

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 24, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 24, 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

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 July 17 and July 19, 2017. Mr. Josephy moved and Mr. Halpert seconded a motion to accept the minutes of July 17 and July 19, 2017. The motion passed unanimously, except for Mr. Valengavich who abstained from voting as he was absent for the meeting on July 17th due to vacation.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-198	Transaction/Contract Type:	RE / Grant of Easement
Origin/Client:	DOT/DOT		
Project No.:	092-532-019B		
Grantee:	Magellan Terminals Holdings, L.P.		
Property:	333 Waterfront Street, Southwesterly of I-95 Northbound, New Haven		
Project Purpose:	Conveyance of pipeline easement through State property		
Item Purpose:	Easement Agreement conveying a defined easement area totaling 9,915±SF under, over and across portions of State land for the purpose of constructing, installing, maintaining, replacing, operating and repairing pipelines and associated appurtenances in connection with the Construction of I-95 Corridor Project.		

Staff reported that the construction of the I-95 New Haven Harbor Crossing Corridor Improvements Project required the relocation of petroleum pipelines owned by Magellan Terminals Holdings, L. P. The new pipeline route is across state land at 333 Waterfront Street, acquired for the DOT project. The easement is 30 feet in width, and commences at the DOT property line, on the easterly side of Waterfront Street and runs under the Waterfront Connector, and continues northerly across DOT property. The length of the easement is approximately 330 linear feet.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 24, 2017

Page 2

There is no consideration paid to DOT for this easement in that the relocation was made necessary by the DOT project.

Staff recommended Board approval of the item. PRB #17-198 corrects PRB #17-052, which was prepared as a "Quitclaim Deed." The Office of the Attorney General required the document to be executed as an "Easement." Granting the pipeline easement will relocate the petroleum pipeline to a site that will accommodate the highway and railroad construction required in connection with the I-95 New Haven Harbor Crossing Corridor Project. The description of the easement area is consistent with the compilation plan prepared by DOT. With the approval of the SPRB, the Commissioner of DOT has authority to grant such easements under CGS Section 13a-80.

PRB #	17-199	Transaction/Contract Type:	RE / Grant of Easement
Origin/Client:	DOT/DOT		
Project No.:	092-532-019C		
Grantee:	Greater New Haven Water Pollution Control Authority		
Property:	333 Waterfront Street, Southwesterly of I-95 Northbound, New Haven		
Project Purpose:	Conveyance of sanitary sewer easement through State property		
Item Purpose:	Easement Agreement conveying a perpetual easement within an area totaling 1,550±SF under, over and across portions of State land for the purpose of relocating a pipeline on State property, which relocation was required to accommodate highway and railroad construction in connection with the Construction of I-95 Corridor Project.		

the construction of the I-95 New Haven Harbor Crossing Corridor Improvements Project required pipelines installed by the Greater New Haven Water Pollution Control Authority (GNHWPCA) to be moved to accommodate the highway and railroad construction. The new sewer line route is across state land at 333 Waterfront Street, which DOT acquired for the I-95 Corridor project. The easement is 10± feet in width, and runs from the east side of Waterfront Street through the State property until it reaches property of the City of New Haven. The length of the easement is approximately 150 linear feet.

There is no consideration paid to DOT for this easement in that the GNHWPCA was directed by DOT to install their facilities at this location.

Staff recommended Board approval of the item. The Easement granting the sanitary sewer easement will relocate the sewer line to a location that accommodates the highway and railroad construction required in connection with the I-95 New Haven Harbor Crossing Corridor Project. The description of the easement area is consistent with the compilation plan prepared by DOT. With the approval of the SPRB, the Commissioner of DOT has authority to grant such easements under CGS Section 13a-80.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-197	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-JA-465	Origin/Client:	DCS/DOC
Contract:	BI-JA-465-ARC		
Consultant:	WEP USA, Inc.		

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 24, 2017

Page 3

Property: York Correctional Institute, Niantic (East Lyme)
Project Purpose: Central Plant and Distribution System
Item Purpose: New contract to compensate the consultant for design and construction administration of the project to replace central plant and piping at York Correctional Institute.

Staff reported that this project involves the complete renovation and equipment replacement of the existing 9,700-GSF Central Plant. The project will include the design of a new boiler system with a dual fuel system (natural gas and #2 fuel oil back-up), new chillers, variable drive pumps, and cooling tower cells. The project scope will also include the complete renovation of the existing plant, a new centralized building management control system, updated fire alarm system and planned expansion space. Due to the ongoing system failures, the project scope will also include the complete replacement of all 32,000-LF of 10-inch hot water and chilled water supply and return underground piping that services the system. This work will include all the required valve replacements and vault connections to connect all eighteen buildings located on the campus. As part of the initial project scope, the overall construction and total project budget have been established at **\$45,800,000** and **\$60,000,000** respectively.

In October 2016 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Architect & Consultant Design Teams* related to the **York Correctional Central Plant and Distribution Project**. DCS elicited seven (7) responses to the advertisement of which all the respondents were considered “responsive”. DCS then proceeded to review the seven submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, Weston and Sampson Engineers, Inc., BVH Integrated Services, P.C., Van Zelm Haywood & Shadford, Inc., Burns & McDonnell Engineering Company, Inc. and Parson Brinkerhoff, 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 **WSP USA, Inc (formerly Parsons Brinckerhoff, Inc.)** as the most qualified firm.

This contract is for *Architect/Engineer Consultant Design Team Services* for the completion of the York **Correctional Central Plant and Distribution 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 **\$2,755,570** with an additional **\$211,600** for special services. As such the total project fee is **\$2,967,170**. The special services detailed in the project scope include geotechnical/environmental engineering, land surveying and a design contingency. SPRB Staff recommended approval of this contract.

PRB# 17-200 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MDE-0039
Consultant: Stantec Consulting Services, Inc.
Project Purpose: New On-Call Series
Item Purpose: On-Call Contract to provide the State of Connecticut consulting services for multi-disciplined engineering services for various projects statewide.

Staff reported that This is the 7th series of On-Call Multi-Disciplinary Engineering Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2004. This is the sixth and final submittal by DCS for this on-call series. The other five (5) On-Call Contracts that are part of this contract series

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 24, 2017

Page 4

were approved by the Board on June 1, 2017. All of these contracts have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/31/2019. The five previous contract approvals were as follows:

- PRB # 17-138, Fuss & O'Neill, IncContract #OC-DCS-MDE-0035**
- PRB # 17-139, BVH Integrated Services, P.C.....Contract #OC-DCS-MDE-0036**
- PRB # 17-140, AI Engineers, Inc.....Contract #OC-DCS-MDE-0037**
- PRB # 17-141, Diversified Technology Consultants, Inc.....Contract #OC-DCS-MDE-0038**
- PRB # 17-142, HAKS Engineers, P.C.....Contract #OC-DCS-MDE-0040**

The 6th series, awarded in 2014, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. These contracts were subsequently amended by DCS in June 2016 to increase the maximum contract amount to \$750,000 as well as provide for a time extension until February 2017.

Upon completion of the internal review process the selection committee selected the top five firms as well as the highest ranking MBE firm (“DTC”) for approval under this on-call series. As such this series includes the submission of six consulting firms. At this time DCS has submitted all of the firms except; Stantec Consulting Services, Inc. for review and approval by the Board. This submittal was only for Stantec Consulting Services, Inc. SPRB Staff recommended approval of this new on-call contract.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #17-197 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-197. The motion passed unanimously.

PRB FILE #17-198 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-198. The motion passed unanimously.

PRB FILE #17-199 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-199. The motion passed unanimously.

PRB FILE #17-200 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-200. The motion passed unanimously.

The meeting adjourned.

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