

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 14, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 14, 2011 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

ACCEPTANCE OF MINUTES OF November 7, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 7, 2011. The motion passed unanimously.

Mr. Pasquale Salemi, Deputy Commissioner of the Department of Construction Services, joined the meeting at 9:35 a.m.

Mr. Norman moved and Mr. Valengavich seconded a motion to move PRB #11-241 to the first item on the Agenda due to Deputy Commissioner Salemi's arrival. The motion passed unanimously.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 11-241 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-2B-344 **Origin/Client:** DCS / DAS
Contract: OC-DPW-ARC-0032 Task Letter #5
Consultant: Tecton Architects, Inc.
Property: Various sites, Hartford

Project Purpose: Building Evaluation Studies
Item Purpose: Task Letter #5 to compensate the consultant for the technical due diligence evaluation of various buildings.

Mr. Dillon summarized Task Letter #5, which is a proposal to contract with Tecton Architects, Inc. (TAI) for the evaluation of various buildings for state agency use. As detailed in the scope letter from DCS to the consultant, the fee of \$161,600 is intended to compensate the Architect for the following additions to the project scope: completion of property due diligence evaluations for properties identified in the task letter; additional evaluation of the current DOT Commuter Lot and the possibility of constructing a parking structure on the premises; the proposal also includes the use of the following sub-consultants: Kohler Ronan LLC for MEP and fire-proofing

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analysis; Macchi Engineers, LLC for structural reviews; and Sterling Elevator Consultants, LLC for an analysis of the existing vertical transportation systems. Mr. Dillon said that DCS has confirmed that funding is available for this project and that DCS has established a project budget of \$250,000 for consulting services and \$20,000 for Agency administration fees.

Deputy Commissioner Salemi briefed the Board on his background in capital asset management and operational planning, and he discussed agency space needs in general, and the subject Task Letter in particular. The analysis for each property will include a building conditions assessment report with an emphasis on the building system functionality, needed maintenance and repairs, useful life/replacement costs, anticipated 20-year capital investment plan and code deficiencies. It is anticipated that upon completion of these reports; TAI will be coordinating with the real estate consultant selected by DAS to develop a series of recommendations for the State.

The consultant TAI will also provide a review of all existing studies, development of As-Built floor plates, preparation of a digital photo log for each site, BOMA calculations, ADA & code reviews, elevator system analysis, annual energy/utility life cycle costing forensic testing of the existing parking garages and a building systems reports per the Construction Specification Institute ("CSI") format.

Deputy Commissioner Salemi left the meeting at 10:10 a.m.

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

EXECUTIVE SESSION

REAL ESTATE- NEW BUSINESS

PRB # 11 - 230 **Transaction/Contract Type:** RE /Lease Amendment
Origin/Client: DAS / DDS
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject Lease Amendment at 10:11 a.m. and concluded at 10:24 a.m.

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

Mr. Shane Mallory, Administrator of DAS Leasing, and Mr. Ronald Macchio, Director of Facilities for the Judicial Branch, joined the meeting at 10:25 a.m. The Board commenced its discussion concerning the subject Lease Amendment at 10:25 a.m. and concluded at 10:55 a.m., at which time Messrs. Mallory & Macchio left the meeting.

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

OPEN SESSION

COMMUNICATIONS

Mr. Dillon received a letter dated October 31, 2011 concerning the proposed transfer of state land in Haddam from J. H. Torrance Downes, Senior Planner, Connecticut River Gateway Commission, copies of which were

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provided to the Board.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS, continued.

PRB # 11 - 227 **Transaction/Contract Type:** RE / Assignment

Origin/Client: DOT / DOT

Project Number: 56-286-1(B)

Grantee: City of Stamford

Property: Valley Road Bridge, Stamford, CT

Project Purpose: Assignment of Land to the City of Stamford

Item Purpose: Assignment of approximately 338 SF of vacant land to the City of Stamford for highway purposes in connection with the Valley Road Bridge over Mianus River Project.

Ms. Goodhouse said that DOT acquired and is now releasing premises as originally acquired in a deed from Diane R. Mori, dated April 22, 2002, and recorded in Volume 6211 Page 244 of the City of Stamford Land Records. The total area is 2,002 sq. ft., of which 338 sq. ft. is in Stamford. The remainder is in Greenwich and will be conveyed to Greenwich for highway purposes.

The project for the Replacement of Valley Road Bridge #03959 over the Mianus River is complete and was accomplished with state and federal funds; it is now necessary to assign the land acquired to the city for highway purposes. There is no monetary consideration. The DOT File No. is 56-286-1B. The release to the city is specified as Item 11 in Agreement No. 10.21-02(99), dated December 13, 2000, which stipulates that all properties and rights acquired will be released for highway purposes to the municipality upon completion of construction.

Ms. Goodhouse recommended approval of the item, which complies with CGS Section 13a-80 governing the release of excess property by the commissioner of transportation.

PRB # 11 - 231 **Transaction/Contract Type:** RE / Conveyance of Property

Origin/Client: DOT/DOT

Grantee: Town of Farmington

Property: Vicinity of Goodrich Road adjacent to the Route 9 Ramp

Project Purpose: Conveyance of Property, Farmington

Item Purpose: Conveyance of land pursuant to Special Act No. 11-16 Section 5 comprising approximately 1.96-acres of unimproved wooded land for open space or recreational purposes.

Mr. Dillon explained that this conveyance is being completed pursuant to Special Act 11-16, Section 5. The parcel to be conveyed to the Town of Farmington includes approximately 1.96-acres of unimproved wooded land and is located along Goodrich in the vicinity of the Route 9 Ramp and I-84 in the Town of Farmington. The property is bounded to the North and West by State Route 9, to the South by land owned by the State of Connecticut and to the east by Goodrich Road beyond which is private residences. The approved legislative conveyance language states that the "Release Area = 1.60 acres", it has been subsequently confirmed by DOT that the site encompasses 1.96-acres. DOT has formally contacted the municipality which is willing to accept the larger property area. The conveyance area was originally acquired as part of the proposed I-291 project. The

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area to be conveyed comprises seven (7) takings completed between 1963 and 1965 at a cost of approximately \$115,000.

In 1985 custody and control of the property was transferred from DOT to DDS. In 2009 the property was returned to DOT and then deemed to be surplus to the needs of the State. In August 2010 DOT notified the local legislative delegation of their intention to make this property “surplus” to the State’s need. In 2011, the property was inserted into SA 11-16 as a legislative conveyance to the Town of Farmington. The conditions of the conveyance are that the property be used as Open Space or recreational purposes. In addition the deed contains reversion clauses should the State need the property for highway purposes, the Town of Farmington does not use the property for its intended purpose or does not maintain ownership or leases said parcel.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS, Continued.

PRB#	11-235	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: BI-DPW-ENGY-0019
Consultant:	O’Dea, Lynch, Abbattista Consulting Engineers, PC.	

Project Purpose: New On-Call Contract

Item Purpose: To provide DCS with engineering and consulting services to identify, evaluate and recommend energy modifications in order to reduce consumption and operating costs at state buildings.

Mr. Dillon reported that this is the fourth series of On-Call Energy Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2003. In this series, the Board has previously approved the firms of Diversified Technology Consultants Inc., BVH Integrated Services Inc., Alternative Resource Management Inc. and Fuss & O’Neill Inc. under PRB Approvals #11-181 through #11-184 respectively. The On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$400,000 per contract and a common expiration date of 11/30/2013. DCS has informed SPRB staff that they intend to award a total of six (6) contracts under this solicitation and as such will be submitting one additional contract in the near future. This memorandum is solely related to the review of O’Dea, Lynch, Abbattista Consulting Engineers, PC (“OLA”) the fifth firm selected under this series.

Mr. Dillon said that DCS has made some minor revisions to the boilerplate contract for this series to include the state’s rights for inspections, new non-discrimination language and sovereign immunity language. In addition, DCS has informed SPRB staff that they have modified the review process to eliminate the need for shortlist interviews and have based the entire recommendation on the submittal provided by each firm.

Mr. Dillon recommended Board approval of the contract for O’Dea, Lynch, Abbattista Consulting Engineers, PC (OLA) as a potential energy consultant for projects of various sizes and scope. OLA has provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. Originally established in 1974, OLA has a staff of 30± employees including four (4) project executives, over six (6) professional engineers and three (3) construction project managers. The company has been awarded one (1) On-call Contract with the DCS in the past two years and has been not been awarded a formal contract over the past two years.

OTHER BUSINESS

Mr. Norman moved and Mr. Millstein seconded a motion to reimburse Chairman Greenberg and Mr. Valengavich for site inspection of property in Bristol on November 11, 2011 (PRB #11-225). The motion passed unanimously.

The Board took the following votes in Open Session:

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PRB FILE #11-227 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11- 227. The motion passed unanimously.

PRB FILE #11-230 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11- 230. The motion passed unanimously.

PRB FILE #11-231 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11- 231. The motion passed unanimously.

PRB FILE #11-235 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11- 235. The motion passed unanimously.

PRB FILE #11-241 - Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #11- 241. The motion passed unanimously.

The meeting adjourned.

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