

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 26, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 26, 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 19, 2015. Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of October 19, 2015. The motion passed unanimously, except for Mr. Josephy who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-243 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 138-215-01(A)
Grantee: Town of Stratford
Property: Various areas located along Huntington Road, Stratford
Project Purpose: Assignment of land to the Town of Stratford
Item Purpose: Assignment of various areas comprising 160 ± SF of land, 1,211 ± SF of easement area and 8,359 ± SF of drainage right of way to the Town of Stratford for highway purposes only which was originally acquired for the Reconstruction of Huntington Road Project.

DOT acquired and is now releasing the following land which was originally acquired for the Reconstruction of Huntington Road Project. The project is complete and it is necessary for the DOT to convey the property to the Town of Stratford for highway purposes, per Item No. 10 of Agreement No. 06.02-02(97). There is no monetary consideration. The Quit-Claim deed is

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intended to release rights that the State acquired, to be released to the Town of Stratford upon the completion of the project.

Staff recommends that the Board suspend action on this item so that certain errors in the Quitclaim Deed regarding the location of easements acquired can be corrected.

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 # 15-248 **Transaction/Contract Type:** RE /New Lease
Origin/Client: DAS/ JUD

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

The Board commenced discussion of the lease at 9:35 a.m. and concluded at 9:45 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# 15-242 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-2B-382 **Origin/Client:** DCS/CAS
Contract: BI-2B-382-ENG
Consultant: RMF Engineering, Inc.
Property: Capitol Area System Loop, Capitol Ave. & Washington St., Hartford
Project Purpose: CAS Capitol Street Crossing & Washington Street Extension Project
Item Purpose: New Contract to compensate the consultant for schematic design through construction document phase services as well as the required field investigations and construction administration required for the extension of the Capital Area System (“CAS”) Heating and Cooling Pipeline.

Staff reported that in general this project involves the design and construction for an extension of the Capital Area System (“CAS”) Heating and Cooling Pipeline. This extension is for the construction of two new 20” Chilled Water and two new 14” Hot Water Lines. The pipeline will be extended from the North side of Capitol Avenue, connecting to the State Office Building and then down Washington Street until termination at the existing Courthouse. The project scope does not include the on-site interconnection to existing buildings but upon completion of the loop State Government Buildings located at 80, 90 and 95 Washington Street as well as 101 Lafayette Street will be connected to the CAS. The overall project scope will also include all of the required site-civil engineering, geotechnical engineering, environmental evaluations, MEP system design and related support such as surveys and local traffic control. The initial

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overall construction and total project budgets have been established at **\$6,500,000** and **\$8,290,000** respectively.

In March 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Engineering Consultant Design Teams related to the Capitol Area System – Capitol Avenue Crossing & Washington St. Extension Project. DCS elicited four (4) responses. DCS then proceeded to review the four submittals and after the completion of the internal review process and all of the firms for short-listed interviews. These firms were BVH Integrated Services, P.C., Diversified Technology Consultants, Inc., BL Companies Connecticut Inc., and RMF Engineering, Inc. 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 RMF Engineering, Inc. (“RMF”) as the most qualified firm.

This item is contract in the amount of \$760,981 for RMF to provide Engineer Consultant Design Team Services for the completion of the Capitol Area System– Capitol Avenue Crossing & Washington St. Extension Project from the initiation of a schematic design – site investigation phase through the completion of the construction document phase and the subsequent construction administration. The overall compensation rate for this basic service is \$473,500 with an additional \$287,481 for special services for the total project fee of \$760,981. The special services detailed in the project scope include geotechnical engineering, site-civil survey support, environmental testing and test pit excavations.

Staff recommended that the Board approve this new contract for RMF Engineering, Inc. to provide design related services at the Capitol Area System – Capitol Avenue Crossing & Washington St. Extension Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-242 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-242. The motion passed unanimously.

PRB FILE #15-243 – Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #15-243, pending receipt of additional information. The motion passed unanimously.

PRB FILE #15-248 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #15-248. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary