

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 24, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 24, 2016 in the State Office Building.

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

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

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF October 17, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of October 17, 2016. The motion passed unanimously, except for Mr. Josephy, who abstained from voting.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated September 1, 2016 listing property acquisitions, not in excess of \$5,000, processed during the month of August 2016.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 16-243 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/OCSA

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

The Board commenced its discussion of the above lease at 9:40 a.m. and concluded at 9:55 a.m.

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PRB # 16-244 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/DOI

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

The Board commenced its discussion of the above lease at 9:56 a.m. and concluded at 10:21 a.m.

Mr. Valengavich moved and Mr. Pepe 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# 16-248 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-2B-422 **Origin/Client:** DCS/DPH
Contract: OC-DCS-CIV/SUR-0026
Consultant: Freeman Companies, LLC
Property: 10 Clinton Street, Hartford CT
Project Purpose: Total Demolition and Site Restoration
Item Purpose: Task Letter #2 to provide design and construction administration services for the demolition of two former Department of Public Health laboratory buildings.

In general, this project involves the required site-civil, environmental, geotechnical, structural and mechanical design services for the engineered dismantling of the former Department of Public Health Laboratory at 10 Clinton Street in Hartford. The facility was originally constructed in 1965 with an addition added in 1981. The overall building comprises over 116,000 GSF over four floors as well as an entrance and basement level. The scope of services will include the design and construction administration required for the complete demolition of the structure inclusive of the connector to 79 Elm Street. Upon completion of this work, the site will be temporarily stabilized as a gravel parking lot with limited drainage improvements. The overall project scope will require a comprehensive demolition plan to address the confined access points, adjacent state facilities, residential abutters and normal business operations within this area. The project scope is also envisioned to include the abandonment of all site utilities, completion of a boundary survey, a geotechnical analysis, cost estimating and a final hazardous building assessment review report to confirm the completion of all abatement activities. The Construction Budget and total Project Budget have been initially established at \$1,890,000 and \$3,262,450 respectively for this project.

In March 2015, SPRB approved Freeman Companies, LLC (“FREE”) as one of six firms under the first On-Call Civil Engineering Services consultant contracts.

Task Letter #2 is a new formal task letter and subject to SPRB approval because the total value of the contract exceeds \$100,000. As detailed in the scope letter from FREE to DCS dated September 26, 2016 the \$283,450 is intended to compensate the consultant for the following project scope: preparation of SD,

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DD and CD Phase Design Plans; structural design drawings required for the demolition phases; abandonment of all site utilities utilizing GPR to document existing locations; completion of a boundary survey; design of a temporary gravel parking lot with limited drainage; a final hazardous building assessment review report; compensation for construction administration services.

It should be noted that this contract also includes a request for extended CA Services in the amount of \$94,500. DCS has confirmed that funding is available for this project.

Staff recommended that the Board suspend Task Letter #2 for Freeman Companies, LLC to provide consulting design and construction administration services on this project. Staff has some concerns regarding the need for a third party CA Services in light of the constructability, cost estimating and phasing constraints for this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-243 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-243. The motion passed unanimously.

PRB FILE #16-244 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-244. The motion passed unanimously.

PRB FILE #16-248 – Mr. Valengavich moved and Mr. Pepe seconded a motion to suspend PRB File #16-248, pending the receipt of additional project information regarding construction administration services. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary