

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On January 6, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 6, 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

**Staff Present:** Brian A. Dillon, Director  
Mary E. Goodhouse, Real Estate Examiner  
Anna L. Candelario, Executive Secretary

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 30, 2010.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of December 30, 2010. The motion passed unanimously.

#### COMMUNICATIONS

#### REAL ESTATE - UNFINISHED BUSINESS

#### REAL ESTATE - NEW BUSINESS

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

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Executive Session. The motion passed unanimously.

#### EXECUTIVE SESSION

**PRB #** 10 - 338 - A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

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

The Board commenced its discussion concerning the subject purchase of agricultural development rights at 9:47 a.m. and concluded at 9:55a.m.

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

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

## **OPEN SESSION**

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

### **ARCHITECT-ENGINEER - NEW BUSINESS**

**PRB #** 10 - 344 **Transaction/Contract Type:** AE / Task Letter  
**On Call #:** OC-DPW-ROOF-0015, Roofing  
**Project Number:** BI-NN-654 **Origin/Client:** DPW / DDS **Task #1A**  
**Consultant:** Gale Associates, Inc. (being the same as and transacting business in Connecticut as Gale Consultants, Inc.)

**Property:** Various Sites, STATEWIDE CT

**Project Purpose:** Install New Roofs, Hartford Regional Center, Newington and John Dempsey Center, Putnam

**Item Purpose:** Design and construction administration services to augment the roof deck at the Hartford Regional Center to bring into compliance with current Connecticut Building Code relative to snow load requirements.

Mr. Dillon said that Task Letter #1A, in the amount of \$4,520, is intended to compensate the consultant; Gale Associates, Inc. (GA) for additional services at the Hartford Regional Center located at Mountain Road in Newington. The facility is currently utilized by the Department of Developmental Services (DDS).

Specifically, this project will entail additional schematic and construction document design development to address “*overstressed roof conditions related to unbalanced snow loads as outlined by the current Building Code*”. As part of the design process GA will develop a restoration scope to bring the existing roof system to acceptable strength thresholds. This will primarily involve the design of new steel decking to bring the structure into code compliance.

The Board previously approved the above-captioned On-Call Contract for a maximum total cumulative fee of \$300,000 and a term that expires on August 14, 2011. This On-Call contract is for “Roofing Support Services” and is intended to utilize consultants to provide roofing support services for buildings under the control of DPW. This is the 9<sup>th</sup> such series of these contracts and has been approved under PRB #09-175. In June 2010, GA was awarded Task

Letter #1 in the amount of \$119,000 under PRB #10-160, which was a contract with GA to provide roof design, and construction administration services in order to replace roofs on five buildings. The five buildings are in the custody and control of the Department of Developmental Services. The regional centers are intermediate care congregate living facilities for the intellectually disabled. The new project under TL #1A will involve the approval of an additional lump sum fee of \$4,520 to compensate the Engineer for the following additional services.

- Complete additional structural analysis of the roof structures at the Hartford Regional Center.
- Complete additional engineering design to develop a restoration scope so that the existing roofs will comply with the threshold loads identified in the building code.
- Complete the design and specifications for new steel decking and attachments for the building.

After this task letter, the contract has a balance of \$176,480. GA has provided an updated gift and campaign contribution affidavit as required by PA 07-1.

Mr. Norman recommended that the item be approved.

#### **OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #10-338-A** – Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #10-338-A pending, but not limited, to the results of a site inspection which is scheduled for Wednesday, January 19, 2011. The motion passed unanimously.

**PRB FILE #10-344** – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #10-344. The motion passed unanimously.

The meeting adjourned.

BAD:MG/alc