

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 17, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 17, 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 AUGUST 10, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 10, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-182	Transaction/Contract Type:	RE / License Agreement
Origin/Client:	DAS/DCF		
Licensee:	Town of Hamden		
Property:	825 Hartford Turnpike, Hamden		
Project Purpose:	License Agreement for use of Athletic Fields at the High Meadows Facility		
Item Purpose:	Month to Month license agreement for the Town of Hamden to use the athletic fields and up to 20 parking spots at the High Meadows Facility.		

Staff reported DAS is requesting approval of a new license agreement with the Town of Hamden to all the Town to use the soccer fields located at the High Meadows DCF facility, 825 Hartford Turnpike, Hamden. The DAS Commissioner has authority under CGS §4b-38 to lease state-owned land and facilities to municipalities for municipal use when such land is not needed for State use and such action is in the public interest. The Legislative Council of the Town of Hamden approved the agreement on 5/4/2015. DCF approved the License Agreement on 5/22/2014; OPM on 7/29/2015.

Staff recommended that the Board suspend action on this item, pending receipt of additional information concerning the delineation or legal description of the proposed license area.

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PRB # 15-183 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DAS
Lessee: Richard Grechika
Property: Southbury Training School, 1461 South Britain Road, Southbury
Project Purpose: Employee Housing Lease-out – DAS Housing Unit #MRSPV23
Item Purpose: Lease-out of a 7-room ranch style dwelling comprising approximately 2, 1,575-SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.

Staff reported that this item is a standard lease-out agreement of the State Employee Housing Program, whose policies and regulations were established in 2005 in order to prevent abuse or favoritism in the leasing of state-owned housing. PRB #15-183 is Unit MRSPV23 on the campus of Southbury Training School. The leased premises are a SF single family ranch style house.

Staff recommended suspension of this item, the information provided being incomplete.

PRB # 15-184 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 084-106-003
Grantor: Westchester Modular Homes of Fairfield County, Inc.
Property: 3 Ryegate Terrace, Monroe
Project Purpose: Replacement of Bridge No. 02627 along Route 111 Project
Item Purpose: Acquisition for highway purposes of 2,912 ±SF of land, a 628 ± SF temporary construction easement, a 4,073 ± SF slope easement, a 1,989 ± SF drainage right of way and additional compensation for the contributory value of site improvements.

This DOT project will replace Bridge No. 02627, which carries Monroe Turnpike, Route 111 in Monroe over an un-named brook. The site at 3 Ryegate Terrace, Monroe is 3.607 acres of vacant land that conforms to the requirements of the LOR-Limited Office Retail zone. It is located just north of the Trumbull town line. Frontage on the east side of Route 111 is about 480 feet; and there is about 286.65 feet on the north side of Ryegate Terrace.

DOT will take an area of 2,912 along the frontage; a slope easement of 4,073 SF; and a drainage right of way of 1,989 SF. Also required is a 628 SF temporary construction easement to install a temporary water handling structure and diversion pipes. Some natural vegetation will be removed. The DOT Appraiser relied on 3 sales of vacant commercial land in Monroe and Trumbull. Before adjustments, the raw data range was \$9.37/SF to \$9.68/SF. After adjusting for location and site attributes, the data indicated a range of \$4.83/SF to \$5.27/SF and \$5.00/SF was estimated as the basis for the damages, which total \$23,600.

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the DOT appraisal report dated 7/15/2015.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB# 15-171 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-CTC-504 **Origin/Client:** DCS/BOR
Contract: OC-DCS-MDE-0030
Consultant: Kohler Ronan, LLC
Property: Greenwoods Hall, Northwestern Community College, Winsted
Project Purpose: Greenwoods Hall Boiler Replacement & Chiller Installation Project
Item Purpose: Task Letter #2 to compensate the consultant for design and construction administration services required for the completion of the replacement of two boilers and installation of a chiller.

In general, this project involves the completion of a pre-design study, engineering documents, commissioning and construction administration services for the completion of the Boiler & Chiller Replacement Project at Greenwoods Hall. The overall scope of the improvements is intended to include but not be limited to the replacement of two 2,500 MBH dual fuel cast iron boilers, associated breaching as well as the installation of one air cooled chiller. All equipment will be specified for compatibility with the existing Siemens DDC Control system. The overall project scope includes both expanded CA services and commissioning by Kohler Ronan, LLC.

In November 2014, SPRB approved Kohler Ronan, LLC (“KRL”) as one of seven firms under the 5th On-Call Multi-Disciplinary Consultant Services contracts.

The Construction Budget and total Project Budget have been established at \$875,000 and \$1,198,750 respectively for this project. As detailed in the scope letter from KRL to DCS dated March 30, 2015 Task Letter #2 in the amount of \$107,750 is intended to compensate KRL for the following project scope:

- Completion of a pre-design study to complete an evaluation of the existing mechanical equipment, conduct budget discussions with the client agency and review equipment types, efficiency ratings and permit requirements.
- Preparation of SD and DD Level design plans inclusive of threshold engineering services, commissioning requirements, permits and construction cost estimate.
- Execution of project bid phase including a review of bid proposals, contractor scoping and an evaluation of value engineering items
- Construction administration services which will include a review of shop drawings, construction observation reports, coordination of testing labs, RFI reviews, weekly job meetings, commissioning and review/approval of the contractor requisitions.

Staff recommended that the Board approve Task Letter #2 for Kohler Ronan, LLC to provide consulting design and construction administration services on this project.

PRB# 15-172 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-RT-864 **Origin/Client:** DCS/DOE
Contract: OC-DCS-ARC-0039
Consultant: Amenta/Emma Architects, P.C.
Property: Vinal Technical High School, Middletown
Project Purpose: Renovations for Handicapped Accessibility & FOG Improvements
Item Purpose: Task Letter #1B to compensate the consultant for the completion of plans, specifications and construction administration required for additional enhancements to the culinary program area.

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Staff reported that the initial scope of this project involved the design and construction administration for various improvements throughout interior and exterior areas at the Vinal Technical High School (“VTHS”) campus. The United States Department of Education Office of Civil Rights (“OCR”) is requiring the completion of this work as part of a facilities accessibility review recently completed by the Agency. This work was being performed pursuant to a corrective action plan submitted by the State of Connecticut and approved by the OCR with a required construction completion date of December 2014. More recently, the State Department of Education has requested that the consultant provide additional services to bring the site into compliance with the general permit regulations for the discharge of wastewater associated with food preparation.

DCS has confirmed that funding is available for the project and as such has requested that Amenta/Emma Architects (“AEA”) provide a scope for the development and completion of design documents consistent with the requirements of the project.

Task Letter #1B in the amount of \$5,800 is a new task letter for additional enhancements to the culinary program area, and is subject to SPRB approval because it is an extension of TL#1 & TL #1A which were previously approved by the Board and the cumulative fee exceeds \$100,000. The total Construction Budget for the project remains \$2,455,400 and the Architect’s total fee for the project has increased to \$237,600. The overall project budget is \$3,627,740. Staff recommended approval of Task Letter #1B in the amount of \$5,800.

PRB#	15-173	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-CTC-488	Origin/Client:	DCS/BOR
Contract:	BI-CTC-488-CA		
Consultant:	Downes Construction Company, LLC		
Property:	Asnuntuck Community College, Enfield		
Project Purpose:	New Manufacturing Center Project		
Item Purpose:	New contract to compensate the consultant for the required construction administration services from design through construction for a new 27,000 GSF Manufacturing Technology Building.		

Staff reported that in general this project involves the design and construction of a new 27,000 GSF Manufacturing Technology Center at Asnuntuck Community College. The new facility will be constructed as an addition to the existing facility and is intended to provide new and expanded educational opportunities in the following areas of manufacturing technology; electro-mechanical technology, additive manufacturing, CNC machining and metrology laboratories. In addition, the new building will include general manufacturing technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The construction of this new building will require the redevelopment of certain site improvements as well as the relocation of parking on a non-one basis.

In June 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administrator Consultant Teams related to the New Manufacturing Technology Center Project. DCS elicited eleven responses to the advertisement of which all but two of the respondents were considered “responsive”. DCS then proceeded to review the nine submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were DPMCT, Inc., A/Z Corporation, LLC, Hill International, Inc., Downes Construction Company, LLC and

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Diversified Technology Consultants, Inc. 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 Downes Construction Company, LLC (“DCC”) as the most qualified firm.

Staff recommended that the Board approve this new contract for Downes Construction Company, LLC to provide construction administration services at the Asnuntuck Community College – New Manufacturing Center.

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #15-171 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-171. The motion passed unanimously.

PRB FILE #15-172 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-172. The motion passed unanimously.

PRB FILE #15-173 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-173. The motion passed unanimously.

PRB FILE #15-182 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-182, pending the receipt of additional information. The motion passed unanimously.

PRB FILE #15-183 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-183, pending the receipt of additional information. The motion passed unanimously.

PRB FILE #15-184 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #15-184. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary