

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On September 19, 2022 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on September 19, 2022 remotely via telephone conference at (866)-692-4541, passcode 85607781.

#### **Members Present:**

Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert  
Jeffrey Berger  
William Cianci

#### **Members Absent:**

#### **Staff Present:**

Dimple Desai  
Thomas Jerram

#### **Guests Present**

Jolita Lazauskas, CFO – DAS Business Services

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

### **OPEN SESSION**

#### **1. ACCEPTANCE OF MINUTES**

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the September 15, 2022 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

<b>PRB File #:</b>	22-139
<b>Transaction/Contract Type:</b>	RE – Memorandum of Understanding
<b>Origin/Client:</b>	DAS/DMHAS/DOT
<b>Property:</b>	Bridgeport, Central Ave (1466) & Barnum Ave (1193)
<b>Project Purpose:</b>	Temporary Greater Bridgeport Community MHC Parking
<b>Item Purpose:</b>	New 2 Year MOU

#### Project Background

Under prior PRB Files #15-234, 16-229, 17-185 and 20-177, the State Properties Review Board approved Task Letters #1, #1A, #1B and #1C to the On Call Contract OC-DCS-MDE-0028 to provide Multi-Discipline Engineering design and construction administration services for the rehabilitation of an existing two-level parking structure at Greater Bridgeport Community Mental Health Center in Bridgeport, CT (BI-MH-121). The project includes the addition of surface level parking spaces extending

from the upper level of the parking structure, site storm water system upgrades, lead paint removal, and connection to a dedicated storm water system as required by the city.

Additionally, DCS had retained Michael Baker International under Task Letters #1A and #1B and #1C to the On Call Contract OC-DCS-CA-0035 to provide construction administrator services for the construction phase through the completion of the Project. CA services commenced in February 2022.



Under this Proposal (#22-139), DAS and DMHAS are now seeking approval of a 24-month Memorandum of Understanding with DOT for 200 parking spaces to park vehicles at the surface parking lot at 700 Main Street, Bridgeport. The lot is approximately 2 miles south of the DMHAS hospital campus and will require valet service to and from the campus. The parking lot is under the custody and control of DOT and DOT will provide the parking at no cost to DMHAS. DAS provided the following narrative in support of their request:

The parking garage located at the State-Owned DMHAS Hospital at 1635 Central Ave in Bridgeport is undergoing reconstruction. OPM recently approved an RFS/ISR/IFR for funding required to accommodate costs associated with the relocation of 200 staff parking spaces for the duration of the garage reconstruction project which is slated to take between 18-24 months. The area surrounding the DMHAS hospital is densely developed and alternative parking options in the immediate area do not exist. After expanding the search area to identify any possible parking options in the City of Bridgeport, DAS identified a lot under the custody and control of DOT at 700 Main St, approximately 2 miles from the DMHAS Hospital. Although this lot requires that DMHAS engage shuttle services to transport staff to and from the lot, it is going to be the most cost effective option based on the location and per car rate of other available parking in Bridgeport.

DAS began discussions with DOT to determine if this was a viable option. DOT ultimately agreed to allow DMHAS to use the lot for the duration of the garage reconstruction project at no cost to DMHAS other than the shuttle service.



The terms of the MOU are as follows:

<b>Item</b>	<b>Proposed Agreement</b>
PRB#	22-139
Address	700 Main Street
Facility	DOT-Owned Surface Parking Lot
Spaces Provided	200 non-reserved spaces
Initial Term	24 months, commencing upon SPRB Approval
Fee	\$0
Additional Rent	None
Renewal Option	Yes, if garage construction not complete

**RECOMMENDATION:** Board approval is recommended for this MOU with DOT providing 200-car parking to DMHAS at no cost.

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER – NEW BUSINESS**

**7. OTHER BUSINESS**

Board Members reviewed and discussed the draft copy of the Board’s Annual Report to the Governor and the members of the joint standing committees of the General Assembly in preparation for the October 1, 2022 submission.

Ms. Lazauskas, CFO, DAS Business Services attended the Board Meeting to provide some background on why it is taking a little longer to process the vouchers. She informed Members that the current retirement wave, including some staff moving on to other agencies, her office is down 10 staff. Because of this shortage there is a backlog of work. She also informed Members that pursuant to CGS 4a-71, her office has 45 days to process the vouchers; unless there is a contract specifically identifying a quicker turn around. This situation will not improve until her office is fully staffed. Having said that she informed the Board that they will try to process the vouchers in a timely manner but may not be look how it was before.

**8. VOTES ON PRB FILE:**

**PRB FILE #22-139** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #22-139. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, September 22, 2022.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary