16-168, at the request of the Department of Agriculture. The motion passed unanimously.

PRB FILE #16-169 – Mr. Pepe moved and Mr. Valengavich seconded a motion to Suspend PRB File #16-169, at the request of the Department of Agriculture. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary