

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 8, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 8, 2013 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 July 1, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of July 1, 2013. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated July 2, 2013 listing property acquisitions, not in excess of \$5,000, processed during the month of June 2013.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	13-143	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	18-89-47B		
Grantee:	Town of Brookfield		
Property:	Portions of Laurel Hill Road, Brookfield		
Project Purpose:	Assignment of land to the Town of Brookfield		
Item Purpose:	Assignment to the Town of Brookfield approximately 950 ± LF of roadway which is subject to various easements and drainage right of ways. The property was originally acquired for the <i>Reconstruction of Laurel Hill Road Project.</i>		

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, July 8, 2013

Page 2

transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the land which was originally acquired for the Relocation of State Route Seven Project. The design plans for this project also called for the relocation of Laurel Hill Road as part of the overall improvements. While the redesigned State Route Seven Project was never implemented, the DOT did proceed to relocate Laurel Hill Road as part of the project. DOT is now requesting approval for the conveyance of the relocated sections of Laurel Hill Road back to the municipality as DOT does not have any need to maintain a right-of-way on a local road.

The project release areas comprise four original property takings which occurred in 1972 and 1973. DOT is now conveying approximately 950 LF of roadway back to the Town of Brookfield. The conveyance is subject to various easements and drainage right of ways in favor of the State which were required for the reconstruction of Laurel Hill Road.

PRB #	13-148	Transaction/Contract Type:	RE / Lease Amendment
Origin/Client:	DOT / DOT		
File Number:	AERO-5700-1347		
Lessee:	Thames River Seafood Co-op, LLC		
Property:	Connecticut State Pier, New London		
Project Purpose:	Lease Amendment		
Item Purpose:	Lease Amendment for the continued use of a dockage operation within two defined areas encompassing approximately 1,089 LF of dock with 95,290 SF of area and 497 LF of dock with 7,991 SF of area as well as 544 LF of mooring rights and a dockage		

Based on an RFP initiated in 2002 for the operation and management of the Long Pier, at the New London State Pier Facility, the DOT entered into an agreement with Thames River Seafood Co-op, LLC to lease office, parking and dock space. The Lessee's operation on the Long Pier (formerly called Long Dock/CVRR Pier) is the loading and unloading of trucks owned and operated by other entities that have clearance to enter the dock for pick-up and delivery of seafood. The loading and unloading is done with a forklift owned and operated by the Lessee.

State revenues are based on the pounds of seafood unloaded (\$0.02/lb for sea scallops; \$0.01/lb monkfish; \$0.001 for herring and menhaden); 20% of gross receipts from the handling of any other products; and 60% of dock age fees paid to Thames River for vessels docking at the leased site. The 232 SF office space is leased at \$18.00/SF.

Originally, the dockage operation encompassed two areas, one of 1,089 linear feet, with 59,745 SF of dock area, and a second area of 200 linear feet, with 7,991 SF of dock area. The First Amendment increased the leased area by increasing to the dock area from 59,745 SF to 95,290 SF along the 1,089 linear feet of dock (same linear feet as in base lease). The Second Amendment increased the 200 linear feet dockage area to 497.81 linear feet along the Quay Wall and added 544 linear feet of mooring rights along the northeasterly side of the dock at the Seaford Co-op Area.

The Third Amendment will:

- (1) Extend the term of the lease an additional 3 years through 1/31/2016.
- (2) Require the Lessee to furnish a certificate of insurance.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, July 8, 2013

Page 3

- (3) Include the current statutory/Office of the Attorney General requirements regarding audit and inspection; non-discrimination; executive orders; equal employment opportunity responsibilities.

Staff recommended suspension of the item, pending receipt of DOT information regarding the amount of the revenue received from the Lessee; and DOT's reasons for not issuing a current request for proposals for the management of the Long Pier.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 13-144 **Transaction/Contract Type:** AE / New Contract
Project Number: CF-RD-275 **Origin/Client:** DCS/CTC
Contract: CF-RD-275-ARC
Consultant: OakPark Architects, LLC
Property: Western Connecticut State University, Danbury
Project Purpose: Renovations to Litchfield Residence Hall Project
Item Purpose: New contract to compensate the consultant for services from the initiation of a pre-design study through contract phase documents as well construction administration for various renovations and code upgrades to Litchfield Hall.

Staff reported that, in general, the project involves the complete renovation of the existing Litchfield Residence Hall at Western Connecticut State University (“WCSU”) which comprises approximately 54,000 GSF of building area. The proposed renovation project is intended to include all required life safety system code improvements, evaluation and upgrades to existing mechanical systems, new HVAC systems, installation of a standby generator unit as well as renovated common space and dorm room areas. The overall project is intended to be designed to meet LEED Silver Requirements and also requires the completion of a pre-design study by the consultant design team to evaluate and prioritize the scope within the established \$6.61-Million dollar construction budget.

In July 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Renovations to Litchfield Residence Hall Project. DCS elicited eleven (11) responses to the advertisement of which all respondents were considered “responsive”. After completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, Friar Associates, Inc., Id3A, LLC, KSQ Architects, P.C., OakPark Architects, LLC and Tai Soo Kim Partners, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified OakPark Architects, LLC (“OPA”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Renovations to Litchfield Residence Hall Project from the initiation of a pre-design study and then schematic design until the completion of construction. The overall compensation rate for this basic service is \$591,900 with an additional \$71,000 for special services. As such the total project fee is \$662,900. The special services detailed in the project scope include a pre-design study, survey work, energy modeling and post occupancy commissioning.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, July 8, 2013

Page 4

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to CHEFA Series A Bond Issuance.

Staff recommended that SPRB Approve the Contract for OakPark Architects to provide design related services at the Western Connecticut State University Renovations to Litchfield Residence Hall Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-143- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-143. The motion passed unanimously.

PRB FILE #13-144- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-144. The motion passed unanimously.

PRB FILE #13-148- Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #13-148, pending receipt of additional information about the proposed Lease Agreement from the Department of Transportation. The motion passed unanimously.

The meeting adjourned.

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