

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 5, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 5, 2018 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:** 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 February 26, 2018 and February 27, 2018.** Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of February 26, 2018 and February 27, 2018. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 18-026-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 amendment at 9:40 a.m. and concluded at 9:55 a.m.

Mr. Shane Mallory, DAS Administrator, Leasing and Property Transfer, joined the Board in Executive Session at 9:46 a.m.

**PRB #** 17-128 **Transaction/Contract Type:** RE / Lease Amendment  
**Origin/Client:** DAS / JUD

**Statutory Disclosure Exemptions:** 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board with Mr. Mallory commenced its discussion of the proposed lease amendment at 9:56 a.m. and concluded at 10:16 a.m.

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### REAL ESTATE – NEW BUSINESS

**PRB #** 17-1000 & 18-017 **Transaction/Contract Type:** RE / Purchase & Sale  
**Origin/Client:** DAS/DESPP

#### Statutory Disclosure Exemptions: 1-210(b)(24)

The Board with Mr. Mallory commenced its discussion of the proposed purchase and sale agreement at 10:16 a.m. Mr. Mallory left the meeting at 10:20 a.m. The Board concluded its discussion of this item at 10:45 a.m.

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

### OPEN SESSION

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 18-030 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-T-604 **Origin/Client:** DCS/DEEP  
**Contract:** OC-DCS-CA-0025  
**Consultant:** Arcadis U.S., Inc.  
**Property:** Silver Sands State Park, Milford  
**Project Purpose:** Phase 1B Project  
**Item Purpose:** Task Letter #2 to provide construction administration phase services required in connection with construction for the Silver Sands State Park Phase 1B Project.

In general this project involves the design and construction of various improvements at Silver Sands State Park in Milford. The improvements are intended to include but not be limited to new lifeguard and first aid stations, new bathhouses with changing rooms, a concession stand area, a separate family public picnic area, a new maintenance building, a revised entrance road, new utility infrastructure and various site amenities. The overall project budget and construction budget were initially established at \$9,659,000 with \$7,087,000 respectively.

In June 2017, SPRB approved Arcadis U.S., Inc. (“AUI”) as one of six firms under the latest On-Call Construction Administrator Series of consultant contracts. These contracts expire on March 31, 2019 and have a maximum cumulative fee of \$1,000,000.

Task Letter #2 is a new task letter and is subject to SPRB approval because the total project fee will exceed the threshold cost of \$100,000. As part of Task Letter #2 the Total Project and Construction Budget will remain at \$9,659,000 and \$7,087,000 respectively. As detailed in the latest scope letter from AUI to DCS dated March 27, 2017 the task letter fee of \$339,969 is intended to compensate the Construction Administrator for the following project scope: Full-Time Construction phase services including construction observation, submittal reviews, payment application processing, project reporting and change order reviews; Completion of project close-out requirements and PM Webb Software Management; Review of project schedule, critical path activities and submittal timelines; Permit Review

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Process and approval coordination as required. Staff recommended that the Board approve PRB File #18-030.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #17-128** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-128. The motion passed unanimously.

**PRB FILE #17-1000 & #18-017** – Mr. Valengavich moved and Mr. Josephy seconded a suspend PRB Files #17-1000 and #18-017, pending receipt of additional information about the agreement. The motion passed unanimously.

**PRB FILE #18-026-A** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #18-026-A. The motion passed unanimously.

**PRB FILE #18-030** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #18-030. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary