

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 6, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 6, 2015 in the State Office Building.

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

Staff Present: Brian A. Dillon, Director
Mary 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 JUNE 29, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 29, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 14-145 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DOT / DOT
Project Number: 134-124-010C
Grantee: City of Danbury
Property: Two Parcels identified as “F” and “N” located along the Still River, Danbury
Project Purpose: Lease of vacant land, DOT Agreement No. 12.30-04(14)
Item Purpose: Five year lease with two-five year renewal options for approximately 3.875-acres of land identified as Parcel “F” and Parcel “N” within the State Route 7 right-of way. The areas will be used for a linear park with bicycle and pedestrian access as part of the Still River Greenway.

On 3/27/2000, DOT entered into a five year lease agreement, with renewals, with the City of Danbury regarding the construction and maintenance of a linear park along the Still River. The leased area would be combined with related easements from private owners to create a corridor that would be open to bicycle and pedestrian traffic.

Two parcels were leased from DOT: Parcel “N” - 3.875 acres within and adjacent to the right of way of CT Route 7; and Parcel “F” - 0.157 acres within the right of way of I-84, Exit 8. The lease allowed for two 5-year extensions, and was approved by SPRB (#00-160).

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PRB #15-145 is a new lease that will continue the use of the property for a linear park, allowing bicycle and pedestrian access to the DOT land. As before it is a five year lease with two five-year renewals. The only cost to the City is a \$500 administrative fee. The City pays all costs associated with the use of the premises, and maintains a 6 foot high, chain-link fence along the lease line. Lease includes specifications as contained in "Standard Highway Lease Specifications & Covenants: Governmental" dated 8/9/2013, which are attached to the lease. The specifications include insurance and indemnification requirements.

Staff recommended approval of the item. The commissioner of transportation has the authority under CGS §13a-80 and §13a-80a to enter into lease agreements, subject to the approval of OPM (received 5/11/2015) and the SPRB. By City Resolution dated October 7, 2014, the Common Council approved the subject lease agreement, with payment of \$500 to the State, and authorized the Mayor to enter into the lease agreement on behalf of the City. The City has provided an insurance certificate indicating that the required liability insurance is in place.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-144	Transaction/Contract Type:	AE / New Contract
Project Number:	CF-RW-330	Origin/Client:	DCS/ECSU
Contract:	CF-RW-330-CA		
Consultant:	Strategic Building Solutions, LLC		
Property:	Shafer Hall, Eastern Connecticut State University, Willimantic		
Project Purpose:	Shafer Hall Renovation Project		
Item Purpose:	New contract to compensate the consultant for the required construction administration services from design through construction for the renovation of the existing Shafer Hall from an academic use building to a residential life facility.		

Staff reported that in general this project involves the design and construction for the complete renovation of the existing Shafer Hall from an existing academic use building to a residential life facility. The existing building is three story building comprising approximately 70,100 GSF and was constructed with a masonry exterior and concrete floor decks. The building is currently utilized for the Performing and Visual Arts Program, general purpose classrooms, the AKUS Gallery and Shafer Auditorium. The current renovation concept is envisioned to include the construction of approximately 100 residential beds within various unit configurations. The scope of work will also include upgraded HVAC systems, electrical improvements, new plumbing systems, the installation of a new elevator as well as exterior improvements for pedestrian, occupant and vehicle parking areas.

In March 2014 the Department of Construction Services ("DCS") issued a Request for Qualifications for Construction Administration Services related to the ECSU Shafer Hall Renovation Project. DCS elicited seven responses to the advertisement of which all of the respondents were considered "responsive". After completion of the internal review process, four firms were selected for short-listed interviews. These firms were Downes Construction Company, LLC, Strategic Building Solutions, LLC, Turner Construction Company, and The Whiting Turner Contracting Company, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established

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weighted ranking system. At the conclusion of the process DCS identified Strategic Building Solutions, LLC (“SBS”) as the most qualified firm.

This contract is for Construction Administration Services for the completion of the ECSU Shafer Hall Renovation Project from the design phase to bidding and through the subsequent completion of construction inclusive of project close-out. The overall compensation rate for this basic service is \$742,000 with an additional \$168,650 for special services for a total project fee of \$910,650. The special services detailed in the project scope include project estimating, commissioning and specialized building envelope commissioning.

Staff recommended approval of this new contract for Strategic Building Solutions, LLC to provide construction administration services at the ECSU Shafer Hall Renovation Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-144 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-144. The motion passed unanimously.

PRB FILE #15-145 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-145. The motion passed unanimously.

The meeting adjourned.

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