

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 16, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its special meeting on September 16, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF SEPTEMBER 8, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 8, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 15-182 **Transaction/Contract Type:** RE / License Agreement
Origin/Client: DAS/DCF
Property: 825 Hartford Turnpike, Hamden
Project Purpose: License Agreement for use of Athletic Fields at the High Meadow 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 Meadow Facility.

Staff recommended that this item be returned to DAS Leasing at their request.

REAL ESTATE – NEW BUSINESS

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

PRB # 15-207 **Transaction/Contract Type:** RE /New Lease
Origin/Client: DAS/ WCC

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

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The Board commenced its discussion of the above lease at 9:36 a.m. and concluded at 9:48 a.m.

PRB # 15-208 **Transaction/Contract Type:** RE /New Lease
Origin/Client: DAS/ BOR

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

The Board commenced its discussion of the above lease at 9:49 a.m. and concluded at 10:09 a.m.

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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 15-155 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-JD-341 **Origin/Client:** DCS/JUD
Contract: OC-DCS-CA-0017
Consultant: Hill International, Inc.
Property: Danbury Superior Courthouse, Danbury
Project Purpose: Courthouse Window Replacement Project
Item Purpose: Task Letter #2A to compensate the consultant for construction administration services inclusive of bidding, schedule analysis and onsite supervision required for the window and curtain wall system replacement project

Staff reported that in general the project involves the evaluation, repair and/or rehabilitation of the curtain wall system at Danbury Superior Courthouse. The overall project scope will include the forensic investigation of the existing curtain wall system in an attempt to determine the origin of ongoing leaks in addition to the condition of the steel framing system. The final design documents shall include a plan for the replacement of the window glazing and plan to address any framing deficiencies. The project shall be initiated while the court is occupied for normal business and fully functional. The final project design will need to include a construction phasing plan to accommodate the ongoing court operations. The construction and total project budgets for the project were initially established at \$2,000,000 and \$2,690,000 respectively.

Based upon the additional information submitted by the Department of Construction Services, it appears that full time CA services will be required due to the extensive coordination required with court administrative operations and the contractors during this project. Based on the current project schedule and requirements it appears that the contractor will be required to periodically phase and revise the contract sequence to prevent disruptions within the courthouse.

Based on the additional information provided, Staff recommended that the Board approve Task Letter #2A.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following vote in Open Session:

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PRB FILE #15-155 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-155. The motion passed unanimously.

PRB FILE #15-182 – Mr. Norman moved and Mr. Millstein seconded a motion to return PRB File #15-182 as requested by DAS Leasing. The motion passed unanimously.

PRB FILE #15-207 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-207, with a note commending DAS Leasing and Property Transfer Division and specifically Property Agent Matthew Longanecker for his efforts in negotiating and preparing a lease proposal that provides a lump sum rent credit to DAS of \$81,607.50 as well as a reduction in the base rental rate of \$299,250 over a five year period. The Board estimates that this will be a total savings of \$380,857 for the State of Connecticut over the initial lease term. The motion passed unanimously.

PRB FILE #15-208 – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #15-208, pending receipt of an environmental affidavit as stipulated in Article 4.03 of the proposed standard lease agreement. The motion passed unanimously.

The meeting adjourned.

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