

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 27, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 27, 2012 in the State Office Building.

Members Present: Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Brian A. Dillon, Director

Vice-Chairman Millstein 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 AUGUST 15, 2012 and AUGUST 20, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 15, 2012 and August 20, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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 # 12-210 **Transaction/Contract Type:** New Lease
Origin/Client: DOL/DOL
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed lease at 9:33 a.m. and concluded at 9:44 a.m.

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

OPEN SESSION

REAL ESTATE- NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB# 12-209 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-CTC-437 **Origin/Client:** DCS/CTC
Contract: BI-CTC-437-ARC
Consultant: Tecton Architects, Inc.
Property: Asnuntuck Community Technical College, Enfield
Project Purpose: Campus Renovations to Asnuntuck Community Technical College
Item Purpose: New contract for the consultant to provide various pre-design studies and assessments prior to establishing a program of priority projects identified under the current budget constraints from schematic design until the completion of construction.

Mr. Dillon stated that in general the project involves the completion of a pre-design study and schematic design documents for major renovations and improvements to Asnuntuck Community Technical College (“ACTC”) which was originally constructed in 1969. The existing facility is comprised of one building containing 166,000 SF situated on 36.7-acres. This contract is also intended to include the complete design services required for the expansion of the *Manufacturing Technology Program* which currently resides at ACTC. ACTC has dedicated \$1.1-Million of funding to this program as part of this overall project. The overall project is intended to include a re-design of the main entrance, roof replacement and expansion to the manufacturing program. The project may also include upgrades to both the MEP and HVAC systems and possible construction of additional building area. The pre-design study once completed will assist in the establishment of the project scope and priorities based upon an established construction budget of approximately \$9.4-Million.

This contract is for *Architect/Engineer Consultant Design Team Services* for the completion of an existing conditions survey, pre-design study and an existing infrastructure assessment. Upon completion of this work; Tecton Architects, Inc. will be responsible for the completion of the priority projects identified under the project budget constraints from schematic design until the completion of construction. The overall compensation rate for this basic service is **\$148,236** and an additional **\$294,820** for special services. As such the total project fee is **443,056**. The special services detailed in the project scope include the existing conditions survey, pre-design study, existing infrastructure assessment, survey work, geotechnical engineering and a State Traffic Commission analysis.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to Special Act 05-1 Section 21(j)(4) by the State Bond Commission

Mr. Dillon recommended that SPRB approve this new contract in the amount of \$443,056 for Tecton Architects, Inc. to provide project planning and design services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-209- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-209. The motion passed unanimously.

PRB FILE #12-210 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-210. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary