

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 15, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 15, 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 JUNE 8, 2017. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of June 8, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-165	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	109-163-001A		
Grantee:	Town of Plainville		
Property:	Easements located along Stillwell Drive, Plainville		
Project Purpose:	Assignment of real estate to the Town of Plainville for highway purposes		
Item Purpose:	Assignment of 2,270± SF of easement area to the Town for highway purposes only, originally acquired for the Replacement of Bridge No. 04545 on Stillwell Drive over Quinnipiac River Project.		

Staff recommended Board approval for the release of the above referenced real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quitclaim to release the real property are consistent with the project acquisition deeds.

DOT acquired and is now releasing easements that were originally acquired for the Replacement of Bridge No. 04545 on Stillwell Drive over Quinnipiac River Project. The project is complete and it is necessary for the DOT to convey the property to the Town of Plainville for highway purposes, per Item No. 7 of Agreement No. 02.15-02(08). There is no monetary consideration.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 15, 2017

Page 2

PRB #	17-166	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	(144)138-215-009A		
Grantee:	Town of Trumbull		
Property:	Land located along Huntington Road, Trumbull		
Project Purpose:	Assignment of real estate to the Town of Trumbull for highway purposes		
Item Purpose:	Assignment of 497± SF of easement area and 2,694± SF drainage rights of way to the Town for highway purposes only, originally acquired for Reconstruction of Huntington Road Project.		

Staff recommended Board approval for the release of the above referenced real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quitclaim to release the real property are consistent with the project acquisition deeds.

DOT acquired and is now releasing land were originally acquired for the Reconstruction of Huntington Road Project. The project is complete and it is necessary for the DOT to convey the property to the City of Hartford for highway purposes, per Item No. 10 of Agreement No. 06.02-01(97). There is no monetary consideration.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-151	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-CTC-493	Origin/Client:	DCS/BOR
Contract:	OC-DCS-CA-0019		
Consultant:	Strategic Building Solutions, LLC		
Property:	Housatonic Community College, Bridgeport		
Project Purpose:	Parking Garage Repairs – Phase 2 Project		
Item Purpose:	Task Letter #8 to compensate the consultant for construction administration services in connection with the Parking Garage Repairs Project.		

In general, this project involves the design and construction administration for the Phase II repairs and renovations to the Housatonic Community College Parking Garage. The work is intended to include but not be limited to concrete repairs, installation of a new traffic bearing waterproof membrane, removal and replacement of exterior stairs, replacement of interior drains, elevator modernization and other miscellaneous improvements. The total area to be renovated is approximately 44,000 GSF. The construction and total project budget have been established at approximately **\$2,437,900 and \$3,673,900** respectively.

In June 2014, SPRB approved Strategic Building Solutions (“SBS”) (PRB #14-151) as one of six firms under the latest On-Call Construction Administration Consulting Services Contract. These contracts were amended in January 2016 to increase the maximum fee to \$1,000,000 and then again in March 2017 to extend the contraction until 6/30/2017.

Task Letter #8 is a new task letter and subject to SPRB approval because the value of the task letter for this project exceeds \$100,000. As detailed in the proposal memo from SBS to DCS dated March 6, 2017

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 15, 2017

Page 3

the \$227,400 fee is intended to compensate the consultant for the following project scope: Full-Time Construction phase services including construction observation, schedule, submittal reviews, payment application processing, project reporting and change order reviews; and Completion of project close-out requirements and PM Webb Software Management.

Staff recommended that the Board suspend Task Letter #8 for Strategic Building Solutions to provide construction administration services on the Housatonic Community College Phase II Parking Garage Repairs Project so that DCS can provide additional project information. In reviewing the total project fee it appears that the proposed contract is in excess of the 5% guideline rate. DCS has not provided sufficient information to support the payment of a fee that exceeds the DCS guideline.

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #17-151 – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB File #17-151, pending receipt of additional information about the project. The motion passed unanimously.

PRB FILE #17-165 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-165. The motion passed unanimously.

PRB FILE #17-166 – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB File #17-166, pending receipt of additional information about the project. The motion passed unanimously.

The meeting adjourned.

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