

STATE PROPERTIES REVIEW BOARD

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

The State Properties Review Board held its regular meeting on November 28, 2016 in the State Office Building.

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

Members Absent: 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 NOVEMBER 21, 2016. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of November 21, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-271	Transaction/Contract Type:	RE / Easement Agreement
Origin/Client:	DAS/MB		
Grantee:	The Southern New England Telephone Company d/b/a/ Frontier Communications of Connecticut		
Property:	Former National Guard Armory, 284 New Canaan Avenue, Norwalk		
Project Purpose:	Telephone Distribution Easement and Agreement		
Item Purpose:	Non-exclusive right and easement to provide telephone distribution services to the area designated for the installation of telecommunications equipment under license agreement issued to Cingular Wireless PCS, LLC.		

The proposed easement and agreement is consistent with CGS 4b-22a, which allows the Commissioner of DAS to grant easements on state property for the purposes of installing, maintaining and operating public utilities. SNET requires an easement over and across the site of the Norwalk Armory in order to provide telephone distribution services to the area licensed by Cingular Wireless PCS, LLC under a telecommunications (cell tower) license agreement allowing Cingular to install, maintain & operate improvements and equipment (PRB #13-197).

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 28, 2016

Page 2

The easement is shown on a compilation map (not submitted to the Board) dated January 23, 2015, and revised August 8, 2016 prepared by LRC Group, and the legal description is included as Exhibit A.

This easement is being provided for the purposes of extending public telephone service for the improvements and equipment that will provide telecommunication services under the license granted to Cingular. As of 9/17/2013, the State granted Cingular a license for approximately 4,000 SF including the air space above (limited to 200 feet above) with access from New Canaan Avenue over an existing driveway

The Licensed Premises are located at the north side of an existing parking lot located to the north of the Armory building. Within the licensed premises, the Cingular has the right to install equipment and construct two monopoles (proposed height: 140 feet) which must meet all applicable engineering industry standards and requirements, as well as all Siting Council, FCC and/or FAA requirements, to be erected and maintained by AT&T or its agent. Within the access area, license is granted to install above and below grade utility connections necessary for the Licensee to provide wireless telecommunications.

Staff recommended that the Board suspend this item in order to request that DAS provide a copy of the compilation plan showing the easement area to be granted. Staff also noted that references to the compilation plan on Page 2 of the Agreement were not consistent with the plan referred to in Exhibit A.

PRB #	16-272	Transaction/Contract Type:	RE / Easement Agreement
Origin/Client:	DAS/MB		
Grantee:	The Connecticut Light and Power Company d/b/a/ Eversource Energy, Inc.		
Property:	Former National Guard Armory, 284 New Canaan Avenue, Norwalk		
Project Purpose:	Electric Distribution Easement and Agreement		
Item Purpose:	Non-exclusive right and easement to provide electric distribution services to the area designated for the installation of a telecommunications equipment under license agreement issued to Cingular Wireless PCS, LLC.		

Similar to the previous item, Staff recommended that the Board suspend this item for the granting of an electric distribution utility easement to The Connecticut Light and Power Company d/b/a/ Eversource Energy, Inc. pursuant to Pursuant to CGS 4b-22a. Staff recommended that the Board suspend this item in order to request that DAS provide a copy of the compilation plan showing the easement area to be granted. Staff also noted that references to the compilation plan on Page 2 of the Agreement were not consistent with the plan referred to in Exhibit A.

The proposed easement and agreement is consistent with CGS 4b-22a, which allows the Commissioner of DAS to grant easements on state property for the purposes of installing, maintaining and operating public utilities. CL&P requires an easement over and across the site of the Norwalk Armory in order to provide electric distribution services to the area licensed by Cingular Wireless PCS, LLC under a telecommunications (cell tower) license agreement allowing Cingular to install, maintain & operate improvements and equipment (PRB #13-197).

The easement is shown on a compilation map (not submitted to the Board) dated January 23, 2015, and revised August 8, 2016 prepared by LRC Group, and the legal description is included as Exhibit A.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 28, 2016

Page 3

This easement is being provided for the purposes of extending public electric service for the improvements and equipment that will provide telecommunication services under the license granted to Cingular. As of 9/17/2013, the State granted Cingular a license for approximately 4,000 SF including the air space above (limited to 200 feet above) with access from New Canaan Avenue over an existing driveway.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-273	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RT-874	Origin/Client:	DCS/DOE
Contract:	OC-DCS-ROOF-0024		
Consultant:	Hoffman Architects, Inc.		
Property:	Bullard Havens Technical High School, Bridgeport		
Project Purpose:	Roof Replacement, Building A		
Item Purpose:	Task Letter #4A to provide additional design and construction administration services for the Bullard Havens THS Roof Replacement, Building A Project.		

Staff reported that in August 2014, Hoffman Architects, Inc. (“HAI”) was contracted by the Department of Construction Services (“DCS”) to perform testing and an in-depth visual inspection of the existing EPDM roof on Building A at the Bullard Havens Technical High School Campus. The overall scope of work was intended to include design and construction administration services for the removal and replacement of the EPDM roof down to the tectum deck, demolition of an existing antennae, removal and replacement of RTU screens and replacement of built-up roofing systems and standing seam copper sections. The main roof area was estimated to be 19,300 GSF with three stair towers totaling approximately 825 GSF. The work was approved was approved by DCS as Informal Task Letter #5 in the amount of \$87,155 under Contract # OC-DCS-ROOF-0019. At that time the overall project budget and construction budget were established at \$900,000 and \$655,000 respectively.

In September 2014, SPRB approved Hoffman Architects, Inc. (“HAI”) as one of six firms under the latest On-Call Roof Support Services Series of consultant contracts. These contracts were originally set to expire in November 2016 and have a maximum cumulative fee of \$300,000. The contract value have been subsequently increased to \$500,000 via Contract Amendment #1 which was approved by the Board in August 2015.

Task Letter #4A is subject to SPRB approval because the cumulative fee for the project already exceeds \$100,000. This fee is considered an extension of Task Letter #5 (OC-DCS-ROOF-0019) and #4 in the amount of \$52,126 which was approved (PRB File #15-205) under the OC-DCS-ROOF-0024 Contract Series. The total Construction Budget for the project has been maintained at \$688,000 and the Architect’s total fee for the project is now increased \$178,722. The revised Architects fee also includes expanded CA services.

Staff recommended that the Board suspend Task Letter #4A for Hoffman Architects to provide additional design services and expanded CA services on the project, pending receipt of additional information regarding the project and the fees requested by the consultant.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 28, 2016

Page 4

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-271 – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB File #16-271, requesting that DAS provide the compilation plan, and clarify the plan references in the easement agreement. The motion passed unanimously.

PRB FILE #16-272 – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB File #16-272, requesting that DAS provide the compilation plan, and clarify the plan references in the easement agreement. The motion passed unanimously.

PRB FILE #16-273 – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB File #16-273, pending the receipt of additional project information. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary