

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 3, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 3, 2014 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

REAL ESTATE- NEW BUSINESS

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 # 14-271 **Transaction/Contract Type:** RE /Purchase & Sale Agreement
Origin/Client: DAS/ MD

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

Brigadier General Charles Sheehan of the CTANG, and Colonel Frank Detorie, Commander, 103rd Airlift Wing, joined the meeting at 9:31 a.m. when the Board commenced its discussion of the proposed agreement. The discussion concluded at 10:15 a.m. and Brigadier General Sheen and Colonel Detorie left the meeting.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF OCTOBER 27, 2014 and OCTOBER 28, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of October 27, 2014 and October 28, 2014. The motion passed unanimously, except for Mr. Valengavich, who abstained from voting.

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REAL ESTATE- UNFINISHED BUSINESS

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 # 14-227-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights

Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposed purchase at 10:20 a.m. and concluded at 10:32 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# 14-268 **Transaction/Contract Type:** AE / Task Letter

Project Number: BI-RT-867 **Origin/Client:** DCS/DOE

Contract: OC-DPW-MDE-0024

Consultant: GM2 Associates, Inc.

Property: Bullard THS, Bridgeport & Platt THS, Milford

Project Purpose: Fat Oil Grease (“FOG”) Separator Projects

Item Purpose: Task Letter #4A to compensate the consultant for additional design services related to the redesign of the ramp area, surface cross-sections and drainage improvements at Platt Technical High.

Staff reported that this project involves the design of sanitary waste piping and appropriate tank storage systems to bring each site into compliance with the discharge of wastewater from food preparation establishments. The design consultants will be tasked with verifying existing kitchen fixtures, pressure cleaning existing FOG lines, running dye tests to determine underslab connections and as completing a video inspection and radar analysis of the existing waste lines. The final design will incorporate the renovation of a new system in compliance with DEEP regulations including the use of a new passive grease tank, under slab grease waste piping with heat trace, the separation of all existing grease generating lines and the installation of new direct sanitary line from the passive grease tank to the sanitary lateral exiting the site

In June 2010, SPRB approved GM2 Associates, Inc. (“GM2”) as one of six firms under the latest On-Call Multi-Discipline/General Engineering (“MDE”) Support Services consultant contracts. Since that time DCS has amended these contracts to increase the maximum fee to \$750,000 (PRB #14-003) as well a common expiration date of 7/14/2014

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In April 2014, the Board approved Task Letter #4 under PRB #14-099 which was to compensate GM2 for completion of the design work required for the installation of new FOG separation system in compliance with DEEP permit requirements, as well as the design of a new passive grease tank, under slab grease waste piping with heat trace and the separation of all existing grease generating lines. Task Letter #4A is a new task letter in the amount of \$8,260 and subject to SPRB approval because the task letter is a continuation of Task Letter #4 approved by the Board under PRB #14-099. The Construction Budget and total Project Budget will still remain at \$1,621,250 and \$2,192,000 respectively.

As detailed in the scope letter from GM2 to DCS dated August 12, 2014 the \$8,260 is intended to compensate the Engineer for the following project scope which is exclusively related to the site conditions at Platt THS:

- Design of proper edge guards and hand rails along the loading dock ramp.
- Replace all non-code compliant windows adjacent to the ramp areas
- Design of a new ramp surface to correct slope deficiencies and cross-pitch issues over the length of the ramp. This will also include extending the cheek wall the length of the ramp.
- All of these design parameters are envisioned to correct existing adverse drainage and site access conditions at the site.
- GM2 will utilize the Maier Design Group as a sub-consultant for the architectural design aspects of this project.

Staff recommended that SPRB approve Task Letter #4A for GM2 Associates, Inc, to provide additional design consulting services on this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-227-A – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-227-A. The motion passed unanimously.

PRB FILE #14-268– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-268. The motion passed unanimously.

PRB FILE #14-271 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-271. The motion passed unanimously.

The meeting adjourned.

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