

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 28, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 28, 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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 21, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of July 21, 2016. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

| | | | |
|-------------------------|---|-----------------------------------|----------------------|
| PRB # | 16-182 | Transaction/Contract Type: | RE / Lease Extension |
| Origin/Client: | DEEP / DEEP | | |
| Lessee: | Town of Ridgefield | | |
| Property: | A portion of the Norwalk River Watershed Project Site #3, Ridgefield, CT | | |
| Project Purpose: | Lease Extension for State Owned Property | | |
| Item Purpose: | Lease Extension for 2.146 acres of land for a new term of twenty (20) years, pursuant to Special Act 15-1, Section 22 which authorizes continued use of the property by the Town for public recreational purposes, including athletic fields and other related uses, as stipulated. | | |

The submittal was originally approved by the Board in January 2011 (PRB File #11-005) to allow the lease of 2.146 acres of vacant land located in the Town of Ridgefield to the Town of Ridgefield for recreational purposes. The site is in the vicinity of the intersection of Sanford Station Road and U.S. Route 7 near the Ridgefield/Redding Town Line as shown on a survey map provided. The premises were originally acquired by DEEP in conjunction with a flood control project along the Norwalk River. The town acknowledges that maintaining the integrity of the premises for flood control and prevention purposes shall be paramount in the granting of any approvals requested from the State under this lease.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 28, 2016

Page 2

The term of the lease was for 10 years commencing July 1, 2010 and ending on June 30, 2020. The approved lease allowed the State to terminate the lease for violation of terms of the lease, or if there is a determination that any use is in conflict with flood control and prevention. The Town was also allowed to terminate at any time with proper notification to DEP (refer to Sections 19 & 20 of lease). Monetary consideration for the approved lease was \$1.00 per year. The premises shall be used only for athletic fields and related uses. There is a stipulation that no lighting may be installed on the premises; State shall give prior approval to any improvements, which shall be done at lessee's sole cost and expense; as additional rent, the Town shall pay any maintenance charges and all taxes, utilities, and levies of any kind.

The proposed lease extension between the Town of Ridgefield and the DEEP is being mandated pursuant to Special Act 15-1, Section 22 which requires that Section (a) of the original legislative conveyance be amended to require that DEEP extend the terms of the lease for 20 years under the same terms as the original lease.

Staff recommended Board approval of the lease extension. The lease complies with Section 22a-324 of the CGS which authorizes the commissioner of environmental protection to sell or lease real property owned by the state which was acquired for watershed program purposes. According to DEEP, the lease extension form has been reviewed by the Office of the Attorney General for legal sufficiency. The leased premises will be available to the general public (no residency restrictions) for recreational purposes. The lease includes insurance provisions, dictated by OPM, requiring the Town to maintain insurance, naming state as insured party, for commercial general liability, comprehensive automobile liability, worker's compensation & employer's liability. Contractors will be duly licensed and maintain errors & omissions coverage, all as stipulated in Section 14 of the lease. The proposed lease extension is consistent with the requirements of Special Act 15-01, Section 22.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

| | | |
|-------------------------|---|---|
| PRB# | 16-186 | Transaction/Contract Type: AE / New Contract |
| Project Number: | BI-RD-290 | Origin/Client: DCS/WCSU |
| Contract: | BI-RD-290-ARC | |
| Consultant: | Tai Soo Kim Partners, LLC | |
| Property: | Western Connecticut State University, Danbury | |
| Project Purpose: | Higgins Hall Major Renovations Project | |
| Item Purpose: | New Contract to provide complete design phase services, bidding and construction administration for the Higgins Hall Major Renovations Project at Western Connecticut State University Project. | |

Staff reported that this project involves the design and construction of a planned major renovation to Higgins Hall at the Western Connecticut State University ("WCSU") Campus. Higgins Hall is comprised of two buildings encompassing approximately 90,000 GSF of existing structure. The overall goal of the project is to complete a major "like new" renovation of the existing structure inclusive of complete space re-programming and utilization. The primary goal of the project is to create an updated plan and atmosphere for classrooms, faculty offices and support services area. The project program may include a small building addition to establish a more formal building entrance that is cohesive with planned

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 28, 2016

Page 3

program and space layout. As part of the project, all building systems will be replaced including but not limited to HVAC Systems, Plumbing, electrical Services, A/V equipment and telecommunication requirements. The overall construction and total project budget have been established at \$22,184,486 and \$34,576,000 respectively.

In February 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect & Consultant Design Teams related to the WCSU Major Renovations to Higgins Hall Project. DCS elicited 11 responses to the advertisement of which 10 submittals were considered “responsive”. DCS then proceeded to review the ten submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, Amenta/Emma Architects, P.C., Tai Soo Kim Partners, LLC, ID3A, LLC, The S/L/A/M Collaborative, Inc. and SviGals + Partners, LLP. 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 Tai Soo Kim Partners, LLC (“TSKP”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the WCSU Major Renovations to Higgins Hall Project with the completion of a pre-design study and then the initiation of a schematic design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate for this basic service is \$2,032,500 with an additional \$219,853 for special services, for a total fee of \$2,252,353. The special services detailed in the project scope include traffic engineering, geotechnical/environmental engineering, land surveying and FF&E consulting.

Staff recommended that the Board approve this new contract for Tai Soo Kim Partners, LLC to provide design related services at the WCSU Major Renovations to Higgins Hall Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-182 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-182. The motion passed unanimously.

PRB FILE #16-186 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-186. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary