

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 2nd, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 2nd, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
Jack Halpert

**Members Absent:** John P. Valengavich, Secretary

**Staff Present:** Rosamond S. White

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF March 29th, 2018.** Mr. Halpert moved and Mr. Josephy seconded a motion to accept the minutes of March 1, 2018. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 18-060-A **Transaction/Contract Type:** AG / Purchase of Develop.  
Rights

**Origin/Client:** DoAG/DoAG

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

The Board commenced its discussion for the purchase of Develop. Rights at 10:27 a.m. The Board concluded its discussion of this item at 10:32 a.m.

Mr. Josephy moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:33 am. The motion passed unanimously.

### OPEN SESSION

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**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER - NEW BUSINESS**

**PRB#** 18-048 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-JA-467 **Origin/Client:** DCS/COR  
**Contract:** OC-DCS-MDE-0022  
**Consultant:** Alfred Benesch & Company, Inc.  
**Property:** Enfield Correctional Facility, Enfield  
**Project Purpose:** Enfield Water Storage Tanks Project  
**Item Purpose:** Task Letter #4C to compensate the consultant for additional design services required for additional survey investigations in connection with the project.

In general, this project involves the design of and construction of a new 500,000-gallon elevated multi-column tank with an associated control system that will be interconnected to the existing water system. The basis of design and construction for this project was developed as part of the site feasibility pre-design study completed by the consultant in January 2014 under TL #4. This project is intended to include completion of all permit requirements, survey support as well as the required site-civil engineering for the associated access road, lighting, utilities and storm water drainage.

In June 2010, SPRB approved James Purcell Associates, Inc. (“JPA”) as one of six firms under the latest On-Call Multi-Discipline/General Engineering (“MDE”) Support Services consultant contracts. Since that time JPA has been acquired by Alfred Benesch & Company, Inc. (“ABC”) which has assumed liability for these contracts. Subsequently ABC f/k/a JPA has been approved for the following tasks under this series:

• Task Letter #1	Tunxis Comm. College Study	\$ 8,000 (Informal)
• Task Letter #2	Camp Hartell Southern Ent. Imp.	\$88,500 (Informal)
• Task Letter #3	Camp Hartell Utility Inf. Improv.	\$99,000 (PRB#12-289)
• Task Letter #4	Enfield Corr. Center Water Storage	\$16,000 (Informal)
• Task Letter #4A	Enfield Corr. Center Water Storage	\$201,800 (PRB#15-221)
• Task Letter #4B	Enfield Corr. Center Water Storage	\$114,910 (PRB#17-046)
• Task Letter #5	Asnuntuck Welding Lab Improvements	\$45,000 (Informal)
• Task Letter #6	<u>Manchester CC Parking Lot Repairs</u>	<u>\$11,000 (Informal)</u>
	<b>TOTAL FEES</b>	<b>\$ 584,210</b>

**TASK LETTER #4C** is a new task letter because the cumulative value of task letters for this project exceeds \$100,000 and this project scope is considered an extension of Task Letter #4A (**PRB File #15-221**) and Task Letter #4B (**PRB File #17-046**) . The Construction Budget and total Project Budget have been recently increased as part of Task Letter #4C to **2,496,888** and **\$3,544,656** respectively. As detailed in the scope letter from ABC to DCS dated August 11, 2017 the \$4,099 is intended to compensate the Engineer for the following project scope:

- Completion of additional survey and design documents preparation services due to various geotechnical design concerns.
- Additional associated topographical survey work to resolve potential utility conflicts identified by the Department of Corrections.
- Modifications to the completed DEEP, DPH and FAA permits to reflect the revised site plan.

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**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #18-060-A** – Mr. Josephy moved and Mr. Halpert seconded a motion to suspend Files #18-060-A pending site visit and inspection. The motion passed unanimously.

**PRB FILE #18-048** – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB File #18-048. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary