

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 11, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 11, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich

**Members Absent:** Pasquale A. Pepe

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF July 3, 2013.** Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of July 3, 2013. The motion passed unanimously.

### COMMUNICATIONS

### REAL ESTATE- UNFINISHED BUSINESS

**PRB #** 12-295      **Transaction/Contract Type:** RE / Lease Out  
**Origin/Client:** DAS/DAS  
**Lessee:** ARTREACH, Inc.  
**Property:** Uncas on Thames Campus, 401 West Thames Street, Norwich  
**Project Purpose:** Lease-Out of Office and Storage Space in Unit #702  
**Item Purpose:** Lease-out for continued use of approximately 1,664 SF of office area on the first floor and 1,040 of basement storage area to ARTREACH, Inc. for program purposes to assist adults with mental illness and substance abuse disorders.

At its meeting held on December 10, 2013 the State Properties Review Board voted to suspend this submittal due to various inconsistencies throughout the lease agreement related to the correct spelling of the non-profit group executing the documents. DAS proceeded to re-execute the documents with the correct legal name "ARTREACH, Inc." As such the lease documents are now being submitted for Board review and approval. Staff recommended Board approval for the continued use of this state owned space for the Lessee for its programs in support of adults with mental illness and substance abuse disorders. As required by CGS §4b-38, the City of Norwich has been notified of the lease; the State Treasurer has determined that the lease will not affect the status of any tax-exempt bond obligations.

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**REAL ESTATE- NEW BUSINESS**

**PRB #** 13-149 **Transaction/Contract Type:** RE / Lease Out  
**Origin/Client:** DAS/DMHAS  
**Lessee:** City of Middletown  
**Property:** 112 Bow Lane, CT Valley Hospital Campus, Middletown  
**Project Purpose:** Lease-Out for Shepherd Home  
**Item Purpose:** Lease-out for continued use of the entire three floors of the building located at 112 Bow Lane to be utilized as the Shepherd Home; a transitional living facility for up to 70 homeless adults.

Staff recommended that the Board approve a new lease of the Shepherd Home, located at 112 Bow Lane, on the CVH campus. The existing lease expired 9/7/2012. The new lease will provide continued use of the property as a non-profit transitional living facility for up to seventy (70) homeless adults. DAS has authority to lease the premises under CGS 4b-38. The State Treasurer has confirmed that the lease will not affect the status of any bond obligations issued.

The lease is for 5 years and there is one option to renew for an additional 5 year term. The State may terminate with 180 days notice. The rent is \$1.00 for the term. The Lessor is responsible for general maintenance and repairs and all housekeeping. The DAS Standard Lease-Out Form is consistent with the statutory and administrative requirements of DAS and the OAG. In addition to the standard terms, the parties agree:

- The City will provide all necessary police and fire protection.
- The City has a contract with Mercy Housing and Shelter Corporation to manage the programs at Shepherd Home. Qualified personnel will be assigned to operate the programs.
- Only homeless adults over age 18 will be housed.
- Residents shall be screened and statistical records maintained on their characteristics, as permitted by law, and such records, if permitted, shall be shared with DMHAS and DSS.
- Food service, bedding, furniture, linens and laundry service will be provided to the residents; reasonable transportation will be provided; janitorial service and day-to-day upkeep of the building will be provided at Lessee's expense.

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 #** 13-150 **Transaction/Contract Type:** New Lease  
**Origin/Client:** DAS/ DCF

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

The Board commenced discussion of the proposed Lease at 9:51 a.m. and concluded at 10:16 a.m.

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

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**OPEN SESSION**

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 13-145 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-T-601 **Origin/Client:** DCS/DEEP  
**Contract:** OC-DPW-ARC-0036 Task Letter #4B  
**Consultant:** Northeast Collaborative Architects, LLC  
**Property:** Hammonasset Beach State Park, Madison  
**Project Purpose:** New Building Meigs Point Nature Center  
**Item Purpose:** Task Letter #4B to compensate the consultant for additional design services related to the incorporation of a geothermal well, photovoltaic energy system and a revised septic system layout.

Staff reported that this project involves the design and construction administration of a new building for the Meigs Point Nature Center at Hammonasset Beach State Park. The project will scope will include the development of a new nature center inclusive of full ADA accessibility requirements, a bus drop off area, public contact station, public toilets in excess of the minimum code requirements, a large multi-purpose seating room for up to 100 people, exhibit space/touch tanks, outdoor reception area and the integration of green and passive energy technologies at the facility.

In April 2010, SPRB approved Northeast Collaborative Architects, LLC (“NCA”) formally known as Bianco Giolitto Weston Architects, LLC as one of four firms under the latest On-Call Architect Series of consultant contracts.

Task Letter #4 B is a new task letter and is subject to SPRB approval because it is an extension of Task Letters #4 & #4A which have a cumulative project fee over \$100,000. All of the Task Letters for this project have previously been reviewed and approved by the Board.

The initial Construction Budget and Total Project Budget were \$991,136 and \$1,400,000 respectively. This Task Letter in the amount of \$57,695 will revise the Construction Budget and Total Project Budget to \$1,191,136 and \$1,722,091 respectively. Including this submittal, the Architect’s total fee for the project will be \$191,295. As detailed in the scope letter from NCA to DCS dated March 26, 2013 the \$57,695 is intended to compensate the Architect for the following project scope:

- Completion of the design and specifications for the incorporation of a geothermal well to air heat pump system inclusive of DDC controls.
- Completion of the design and specifications for a photovoltaic electrical array system as an alternative source of power for the nature center. This work will be consistent with the study funded under TL #4A.
- Completion of a design alternative and lay-out for the septic system to accommodate the latest plan involving a geo-thermal well field.

DCS has confirmed that funding is available for this project. Staff recommended that the Board approve Task Letter #4B.

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**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-295-** Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-295. The motion passed unanimously.

**PRB FILE #13-145-** Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-145. The motion passed unanimously.

**PRB FILE #13-149-** Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-149. The motion passed unanimously.

**PRB FILE #13-150-** Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #13-150, pending the results of a site inspection, and receipt of additional information about the proposed Lease Agreement. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary