

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 22, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 22, 2015 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: Edwin S. Greenberg, Chairman
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice Chairman Millstein 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 OCTOBER 15, 2015. Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of October 15, 2015. The motion passed unanimously, except for Mr. Josephy who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-237 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DAS/DRS & CHRO
Property: 450 Columbus Boulevard, Hartford
Project Purpose: Assignment of Agencies to State Facilities
Item Purpose: Approval for the assignment of the Department of Revenue Services and the Commission on Human Rights and Opportunities from 25 Sigourney Street to 450 Columbus Boulevard pursuant to CGS 4b-29.

The Department of Administrative Services (“DAS”) is requesting Board approval pursuant to CGS 4b-29 for the relocation of the Department of Revenue Services (“DRS”) and the State Commission on Human Rights and Opportunities (“CHRO”) from state owned space located at 25 Sigourney Street to 450 Columbus Boulevard. DAS is requesting approval for the relocation of these Agencies as part of the planned relocation to 450 Columbus Boulevard as well as comply with the DAS directive to vacate 25 Sigourney Street.

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The relocation of these agencies is consistent with the Hartford Building Acquisition Program used by DAS to support its request to purchase various real estate assets in Hartford. SPRB staff has been informed that subject to Board approval these relocations are planned to occur in between June 2016 and August 2016.

Staff recommended approval of the item.

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

EXECUTIVE SESSION

PRB # 15-238 **Transaction/Contract Type:** RE /New Lease
Origin/Client: DAS/ DORS

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

The Board commenced discussion of the lease at 9:38 a.m. and concluded at 9:54 a.m.

Mr. Josephy moved and Mr. Norman 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# 15-236 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-T-606 **Origin/Client:** DCS/DEEP
Contract: OC-DCS-MEP-0031
Consultant: Lawrence Mechanical, P.C.
Property: Sherwood Island State Park, Westport
Project Purpose: Water Main Replacement Project
Item Purpose: Task Letter #2A to compensate the consultant for additional services related to the completion of a conceptual design study for the relocation of overhead utility lines into underground duct banks.

The Department of Energy and Environmental Protection (“DEEP”) has requested consultant services as part of the Sherwood Island State Park Water Main Replacement Project. Currently, the overall scope of the project involves the required design and construction administration for the replacement of two existing 8” underground water mains with a new 10” PVC water line. The new water line shall extend from Sherwood Island Lane to Compo Mill Cove. The scope of the project will also include abandoning the 8” lines in place as well as six fire hydrants that are currently connected to this line. These hydrants will be replaced by six new hydrants which will be relocated along the eastern portion of the site. The consultant design team will review the existing water distribution system, FEMA Maps for project conflicts, the DEEP Long Range Plan for the Park as well as the local water utility construction standards to ensure consistency for possible transfer via a maintenance agreement in the future. Lastly, the project

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scope will included the required coordination with DEEP and SHPO for review of potential endangered species and archaeological locations within the project area.

In September 2012, SPRB approved Lawrence Mechanical, P.C., (“LMP”) (PRB #12-238) as one of six firms under the latest On-Call Mechanical-Electrical-Plumbing (“MEP”) Consulting Services Contract. These contracts were later extended by DCS until April 2015.

Task Letter #2A in the amount of \$14,500 is an extension of Task Letter #2 in the amount of \$97,750 and the cumulative value of the task letters for this project exceed \$100,000 and therefore Task Letter #2A is subject to the Board’s review. As detailed in the scope letter from LMP to DCS dated July 14, 2015 the \$14,500 fee is intended to compensate the consultant for the following additional project scope: Completion of a phase one study to evaluate the relocation of the existing overhead electrical poles to underground duct banks; Completion of conceptual design schemes to evaluate the impact of providing additional empty duct bank lines for electrical, communication and cable networks as part of the current project; Complete an existing conditions survey of the poles and overhead lines; Discuss and evaluate the potential project with DEEP and EverSource representatives; Develop conceptual plans with site improvements inclusive of layouts, manholes and separation distances; and Provide a written narrative report with proposed engineering concepts.

This Task letter will also establish the Construction and Total Project Budgets at \$1,475,000 and \$2,077,500 respectively.

Staff recommended that the Board approve Task Letter #2A for Lawrence Mechanical, P.C. to provide design and conceptual study consulting services on this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-236 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #15-236. The motion passed unanimously.

PRB FILE #15-237 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #15-237. The motion passed unanimously.

PRB FILE #15-238 – Mr. Pepe moved and Mr. Norman moved seconded a motion to approve PRB File #15-238. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary