

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 21, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 21, 2016 in the State Office Building.

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

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 14, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of July 14, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB #	16-045	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	050-060-003A		
Grantee:	Adam Mayer		
Property:	Northeasterly side of State Route 59 adjacent to 75 Senior Place, Fairfield		
Project Purpose:	Sale of Excess Property to Sole Abutter		
Item Purpose:	Release of 6,069 SF \pm of vacant land located along the northeasterly side of State Route 59 and adjacent to 75 Senior Place which was originally acquired for the Route 59 Improvements Project in 1947.		

The release parcel is a portion of the CT Route 59 highway right of way, and was acquired in 1947, located on the northerly side of Route 59 (Stratfield Road) where it meets Senior Place, Fairfield. The release is a 6,069 SF bow-shaped parcel, approximately 360 feet in length, and about 35 feet wide at its widest point. The entire release parcel is subject to a DOT sight line easement.

The parcel has been requested by the sole abutting landowner at 75 Senior Place, owning 0.445 acres (19,400 SF), improved with an older single family residence accessed from Senior Place. The property has 111.5 feet of frontage on Senior Place and 358.08 feet of frontage on Stratfield Road. There is driveway access from both streets. All public utilities are available. The parcel is very irregular in shape.

The addition of the release parcel will allow subdivision to the Grantee's property into 2 residential lots. After assemblage, the subject will contain 25,469 SF; have adequate frontage on 2 streets, and enough

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area to accommodate the 75' square requirement. According to information provided by the DOT, the property was approved for subdivision in the past based on inclusion of the DOT parcel. Therefore, it is assumed that with the addition of the release parcel, an additional lot will be created. Town records show that at the December 2015 meeting, Planning & Zoning Commission voted to hold a public hearing on the "re-subdivision application of Adam Mayer for two (2) lots in an A Zone."

On February 22, 2016, the Board suspended this item in order for the DOT to provide additional information regarding the determination of the amount of \$52,000 to be paid to the State for the release parcel. On July 18, 2016, the DOT requested that this item be returned to Rights of Way for modifications.

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 16-177 **Transaction/Contract Type:** RE / Purchase and Sale Agreement
Origin/Client: DAS/DAS
Property: 330 Main Street, Manchester
Buyer: Armory Group, LLC
Project Purpose: Sale of Surplus Property
Item Purpose: Approval of Purchase and Sale Agreement for the disposition of 1.6 acres, together with all buildings and improvements situated thereon, previously the site of the CT Army National Guard Manchester Armory.

Statutory Disclosure Exemption: 1-210(b)(24)

The Board commenced its discussion on the proposed agreement at 10:04 a.m. and concluded at 10:28 a.m.

PRB # 16-178 **Transaction/Contract Type:** License Agreement
Origin/Client: DAS/ DAS

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

The Board commenced its discussion on the proposed agreement at 10:29 a.m. and concluded at 10:49 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB#	16-183	Transaction/Contract Type:	AE / New Architect Contract
Origin/Client:	DCS/BOR		
Contract:	BI-RW-329-ARC		
Consultant:	MDS National, Inc.		
Property:	Eastern Connecticut State University, Willimantic		
Project Purpose:	Goddard Hall – Communications Renovation		
Item Purpose:	New Architect's Contract to provide services in connection with the complete renovation and upgrades to the Goddard and Communications buildings.		

Staff reported that this project involves the design and construction of a planned major renovation to Goddard Hall and the Communications Building at the Eastern Connecticut State University (“ECSU”) Campus. Goddard Hall is a two story structure comprising approximately 44,245 GSF. The building was constructed in 1967 and is comprised of steel and concrete with a brick veneer. The Communication Building is a two story structure comprising approximately 36,498 GSF. The building was constructed in 1975 and is also comprised of steel and concrete with a brick veneer. A connector currently exists between both of the buildings which will be upgraded as part of this project as well. The overall goal of the project is to complete the replacement of primary building components (HVAC, plumbing, elevator replacement, electrical, window, doors and storefronts) to both of the existing structures inclusive of minor space re-programming and utilization. The primary goal of the project is to upgrade the major building systems and provide some minor internal renovations and finish upgrades for classrooms, faculty offices, toilet rooms and support services area. The current project schedule anticipates a phased construction program starting with the renovation of the Communications Building first. The overall construction and total project budget have been established at **\$22,458,000** and **\$31,382,000** respectively.

In July 2013 the Department of Construction Services (“DCS”) issued a Request for Qualifications for architect & consultant design teams which elicited sixteen responses to the advertisement of which all the respondents were considered “responsive”. DCS then proceeded to review the sixteen submittals and after the completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows, MDS National, Inc., Stantec Architecture, Inc., Antinozzi Associates, P.C., and Fletcher-Thompson, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system.

At the conclusion of the process DCS identified MDS National, Inc. (“MDS”) as the most qualified firm. MDS is located in Boston, Massachusetts. This firm was established in 1993 and has over 30 employees which includes 10± registered Architects, Landscape Architects and Interior designers. MDS will be operating under its Professional Corporation Architecture License No. AEX.0000478.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Goddard Hall & Communication Building Renovation Project from the schematic design phase through the construction document phase, bidding and the subsequent completion of construction. The overall compensation rate for this basic service is \$2,314,373 with an additional \$64,150 for special services *for a* total project fee *of* \$2,378,523. The special services detailed in the project scope include geotechnical/environmental engineering, land surveying and FF&E consulting. DCS has confirmed for SPRB that funding is available for this contract.

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Staff recommended that the Board approve this new contract for MDS National, Inc. to provide design related services at the ECSU Goddard Hall & Communication Building Renovation Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-045 – Mr. Pepe moved and Mr. Valengavich seconded a motion to return PRB File #16-045 as requested by the Department of Transportation. The motion passed unanimously.

PRB FILE #16-177 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-177. The motion passed unanimously.

PRB FILE #16-178 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-178. The motion passed unanimously.

PRB FILE #16-183 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-183. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary