

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 28, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 28, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Pasquale A. Pepe
John P. Valengavich

Members Absent: Mark A. Norman

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

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 11 - 203 **Transaction/Contract Type:** RE / Lease Renewal
Origin/Client: DAS/JUD
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase and sale agreement at 9:40 a.m. and concluded at 9:50 a.m.

Mr. Josephy moved and Mr. Valengavich 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# 11-201 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-NN-627 **Origin/Client:** DPW / DDS
Contract: BI-NN-627-ENG Commission Letter #1

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Consultant: AECOM Technical Services, Inc.
Property: Southbury Training School, Southbury
Project Purpose: Sewer Plant Closing and Pump Station
Item Purpose: Commission Letter #1 to compensate the consultant for additional services required to convert the project documents to the updated six digit CSI format.

Mr. Dillon explained that AECOM's scope of services include the decommissioning and demolition of an existing water pollution control facility (WPCF) that involves the construction of a new mounded septic system for the "farm area", remediation of the sewer system inflow and infiltration onto the Main Campus, and construction of a new force main sewerage transfer system that is tied into the privately owned Heritage Village treatment plant. To facilitate closure of the WPCF, approximately 2,500 LF of the schools sewer line will be repaired. AECOM must also incorporate the requirements contained in the executed sewer agreements between the State and Heritage Village Water Company and ensure compliance with DOT requirements for the construction of a sewer pipe crossing Route 172. In order, construction and total project budgets were initially \$2,281,600 and \$3,227,164. In May 2010, these values were revised to \$3,100,000 and \$4,190,736 respectively. The majority of the projected costs will be funded by means of a \$4,000,000 DEP grant-in-aid under Special Act 1-1997, Section 32 (b) (1) with the balance anticipated from federal or other state funding programs.

Mr. Dillon said that Commission Letter #1 will modify AECOM's contract and provide for an additional \$7,844 in consulting fees to revise the contract documents. The Department of Construction Services ("DCS") has requested that the project manual/specifications be revised from the current five digit three part Construction Standards Institute ("CSI") format to the new 6-digit CSI format. It is DCS's belief that this revision will allow for a more detailed and updated specification be presented on the project.

Mr. Dillon recommended approval of the item.

OTHER BUSINESS

State Properties Review Board FY 2011 Annual Report. The annual report was discussed and finalized for publication.

The Board took the following votes in Open Session:

PRB FILE #11-201 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #11-201. The motion passed unanimously.

PRB FILE #11-203 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11-203. The motion passed unanimously.

State Properties Review Board FY 2011 Annual Report – Mr. Millstein moved and Mr. Valengavich seconded a motion to approve the FY 2011 Annual Report. The motion passed unanimously.

The meeting adjourned.

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