

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 24, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 24, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bruce Josephy, Secretary

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Millstein moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF AUGUST 17, 2015 and AUGUST 19, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 17, 2015 and August 19, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-192	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	Hartford Parking Authority		
Property:	Morgan Street Parking Garage, 155 Morgan Street, Hartford		
Project Purpose:	Hartford Parking Authority Lease-out – Morgan Street Garage		
Item Purpose:	Lease-out Amendment for continued use of 6,040 GSF of office space and 40 parking spots for a one-year term.		

In 2013 the State leased out 6,040 SF of office space at the Morgan Street Garage occupied by the Hartford Parking Authority (Authority) and the parking citation hearing office managed by the City of Hartford's Office of Corporation Counsel. No rent was collected; the Authority paid its separately metered utilities. The 2 year term would allow the City to find a new location for these administrative offices. The Authority was to vacate at the end of two years (August 23, 2015) or be subject to a \$1,000/day charge.

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PRB #15-192 is a First Amendment, and makes the following material changes to the Lease-Out Agreement: the agreement is extended one year until August 22, 2016; 40 undesignated parking spaces in the Garage are provided; a rent of \$18.00/SF will be collected, which is \$108,720 annually. The rate is a gross rate, to include utility and common area expenses; if the Lessee remains beyond August 22, 2016, resulting in a holdover status, the Lessee must pay for parking at a cost equal to the then current market rate for parking spaces at the Garage; and either party may terminate the lease upon 30 days' notice.

Staff recommended approval of the item, which will accommodate the Authority prior to its planned moved to newly built-out offices at 100 Allyn Street, scheduled to occur within the next 12 months. The rental rate of \$18.00/SF is reasonable in that CBRE reports average asking (gross) rents for Class A office space in the Hartford Market to be \$21.21/sf; Class B \$17.22; and Class C: \$14.75.

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

EXECUTIVE SESSION

PRB # 15-193 **Transaction/Contract Type:** RE / New Lease

Origin/Client: DAS/ OGA

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the above lease at 9:45 a.m. and concluded at 10:00 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-181 **Transaction/Contract Type:** AE / New Contract

Project Number: BI-RT-877 **Origin/Client:** DCS/BOR

Contract: BI-RT-877-ARC

Consultant: Moser Pilon Nelson, Architect, LLC

Property: Ella T. Grasso Technical High School, Groton

Project Purpose: Additions and Renovations to Ella T. Grasso Technical High School Project

Item Purpose: New contract to compensate the consultant for completion of a pre-design study to evaluate various concept plans as well as the start of the schematic design phase based on the endorsed development plan.

Staff reported that this project involves the design and construction of a new Ella T. Grasso Technical High School comprising approximately 250,000 GSF, capacity for approximately 880 students and 200 parking spots. The first phase of the project will require the completion of a pre design study to evaluate various building program options which are as follows: 1.) "Renovate as New" the entire facility with minimal building additions, 2.) Construction of a large scale building additions to minimize renovation

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areas or 3.) Construction of a new school. The existing school is currently situated on a 67-acre campus and was originally constructed in the 1970s with limited upgrades thereafter. The current CTTHS Master Plan calls for a 54,000 GSF building program to support new programs and initiatives. CTTHS has requested that DCS evaluate the current master plan versus the construction of a brand new building on the campus inclusive of supporting amenities such as parking, athletic fields and a bus shelter. In addition, the new building or renovated school will include general technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The current legislative authorization for this project as established a construction budget of \$86,328,000 and total project budget of \$134,913,000.

In October 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications for *Architect & Consultant Design Teams* related to the project. At the conclusion of the process DCS identified Moser Pilon, Nelson, Architects, LLC (“MPN”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Ella T. Grasso THS Additions and Renovations Project from the completion of a pre-design study to the initiation of a partial schematic design phase. The overall compensation rate for services under this phase is \$706,490 of which \$150,000 been allocated as a basic service for the start of the schematic design phase. The special services detailed in the project scope include a “pre-design study” with all associated professional disciplines, land surveying, wetland mapping, geotechnical engineering, site-civil survey design, traffic engineering and an initial analysis of DEEP & OSTA permit requirements.

Staff recommended approval of the item. DCS has confirmed for SPRB that funding is available for this contract.

PRB# 15-194 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ROOF-0023
Consultant: Martin A. Bennassi, AIA- Architect, LLC
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$300,000 to \$500,000 for the purposes of providing the State of Connecticut additional consultant support services on various roofing related projects.

PRB# 15-195 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ROOF-0024
Consultant: Hoffmann Architects, Inc.
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$300,000 to \$500,000 for the purposes of providing the State of Connecticut additional consultant support services on various roofing related projects.

PRB# 15-196 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ROOF-0025
Consultant: Gale Consultants, Inc.
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$300,000 to \$500,000 for the purposes of providing the State of Connecticut additional consultant support services on various roofing related projects.

PRB# 15-197 **Transaction/Contract Type:** “On-Call”

