

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 24, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 24, 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 19, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to accept the minutes of September 19, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-221 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 46-117-1A
Grantee: Town of East Windsor
Property: Various areas along Rye Street, East Windsor
Project Purpose: Assignment of Land to the Town of East Windsor
Item Purpose: Assignment of 20,829-SF of easement area and approximately 12,421 SF of drainage right of way to the Town of East Windsor for highway purposes in connection with the Reconstruction of Rye Street Project.

Ms. Goodhouse recommended board approval for the release and assignment of this real estate to the Town of East Windsor for highway purposes. 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 1998 & 1999 DOT acquired easements and drainage rights of way in East Windsor in connection with the reconstruction of Rye Street. Item #10 in project Agreement No. 01.27-02(97) stipulates that at completion, properties and rights acquired shall be returned to the municipality. In all, the Quitclaim

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deed assigns 20,829 SF of slope easements and 12,421 SF of drainage rights of way to the Town of East Windsor.

PRB #	12-222	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	61-139-1B		
Grantee:	Town of Hamden		
Property:	Various areas along Shepard Avenue, Hamden		
Project Purpose:	Assignment of Land to the Town of Hamden		
Item Purpose:	Deed revision for the assignment of approximately 53,846 SF of land, 17,276 SF of slope easement area and 3,273 SF of drainage right of way to the Town of Hamden for highway purposes in connection with the Reconstruction of Shepard Avenue Project which was previously approved as PRB File #12-170.		

Subsequent to the Board’s approval of this town road release (#12-170, June 28, 2012), the Office of the Attorney General (OAG) requested revisions as detailed in a letter dated July 12, 2012.

The OAG asked that the language in the DOT quit-claim deed be the same as that contained in the acquisition deeds with respect to rights acquired for drainage rights of way, such as rights “to enter onto the premises for the purpose of constructing, building, maintaining, cleaning, repairing, reconstructing and inspecting, at all times, the facilities contained within said drainage right of way, with appurtenances thereto, up, over, under and across said easement area, together with the further right to flow water through said facilities.” Prior releases have been approved by the OAG without repeating the language in the conveying instruments, but incorporating the rights “as contained in” or as “evidenced by” the acquisition document identified by Volume and Page as recorded in the land records. The proposed Quitclaim Deed is now presented for the Board’s approval.

Ms. Goodhouse recommended Board approval for the release of this real estate to the Town of Hamden. 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 Quitclaim Deed to release the real property are consistent with the descriptions in the DOT acquisition deeds. In 2001& 2002, DOT conducted various takings and acquisitions in connection with Project #061-139, the reconstruction of Shepard Avenue, Hamden. Under the project Agreement, No. 4.17-01(00) for Federal Project STPN-1061(101), Section 10 requires that that all properties and rights acquired will be released to the municipality for highway purposes upon completion of the project.

The project has been completed and DOT is now releasing to Hamden land totaling 53,846 sf; slope easements of 17,276 sf; and drainage rights of way areas totaling 3,273 sf., being the real estate acquired by the DOT within the project area back. This is a release along a town street for highway purposes only. There is no monetary consideration for the conveyance. The general location of the takings was near the intersection of Shepard Avenue with Route 10, Dixwell Avenue.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	12-237	Transaction/Contract Type:	“On-Call”
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Origin/Client: DCS /DCS **Contract:** OC-DCS-MEP-0030
Consultant: AI Engineers, Inc.
Project Purpose: New On-Call Contract
Item Purpose: On-Call contract to provide the State of Connecticut *Mechanical Electrical and Plumbing (“MEP”)* consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

PRB# 12-238 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MEP-0031
Consultant: Lawrence Mechanical, P.C.
Project Purpose: New On-Call Contract
Item Purpose: On-Call contract to provide the State of Connecticut *Mechanical Electrical and Plumbing (“MEP”)* consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

PRB# 12-239 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MEP-0033
Consultant: Diversified Technology Consultants, Inc.
Project Purpose: New On-Call Contract
Item Purpose: On-Call contract to provide the State of Connecticut *Mechanical Electrical and Plumbing (“MEP”)* consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

PRB# 12-240 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MEP-0034
Consultant: Kohler Ronan, LLC
Project Purpose: New On-Call Contract
Item Purpose: On-Call contract to provide the State of Connecticut *Mechanical Electrical and Plumbing (“MEP”)* consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

PRB# 12-241 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MEP-0035
Consultant: Salamone & Associates, P.C.
Project Purpose: New On-Call Contract
Item Purpose: On-Call contract to provide the State of Connecticut *Mechanical Electrical and Plumbing (“MEP”)* consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

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Mr. Dillon recommended approval of five On-Call Contracts to provide mechanical, electrical and plumbing (MEP) consulting support services. This is the 6th series of On-Call MEP Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The five On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 12/14/2014.

A Request for Qualifications (RFQ) for the consultant services was released in March 2012 and elicited 19 responses. All of the respondents were considered “responsive” and as such all of the submittals were considered for review. Thereafter, the DCS selection panel began the process of evaluating and short-listing 8 proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system.

At the completion of the State Selection Panel process; DCS Management Team reviewed the results and recommended “in the best interest of the State” the approval of all eight firms under this series. Since the completed RFP transmittal package identified 8 firms for approval under this series, it is anticipated that DCS will be submitting the three additional firms for approval in the near future.

OTHER BUSINESS

State Properties Review Board Annual Report to the Governor. The Board discussed and reviewed revisions to the draft SPRB Annual Report to the Governor. The report 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 #12-221 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-221. The motion passed unanimously.

PRB FILE #12-222 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12-222. The motion passed unanimously.

PRB FILE #12-237 thru #12-241 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #12-237 thru #12-241. The motion passed unanimously.

The meeting adjourned.

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