

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 16, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 16, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF MARCH 9, 2017. Mr. Valengavich noted that the Agenda has a scrivener's error indicating acceptance of minutes of March 9, 2015 instead of the intended acceptance of minutes of March 9, 2017. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of March 9, 2017. The motion passed unanimously, with Mr. Josephy abstaining from voting as he was absent from the meeting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 17-045-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed purchase at 9:54 a.m. and concluded at 10:15 a.m.

PRB # 17-056 **Transaction/Contract Type:** RE / Lease Renewal
Origin/Client: DAS / JUD
Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

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The Board commenced its discussion of the proposed lease renewal at 10:16 a.m. and concluded at 10:35 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-048	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-Q-672C	Origin/Client	DCS/MD
Contract:	OC-DCS-MBE-ARC-0003		
Consultant:	id3A, LLC		
Property:	Enfield Armory		
Project Purpose:	Armory Kitchen, Shower & Latrine Facilities Renovation Project		
Item Purpose:	Task Letter 4A to provide additional design and construction administration services in connection with renovations to the kitchen, shower & latrine facilities at the Enfield Armory.		

Staff reported that this project involves the renovation/construction of a new 1,300 GSF kitchen facility inclusive of a food preparation, cooking, serving and storage areas. The renovated area will also include a commercial dishwashing operation and reach-in freezers and refrigerators. The renovated shower/latrine area will include ADA accommodations, design standards for a 50/119 female to male split, expansion of shower areas and additional private shower stalls. The project shall also include the construction of a general storage area, air conditioning in office areas and the infrastructure and pad for a generator. This work shall be accomplished consistent with the National Guard Bureau DG 415-5 Regulations except for the toilet counts and freezer area.

In April 2014, SPRB approved ID3A, LLC (“ID3A”) (PRB File #14-080) as one of four firms under the first On-Call MBE Architectural Support Services consultant contracts. These contracts had a maximum contract fee of \$500,000 and expired on May 31, 2016. This Task Letter for ID3A is considered an extension of Task Letter #4 issued in March 2016 for this project.

Task Letter #4A is a new task letter in the amount of \$13,500 and subject to SPRB approval because the submittal is an extension of Task Letter #4 and the cumulative value of the task letters for this project now exceeds \$100,000. The Construction Budget and total Project Budget have been established at \$775,218 and \$1,021,939 respectively.

As detailed in the scope letter from ID3A to DCS dated June 10, 2016 the \$13,500 is intended to compensate the Architect for the following project scope: completion of Technical and Infrastructure design work for various interior improvements; development of plans for structured cabling, raceway conduits and low voltage systems; completion of faceplate and modular telecommunication outlets with labeling and testing; additional design services to provide layout options to expand locker counts and locations; and additional design services for revised layout options within the kitchen area to include

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access doors, mobile serving equipment and an additional hand washing sink. Staff recommended that the Board approve Task Letter #4A for ID3A, LLC to provide additional consulting design services on this project.

OTHER BUSINESS

Discussion of the 2017-2022 State Facility Plan. Members discussed and reviewed staff comments pertaining to the 2017-2022 State Facility Plan, which comments will be submitted to the Secretary of the Office of Policy and Management as required by CGS §4b-23(c).

The Board took the following vote in Open Session:

PRB FILE #17-045-A – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-045-A. The motion passed unanimously.

PRB FILE #17-048 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-048. The motion passed unanimously.

PRB FILE #17-056 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-056, said approval to include a note stating that the Board’s approval anticipates the installation of new carpet and paint as required by Article 4.06 of lease agreement. If the Lessor does not provide new carpet and paint, it is the Board’s understanding that DAS will negotiate a rent credit from the Lessor equivalent to the amount of the cost of new paint and carpet installation. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary