

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 8, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 8, 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

**ACCEPTANCE OF MINUTES OF DECEMBER 1, 2014 and DECEMBER 3, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 1, 2014 and December 3, 2014. The motion passed unanimously.

### 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 #** 14-294-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 9:35 a.m. and concluded at 9:55 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

### REAL ESTATE – NEW BUSINESS

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**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>14-300</b>	<b>Transaction/Contract Type:</b>	AE / Amendment
<b>Project Number:</b>	BI-2B-179	<b>Origin/Client:</b>	DCS/DPH
<b>Contract:</b>	BI-2B-179-CAC		Amendment #5
<b>Consultant:</b>	A/Z Corporation		
<b>Property:</b>	State of Connecticut Public Health Laboratory, Rocky Hill		
<b>Project Purpose:</b>	DPH New Public Health Laboratory Project		
<b>Item Purpose:</b>	Contract Amendment to compensate the consultant for additional services related to the extended contract completion date, building commissioning and FF&E coordination.		

The new Public Health Laboratory is located at 395 West Street, Rocky Hill. The construction consisted of a new building of approximately 100,000 GSF, 200 employee vehicle parking area, visitor’s parking area, and a separate secured delivery area with incidental parking; site work, all utility extensions from existing services points to the new building, landscaping, and all building components for a fully functional and operational laboratory building. This project was intended to replace the 66,000 SF laboratory building situated at Clinton Street, Hartford. The project is located on a formally undeveloped 22-acre site adjacent to the Veterans Home in Rocky Hill. The construction budget was established at \$49,300,000 (\$439.00/GSF) and the total project budget is \$75,939,950.

The Public Health Laboratory provides analytical services to the state’s health care, public health, and environmental providers. The Laboratory supports DPH’s public health programs in disease detection and monitoring, bio-monitoring, environmental health, and the Safe Drinking Water program. The Laboratory also provides laboratory support for other state agencies, including the Departments of Environmental Protection, Agriculture, Consumer Protection, Public Safety, and Labor as well as the Federal Bureau of Investigation.

The new facility houses the following program elements including, but not limited to, administrative & scientific support services, biological laboratories, environmental chemistry & bio-monitoring laboratories and emerging sciences labs, including Bio-Safety Level 3 Laboratories and appropriate supporting infrastructure.

Contract Amendment #5 is intended to once again revise AZC’s contract with an increased fee amount of \$55,870 to compensate the consultant for CA services related to ongoing building commissioning and additional FF&E coordination/ relocation management services on the project due to the various BSL-3 Laboratory construction contract delays. SPRB staff recommended approval of this contract amendment for A/Z Corporation to provide additional contract CM services and additional FF&E coordination.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-294-A**– Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File

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#14-294-A. The motion passed unanimously.

**PRB FILE #14-300**– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-300. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary