

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 20, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 20, 2015 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 13, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 13, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>15-156</b>	<b>Transaction/Contract Type:</b>	RE / MOU
<b>Origin/Client:</b>	DAS/DOC		
<b>Property:</b>	24 Wolcott Hill Road, Wethersfield		
<b>Project Purpose:</b>	MOU for Cafeteria Operations		
<b>Item Purpose:</b>	Approval of a memorandum of understanding between the Department of Administrative Services and the Department of Corrections for the operation of a food service establishment.		

Staff reported that the Department of Administrative Services (“DAS”) has requested Board approval for a memorandum of understanding (“MOU”) between DAS and the Department of Corrections (“DOC”) to operate the cafeteria at 24 Wolcott Hill Road. The Department of Rehabilitation Services (“DORS”) is the successor agency to BESB and has the statutory right of first refusal to run all cafeterias, kiosks and vending operations in state owned buildings. In a letter dated May 19, 2015 DORS notified DAS that they are declining their right to operate the cafeteria at this location. This allows DOC to run the operation.

# STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 20, 2015

Page 2

Under the terms of the MOU, DOC will be responsible for operating the basement level cafeteria and maintaining the dining room during all normal business days. In addition, DOC will be required to comply with all DAS Building Policies, DEEP Permit requirements, ongoing maintenance of the food preparation equipment and general cleaning of the sitting area.

Under the terms of the MOU, DOC will not be required to pay rent to DAS but will be required to pay for separately metered utilities, maintenance of all fixtures and cooking equipment. The MOU also allows either side to terminate the agreement with 180 days' notice.

Staff recommended approval of the item.

## ARCHITECT-ENGINEER - UNFINISHED BUSINESS

<b>PRB#</b>	<b>15-097</b>	<b>Transaction/Contract Type:</b> AE / Contract Amendment
<b>Project Number:</b>	BI-RT-844	<b>Origin/Client:</b> DCS/DOE
<b>Contract:</b>	BI-RT-844-ARC	
<b>Consultant:</b>	Drummey Rosane Anderson, Inc.	
<b>Property:</b>	Emmett O'Brien Technical High School	
<b>Project Purpose:</b>	Renovations and Additions to Emmett O'Brien Technical High School	
<b>Item Purpose:</b>	Contract Amendment #4 to compensate the consultant for various project scope and program changes, FF&E support and the completion of a new permit application for the development of a Storm Water Pollution Control Plan.	

Emmett O'Brien Technical High School is a 2-story brick faced structure constructed and expanded from 1966 through 1979. Newly proposed project renovation & remodeling will encompass all of the building's existing 123,214± GSF. The project includes 43,640 GSF of new building construction for a total project area of 168,904± SF. In summary, site work includes the demolition & replacement of 2 tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking.

On 01/09/2006, the Board approved the A/E contract with Drummey Rosane Anderson, Inc. (DRA) for a total fee of \$2,493,760 on the basis of a \$29,669,000 Construction Budget and a total project budget estimated at \$41,025,000. Coincident with the 1<sup>st</sup> Amendment (PRB #07-89), construction and total project budgets increased to \$37,456,000 and \$52,367,000. In September 2011 the Board approved Contract Amendment #2 (PRB #11-174) in the amount of \$638,277. Subsequent contract amendments have added to the scope of the project to include a redesign of the facility under a revised and larger programmatic scope which included changes to the Automotive Program, Machine Shop Program as well as the consolidation of the HVAC and Plumbing Programs.

Amendment #4 in the amount of \$113,100 proposes to modify DRA's contract to allow the architect to provide additional design services: swing space design; site plan revisions; revised permit requirements regarding the Stormwater Pollution Control Plan (DEEP SCPCP); FF & E support; and additional survey services. As part of this contract amendment the construction budget and total project budget will be increased to \$64,000,000 and \$94,316,000 respectively.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 20, 2015

Page 3

On May 11, 2015, SPRB Staff requested additional information regarding the scope of services and fee for completion of the DEEP SWPCP Permit as proposed. SPRB Staff held a meeting with DCS staff on July 9, 2015 to review the scope of work. Based on the information provided, SPRB Staff recommended Board approval of Contract Amendment #4 for DRA to provide additional project related design services.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-097** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-097. The motion passed unanimously.

**PRB FILE #15-156** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-156. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary