

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 12, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 12, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF SEPTEMBER 3, 2013 AND SEPTEMBER 4, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 3, 2013 and September 4, 2013. The motion passed unanimously.

COMMUNICATIONS

Department of Administrative Services Annual Report. The Board acknowledged receipt on September 6, 2013 of the DAS Annual Report to the State Properties Review Board for Fiscal Year 2013, prepared pursuant to Connecticut General Statutes §4b-2.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-191 **Transaction/Contract Type:** RE / License Agreement
Origin/Client: DOT / DOT
Project Number: 170-2864
Grantee: Yankee Gas Services Company
Property: 150T East Granby Road (Route 20), East Granby
Project Purpose: License Agreement for Gas Service per DOT Agreement No. 11.14-04(12)
Item Purpose: Agreement for the grantee to provide continuous and uninterrupted gas service as well as requirements related to the to the installation of underground and above-ground service lines and other appurtenances required for the continuous supply of natural gas to the premises.

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Staff recommended Board approval for this License Agreement. The agreement complies with Section 13a-80 of the CGS allowing the Commissioner to enter into agreements for any land or buildings owned by the State in connection with Highway purposes. All of the required insurance certificates, affidavits and state contracting forms have been provided with the agreement.

The Department of Transportation (“DOT”) is requesting Board approval for a License Agreement with the Yankee Gas Service Company (“YGS”). As part of State Project No. 170-2864 DOT is planning to renovate this facility and as such connect the site natural gas as part of the project. YGS has agreed to supply gas to the site but requires an access agreement to install all the required infrastructure and meters for gas service to be provided to the premises. The scope of the work being provided by YGS will include but not be limited to the installation of underground and above-ground service lines, valves, meters, compressors, tele-metering devices and other appurtenances required for the continuous supply of natural gas to the premises.

There is no cost to either DOT or YGS under the terms of this agreement which covers the installation, maintenance, repair and removal of the transmission system on the premises. The term of the agreement shall be continuous and uninterrupted for as long as gas is supplied to the premises. The agreement can be terminated by either party upon 180-days written notice or as mutually agreed.

PRB #	13-192	Transaction/Contract Type:	RE / License Agreement
Origin/Client:	DAS/JUD		
Project Number:	N/A		
Licenser:	Salvatore Garfi		
Property:	153 Williams Street, New London		
Project Purpose:	License Agreement for Parking		
Item Purpose:	Five-Year License Agreement for 9 reserved surface lot parking spots for the Judicial Branch GA #10 Courthouse to be used for employee/juror parking.		

The parking lot at 153 Williams Street supplements parking for Judicial staff at G.A. #10 Courthouse located at 112 Broad Street, New London.

Staff recommended Board approval of a License Agreement for 9 reserved spaces in a surface lot at 153 Williams Street. The License Agreement continues fees at the same rental rate of \$35.65/space/month in effect since January 2006. DAS has provided parking rates quoted in the range of \$45.00 - \$60.00/month. Required documentation is complete, including gift and campaign contributions affidavits; a statement of financial interest has been provided.

The Agreement is for five years, with two five-year renewals. The renewal rates increase by 5% per term. The Agreement also provides a reimbursement of \$6,256.58, equal to the rental rate for 9 spaces over a 19.5 month period. This amount was agreed upon between the parties for parking spaces that were not provided contrary to the requirements of a prior lease agreement. The Agreement may be terminated by the State at any time by giving 6 months prior notice.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	13-163	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-MH-113	Origin/Client:	DCS/DMHAS
Contract:	OC-DCS-MDE-0026	Task Letter #6	

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Consultant: Fuss & O'Neill, Inc.
Property: Connecticut Mental Health Center, New Haven
Project Purpose: Sprinkler and Ceiling Improvements Projects
Item Purpose: Task Letter #6 to compensate the consultant for the design and construction administration required for the balance of the sprinkler system not completed in 2002 as well as other general ceiling improvements such as new tiles and lighting.

In general, the scope of this project involves the design and construction administration for the balance of the sprinkler system not completed in 2002 as well as other general ceiling improvements such as new ceiling tiles and lighting. The scope of work for the sprinkler project shall also include the electrical and mechanical design requirements for the installation of a new fire pump, demolition of the existing fire pumps, incidental design work for switch gear, structural evaluations for the sprinklers as well as detailing existing fire wall separations. The scope of work will also require the consultant to design fire wall separation in compliance with the latest code requirements as well as detailing new lighting and ceiling panels for installation as part of the project.

At its meeting on July 25, 2013 the State Properties Review Board voted to suspend the above-referenced item pending receipt of additional information regarding Project #BI-MH-113 and prior task letters issued under this contract. Staff analysis indicated that the consultant's fees for basic services and construction administration exceed the DCS guideline rates. The Board requested information on prior task letters issued to the consultant for this project.

On August 29, 2013, the DCS project manager requested that Task Letter #6 be returned so that DCS could re-evaluate the project's costs and scope. Staff recommended that the item be returned to DCS at their request.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-163- Mr. Norman moved and Mr. Valengavich seconded a motion to return PRB File #13-163 as requested by the Department of Construction Services. The motion passed unanimously.

PRB FILE #13-191- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-191. The motion passed unanimously.

PRB FILE #13-192- Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-192. The motion passed unanimously.

The meeting adjourned.

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