

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 10, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 10, 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

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 JANUARY 3, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of January 3, 2011. 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 - 337 **Transaction/Contract Type:** RE / License Agreement
Origin/Client: DPW / DPW

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject License Agreement at 9:45 a.m. and concluded at 10:00 a.m.

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 - 343 **Transaction/Contract Type:** AE / Commission Letter
Contract No.: BI-CTC-426-ARC
Project Number: BI-CTC-426 **Origin/Client:** DPW / CTC **CL #4**
Consultant: DuBose Associates, Inc. Architects

Property: Tunxis Community College, 271 Scott Swamp Road, FARMINGTON CT

Project Purpose: Phase Two Campus Development, Tunxis Community College, Farmington

Item Purpose: Compensates Architect to perform design and construction administration services for engineering revisions, easement, encroachment permitting and survey work to the college campus entry drives and traffic patterns on State Route 177.

Mr. Dillon reported that the project consists of the construction of (i) a new 30,000± GSF classroom/office building, (ii) renovations to a 7,700± GSF building k/a Bidstrup Hall to accommodate the Early Childhood Education Program, (iii) renovations to the existing façade of the 300 Building, a one-story, 31,457 GSF facility, (iv) the demolition of the 200 Building, a one-story, 21,000± GSF improvement and (v) reconfiguration of the Library to serve as swing space.

Mr. Dillon said that Commission Letter #4 in the amount of \$25,300 is intended to compensate the consultant; DuBose Associates, Inc. Architects (DBA) for additional services at Tunxis Community College Phase II Development Project. Specifically, this project will compensate the architect and is sub-consultants for additional engineering required for revising the geometric layout of the North and South Entry Drives based on State Traffic Commission conditions for approval. In addition, DOT has requested easements for the new traffic signal and specified alternative traffic signal span supports which will necessitate the need for an existing aerial power line survey to be completed. DBA has also revised its sub-consultant team as part of this proposal and has contracted with Freeman Companies LCC for civil services in contrast to Civil Strategies LLC who had been initially retained for this effort.

The Board initially approved the above-captioned architect's contract (PRB 08-401) for a maximum fee of \$1,413,225 on January 5, 2009. Since this approval SPRB has approved three additional commission letters which are detailed further in this memo.

The new scope under CL #4 will involve the approval of an additional lump sum fee of \$25,300 to compensate DBA

and its sub-consultants for the following additional services. This work has been identified by DBA as a continuation of CL#2 (PRB 10-116) which was approved by SPRB on 5/24/2010 in the amount of \$14,542.

- Complete survey and layout work for the revised entrance drives as required by STC.
- Complete engineering design for the revised entrance drives as required by STC.
- Prepare DOT easement and encroachment permits.
- Complete the design and specifications for bidding and construction of the improvements.
- Attend meetings as required and respond to state agency and client questions
- Provide Construction Administration services.

The Board discussed Mr. Dillon's recommendation that SPRB suspend this approval until additional information requested by SPRB is provided.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #10-337 – Mr. Norman moved and Mr. Millstein seconded a motion to reject PRB File #10-337 for the following reasons: (1) the garage parking rental rate to be received from the Licensee is below the rate being paid by the State for parking in the surface lots proximate to the 60 Washington Street parking garage; (2) the use of the 87 spaces, which were to be licensed for the weekday use of Bushnell employees for 5 years with two automatic 5-year renewal terms, can be used for State employee parking. This may allow for the termination of a current surface lot license agreement for State employee parking, resulting in reduced costs to the State. The motion passed unanimously.

PRB FILE #10-343 – Mr. Norman moved and Mr. Pepe seconded a motion to suspend PRB File #10-343 pending receipt of additional information regarding the project scope. The motion passed unanimously.

The meeting adjourned.

BAD:MG