

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 21, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 21, 2012 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 SEPTEMBER 12, 2012. Mr. Norman moved and Mr. Millstein seconded a motion to accept the minutes of September 12, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-219 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 108-162-3A
Grantee: Town of Plainfield
Property: Various areas along Packerville Road, Plainfield
Project Purpose: Assignment of Land to the Town of Plainfield
Item Purpose: Assignment of 833-SF of easement area and approximately 1,031 SF of drainage right of way to the Town of Plainfield for highway purposes in connection with the *Reconstruction of Packerville Road Bridge Project*.

Ms. Goodhouse recommended Board approval for the release of this real estate to the Town of Plainfield. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

In 2001 and 2002 DOT acquired easements and a drainage right of way in Plainfield in connection with the reconstruction of Packerville Road Bridge No. 04754. Item #9 in project Agreement No. 06.01-02(99) stipulates that at completion, properties and rights acquired shall be returned to the municipality.

Three easements and a drainage right of way are released and assigned to the Town of Plainfield. This is a

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release along a town street for highway purposes only.

PRB # 12-220 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 98-95-5A
Grantee: Town of North Branford
Property: Various areas along Queach Road, North Branford
Project Purpose: Assignment of Land to the Town of North Branford
Item Purpose: Assignment of approximately 3,166 SF of land, 8,452 SF of easement area and 18,674 SF of drainage right of way to the Town of North Branford for highway purposes in connection with the *Reconstruction of Queach Road Project*.

Ms. Goodhouse recommended Board approval for the release and assignment of this real estate to the Town of North Branford. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

In 1999 DOT acquired numerous parcels of land, easements and drainage rights of way in North Branford on its behalf in connection with the reconstruction of Queach Road. Item #10 in project Agreement No. 3.31-04(98) stipulates that at completion, properties and rights acquired shall be returned to the municipality. In all, the Quitclaim deed assigns 3,166 SF of land, 8,452 SF of slope easements, and 18,674 SF of drainage rights of way to the Town of North Branford.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-242 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-Q-660-1 **Origin/Client:** DCS/MD
Contract: BI-Q-660-1-ARC
Consultant: Ames & Whitaker Architects, P.C.
Property: Various Locations Statewide
Project Purpose: CTARNG Facility Vision 2020 Program
Item Purpose: New contract for the consultant to provide design and CA services for various projects identified under the CTARNG Facility Vision 2020 Program. The initial scope of work shall include improvements to the New London Readiness Center and Stone’s Ranch Military Reservation. In general this work shall include identified building improvements and site enhancements inclusive of parking and security needs at both facilities.

Mr. Dillon reported that the project involves the required architectural and engineering design services to implement the Connecticut National Guard (CTARNG) Facility Vision 2020 Program. The program consists of approximately thirty identified projects throughout the State that are scheduled to be initiated between 2012 and 2020. In general, projects under the Vision 2020 Program will include but not be limited to repairs, alterations and new construction projects at CTARNG facilities. The outline of these contracts shall be similar to the standard On-Call Format whereas the contract shall be valid for a period of 10-years and the consultant shall be eligible for fees up to \$10,000,000 under each contract. The federal government has limited the construction costs of each individual project to a maximum of

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\$5,000,000 on any specific project. Exhibit A requires that each new project be added to the contract via an Amendment or Commission Letter. Any increase in fees or amendments to the contract services shall be subject to the review and approval of the Board.

This submittal includes the first two projects; improvements to the New London Readiness Center and Stone's Ranch Military Reservation. At the New London Readiness Center the scope of the project shall include the installation of a new boiler system, upgraded fire alarm system, interior building renovations and roof repairs. The scope shall also include expansion of the facility parking lot for military facility vehicles, privately owned car parking and security enhancements. At Stone's Ranch the project shall include a new parking lot, reconfiguring the existing vehicle compound, demolition of Buildings 6 & 7 and expansion of the wash rack for larger vehicles. The overall project and construction budgets have been established at are \$4,000,000 and \$3,120,000 respectively.

In March 2012 the Department of Construction Services ("DCS") issued a Request for Qualifications (RFQ) for Architect and Consultant Teams related to the CTARNG Facility Vision 2020 Projects. DCS elicited fourteen (14) responses to the advertisement of which one was considered "un-responsive". After completion of the internal review process; DCS interviewed four firms with a goal of selecting two firms. The firms were as follows; Ames & Whitaker Architects, P.C., Fay, Spofford & Thorndike of Connecticut, LLC, Fletcher-Thompson, inc. and TLB Architecture, LLC. 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 Ames & Whitaker Architects, P.C. ("AWA") and Fletcher-Thompson, Inc. ("FTI") as the most qualified firms.

This contract is for Architect and Consultant Design Services for CTARNG Facility Vision 2020 Projects at the New London Readiness Center and Stone's Ranch Facility. The total compensation rate for this project is \$435,000. The overall contract can be segregated with basic services and special services accounting for \$375,000 and \$60,000 respectively. Whereas the basic service fee is equivalent to 11.72% of the construction budget and DCS has confirmed that funding is available for this contract.

Mr. Dillon recommended that SPRB approve this contract as all the required documents have been submitted by DCS and the basic service fee of \$375,000 amounts to 11.72% of the construction budget. Mr. Dillon recommended that the approval memo contain a statement that DCS will be required to obtain SPRB approval for all future Contract BI-Q-660-1-ARC amendments and commission letters regardless of the scope, cost or location of the project.

PRB#	12-243	Transaction/Contract Type: AE / New Contract
Project Number:	BI-Q-660-2	Origin/Client: DCS/MD
Contract:	BI-Q-660-2-ARC	
Consultant:	Fletcher-Thompson, Inc.	
Property:	Various Locations Statewide	
Project Purpose:	CTARNG Facility Vision 2020 Program	
Item Purpose:	New contract for the consultant to provide design and CA services for various projects identified under the CTARNG Facility Vision 2020 Program. The initial scope of work shall include improvements/restoration to the Hartford Armory roof and skylights inclusive of associated requirements.	

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Mr. Dillon said that this submittal includes the third project in the CTARNG Facility Vision 2020 Program and the consultant selection process discussed in the previous agenda item. This contract is for Fletcher-Thompson, Inc. to provide Architect and Consultant Design Services for CTARNG Facility Vision 2020 Projects at the Hartford Armory Roof and Skylight Restoration Project. The total compensation rate for this project is \$270,000. The overall contract can be segregated with basic services and special services accounting for \$205,000 and \$65,000 respectively.

The scope of the project shall include the removal and replacement of skylights at various locations, upgrading skylight gutters and downspouts, removing and replacing the roof on the drill shed, penthouse and emergency generator building. The project shall also include the replacement/repair of window trim around the penthouse. The overall project and construction budgets have been established at \$3,000,000 and \$2,340,000 respectively.

Mr. Dillon recommended that SPRB approve this contract for \$270,000 as all the required documents have been submitted by DCS. The basic service fee of \$205,000 amounts to 8.76% of the construction budget. Mr. Dillon recommended that the approval memo contain a statement that DCS will be required to obtain SPRB approval for all future Contract BI-Q-660-2-ARC amendments and commission letters regardless of the scope, cost or location of the project.

OTHER BUSINESS

State Properties Review Board Annual Report to the Governor. The Board discussed and reviewed a draft of the SPRB Annual Report to the Governor, which must be submitted on or before October 1, 2012 pursuant to Connecticut General Statutes §4b-2(a).

The Board took the following votes in Open Session:

PRB FILE #12-219 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-219. The motion passed unanimously.

PRB FILE #12-220 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-220. The motion passed unanimously.

PRB FILE #12-242 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-242, with the approval to include a communication to DCS that the Board understands that the subject contract has a total fee of \$435,000 and that all future contract amendments and commission letters shall be subject to the Boards review and approval regardless of the scope, cost or location of the project. The motion passed unanimously.

PRB FILE #12-243 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-243 with the approval to include a communication to DCS that the Board understands that the subject contract has a total fee of \$270,000, and that all future contract amendments and commission letters shall be subject to the Boards review and approval regardless of the scope, cost or location of the project. The motion passed unanimously.

The meeting adjourned.

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