

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 19, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 19, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 12, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 12, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 12-079 **Transaction/Contract Type:** RE / Amendment
Origin/Client: DAS / DCF
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed Amendment at 9:35 a.m. and concluded at 9:50 a.m.

PRB # 12-175-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 9:51 a.m. and concluded at 10:08 a.m.

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

OPEN SESSION

REAL ESTATE- NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 19, 2012

Page 2

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-184 **Transaction/Contract Type:** AE / Commission Letter
Project Number: CF-RS-273 **Origin/Client:** DCS/SCSU
Contract: CF-RS-273ARC Commission Letter #2
Consultant: BL Companies Connecticut, Inc.
Property: Parking Garage Lot #7, Wintergreen Avenue, New Haven
Project Purpose: New Parking Garage at SCSU Lot #7
Item Purpose: Commission Letter #2 to compensate the consultant for services related to additional survey services and acting as the Special Inspection Coordinator.

Mr. Dillon reported that the project involves the design & construction of a four level parking garage that contains an area of 400,000± GSF to accommodate 1,200± vehicles at the site of SCSU surface Parking Lot #7. The construction and total project budgets were initially established at \$22,200,000 (\$18,500/space) and \$28,425,000 respectively. The funding mechanisms for the project are the University and CHEFA. The University will provide \$2,030,000 to fund design services and miscellaneous soft costs (DCS fee, etc.) and CHEFA will bond the cost of construction. After completion of the bid process in July 2011, the budgets were revised to reflect the contractual bid of \$15,411,000 (\$12,850/space) for construction.

Commission Letter #2 has been requested to compensate BL Companies Connecticut, Inc. (“BLC”) for additional project consulting services. The Architect’s total fee increases by \$20,500 from \$1,782,400 to \$1,802,900. As detailed in the scope letter from BLC to DCS revised on 1/17/2012 the \$20,500 is intended to compensate the Architect’s team for the following additions to the project scope:

- Additional survey work to complete sight line improvements required by the STC and required for approval by the Town of Hamden;
- To act as the Special Inspection Coordinator during the construction phase of the project. The scope of work shall include the following:
 - 1.) Review of Testing and Inspection Reports
 - 2.) Ten site visits to evaluate the structural work by the contractor
 - 3.) Preparing the Final Statement of Special Inspections.

Mr. Dillon recommended that SPRB approve Commission Letter #2 in the amount of \$20,500 for BL Companies Connecticut Inc. to provide additional project services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-079 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-079. The motion passed unanimously.

PRB FILE #12-175-A - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-175–A. The motion passed unanimously.

PRB FILE #12-184 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-184. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary