

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 26, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 26, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Staff Present: Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF March 19, 2018. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of March 19, 2018. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	18-044	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	City of Torrington		
Property:	Torrington Armory, 153 South Main Street, Torrington		
Project Purpose:	Exercise of Option to Renew Lease		
Item Purpose:	Renewal of Lease-out for a 5-year term commencing January 1, 2019 to allow for the continued use of the 0.69-acre property improved with a 22,662 SF armory building for various municipal purposes.		

The Torrington Armory is a two-story facility containing 22,662 GSF of building area, located on a 0.69 acre site. The Military Department declared the property surplus to its needs in 1993 and the City of Torrington has leased the Torrington Armory since 10/24/1994 (PRB File #93-592). The current lease was approved by the Board under PRB #13-257, and will expire 12/31/18. The lease has a renewal option, which the City wishes to exercise, keeping the current lease agreement in place through 12/31/2023.

This is a standard State lease-out agreement. The 5-year annual rent has been and remains \$100. The State may terminate the lease at any time with 180 days prior written notice. The State may also reserve the Armory for events, by arrangement with the City. The City must maintain the Armory, including windows, doors, carpeting, systems, fixtures, and equipment. The Lessor shall, at its sole discretion,

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repair and maintain the exterior and structural portions of the premises, including plumbing, electrical, heating and ventilating systems, to the extent such systems presently exist.

The Chairman recommended suspending action on this item pending the receipt of additional information from DAS about any potential use of the facility by state agencies currently in leased space in the Torrington Area.

PRB #	18-045	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	061-138-004C		
Grantee:	Town of Hamden		
Property:	Land and Easements located along West Woods Road, Hamden		
Project Purpose:	Assignment of real estate to the Town of Hamden for highway purposes		
Item Purpose:	Assignment of land and easements to the Town of Hamden for highway purposes only, originally acquired for the West Woods Road at Whitney Avenue (CT Route 10) intersection improvements project.		

Board approval for the release of this real estate is recommended. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds. DOT acquired and is now releasing land and easements originally acquired for the West Woods Road at Whitney Avenue (CT Route 10) Intersection Improvements Project. The project is complete and it is necessary for the DOT to convey the property to the Town of Hamden for highway purposes. The property is appurtenant to the Hamden municipal roadway system. The release areas comprise a total of 58,629 SF of land in 7 takings; and 12,782 SF of easements in 8 takings.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	18-046	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-CTC-526	Origin/Client:	DCS/BOR
Contract:	OC-DCS-ARC-0048		
Consultant:	AE Design Group, LLC		
Property:	Asnuntuck Community College, Enfield		
Project Purpose:	New Manufacturing Technology Center – Phase II - Renovations		
Item Purpose:	Task Letter #8A to compensate the consultant for the completion of additional design services		

In general, this project involves the design and construction administration for the upgrade and renovation of approximately 11,000 GSF of existing manufacturing department space. The overall project scope is intended to include but not be limited to mechanical, electrical and plumbing upgrades (“MEP”), improved life safety systems, upgraded code complaint toilet rooms a new locker room and modernized welding shop. Any remaining spaces may be programmed as general classroom or administrative areas. The project Task Letter will also require the design consultant to include built-in classroom casework,

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confirm MEP equipment capacity, revise audio-visual equipment outlets/connections, confirm live load ratings per current code and coordinate as needed with community college staff for the relocation of equipment and resources. In November 2014, SPRB approved AE Design Group, LLC (“AED”) (PRB File #14-280) as one of eight firms under the latest On-Call Architectural Support Services consultant contracts. These contracts have a maximum contract fee of \$1,000,000 with a common expiration date January 15, 2017.

Task Letter #8A in the amount of \$8,500 is an extension of Task Letter #8 in the amount of \$184,432 approved by the Board in PRB File #16-312. As part of this submittal, the construction budget and total project budget have been increased to \$1,970,000 and \$3,203,600 respectively. As detailed in the scope letter from AED to DCS dated December 9, 2017 the \$8,500 fees is intended to compensate the Architect for the following project scope: completion of ventilation system upgrades for Fabrication Room 14C and the Welding Shops; completion of revisions to the argon gas system piping system; LED lighting upgrades; and review of structural loading requirements for the MEP upgrades.

Staff recommended that the Board approve Task Letter #8A AE Design Group, LLC to provide additional consulting design services on this project. The revised overall basic service fee is 9.80% of the construction budget, and is within the established guideline rate of 12.0% for this Group B Renovation Project.

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Halpert moved and Mr. Valengavich seconded a motion to approve meeting and mileage fees for Chairman Greenberg and Mr. Josephy in connection with a March 23, 2018 meeting in Hartford with the Department of Administrative Services. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #18-044— Mr. Josephy moved and Mr. Halpert seconded a motion to suspend PRB File #18-044, pending receipt of additional information from DAS about any potential use of the facility by state agencies that are currently in leased space in the Torrington area. . The motion passed unanimously.

PRB FILE #18-045 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #18-045. The motion passed unanimously.

PRB FILE #18-046 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #18-046. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary