

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

<p>Microsoft Teams Meeting Join on your computer, mobile app or room device. Click here to join the meeting Meeting ID: 273 299 692 323 Passcode: uLQBFw Download Teams Join on the web</p>	<p>Or call in (audio only) +1 860-840-2075, 917724280# United States, Hartford Phone Conference ID: 917 724 280#</p>
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Members Present – solely by means of electronic equipment:

- Bruce R. Josephy, Chairman
- Jeffrey Berger, Vice Chairman
- Mark A. Shiffrin, Secretary
- Eric Coleman
- Russell Morin

Staff Present – solely by means of electronic equipment:

- Thomas Jerram
- Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: July 31, 2025

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the July 28, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

Town of Stonington

Courtesy: Google Maps - 2023



Agreement with Town of Stonington – Clara Drive

<i>PRB #</i>	25-107
<i>Transaction/Contract Type:</i>	RE – Agreement
<i>Origin/Client:</i>	DOT/DOT
<i>Agreement Number:</i>	11.19-01(24)
<i>Party:</i>	Town of Stonington
<i>Property:</i>	Clara Drive
<i>Project Purpose:</i>	Roadway Improvements Prior to Release
<i>Item Purpose:</i>	Agreement
<i>Date:</i>	July 31, 2025

PROJECT BRIEF

Under this Proposal (PRB #25-107) DOT seeks Board approval of an Agreement between the Town of Stonington and the Department of Transportation to effect improvements to a DOT-owned roadway in preparation for a future conveyance of the roadway for transportation purposes pursuant to CGS §13a-80.

CGS §8-24 requires the municipality's Planning & Zoning Commission provide a favorable recommendation prior to a purchase. This was received on April 1, 2025.

From April 1, 2025 Planning & Zoning Commission Minutes:

Stonington's Department of Public Works has inspected and accepted the road and improvements as depicted on the "Proposed Concept Town Road Clara Drive Improvement Plan" (Coogan Boulevard to the I-95 Northbound Exit 90 on-ramp) therefore supporting an 8-24 review by the Town of Stonington's Planning and Zoning Commission.

Proposed improvements administered by the Connecticut D.O.T., were categorized as maintenance activities (updates & repairs), not requiring construction drawings or detailed plans. No as-builts or mylars required for the work performed.

PROJECT BRIEF – STONINGTON SELECTMEN 4-9-25 MEETING MINUTES

(8) New Business

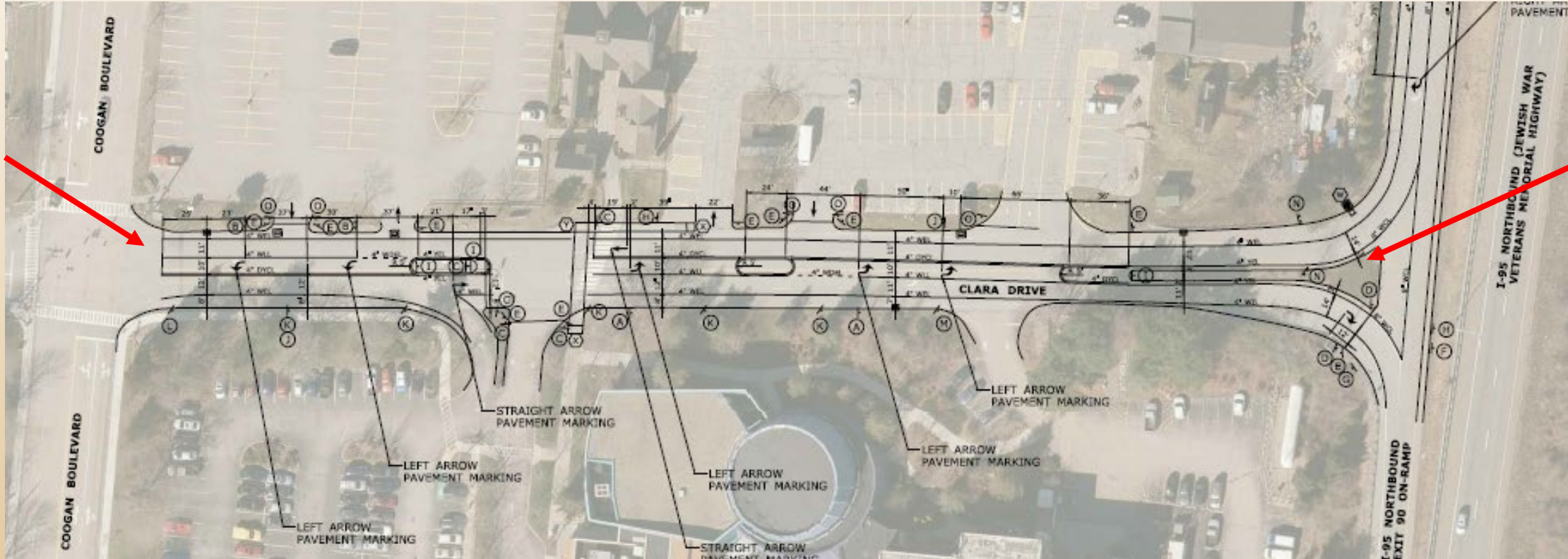
Discussion – Clara Drive Roadway Acceptance

Ms. Chesebrough provided an overview, highlighting the ongoing discussions with the State DOT, Police Department (PD), and Department of Public Works (DPW) regarding the Town's potential acceptance of Clara Drive. She noted that Clara Drive no longer meets State DOT road standards, and the DOT suggested that they might need to close off entrances to Clara Drive, which could negatively affect visitor experiences and traffic flow.

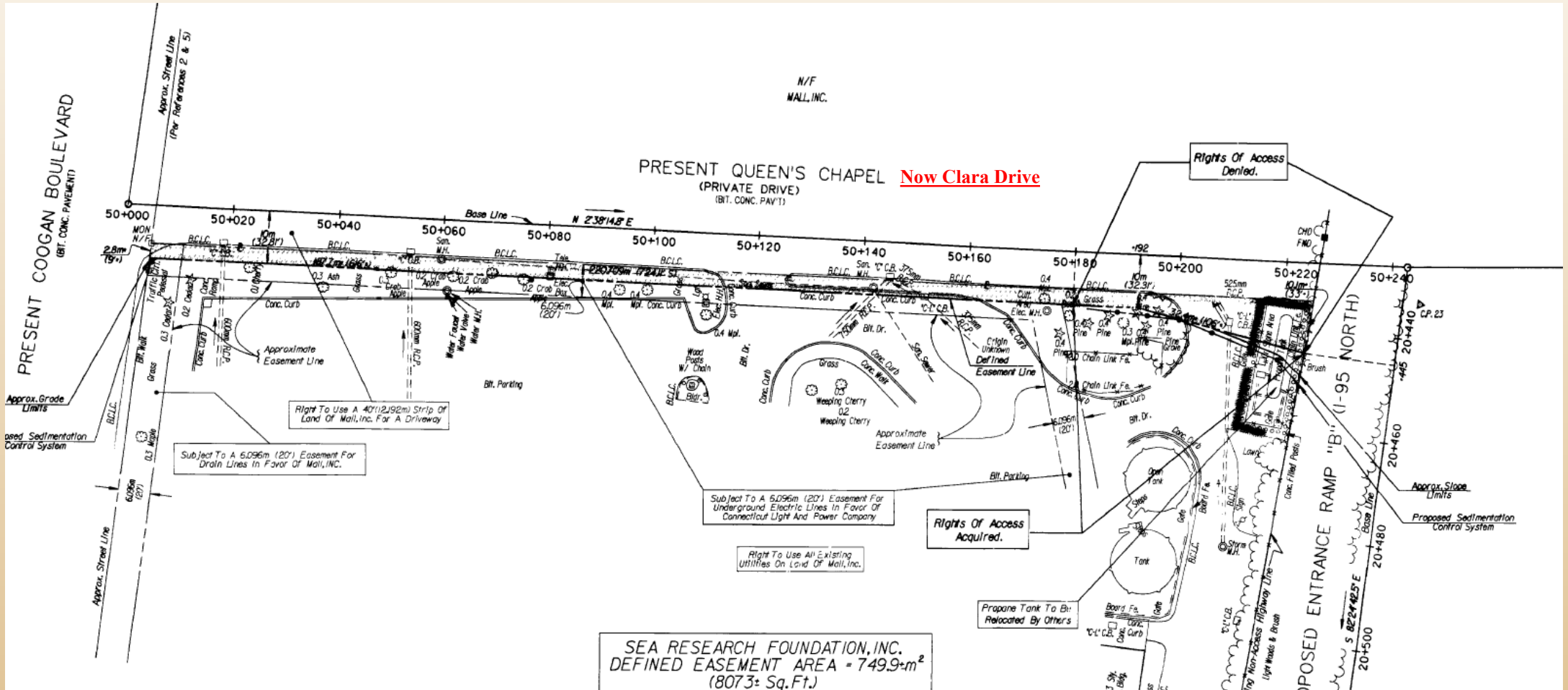
As part of the proposed transition, the DOT has agreed to implement improvements, including paving the road and adding ADA-compliant ramps to the sidewalks. Ms. Chesebrough noted that both the PD and DPW support the acceptance. Additionally, the Planning and Zoning Commission (PZC) conducted an 8-24 review and recommended the acceptance of Clara Drive as a town right-of-way.

A motion was made by Ms. Downie, seconded by Mr. Tamsky and voted unanimously to accept Clara Drive in Mystic as a town right-of-way.

MAP SHOWING DOT ROAD IMPROVEMENTS



From 1997 DOT Project 137-135-2



Completed Improvements



Completed Improvements



Completed Improvements



Completed Improvements



Recommendation

Staff recommend approval of this Agreement to have DOT effect improvements to a DOT-maintained roadway that does not meet highway criteria in anticipation of a future conveyance for transportation purposes.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 7-31-2025

State Properties Review Board PRB #25-107

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

State Properties Review Board



Whiting Forensic Hospital Relocation Study on Silver Site (CJTS)

<i>PRB #</i>	25-105
<i>Origin/Client:</i>	DAS/DMHAS
<i>Transaction/Contract Type:</i>	AE/Amendment
<i>Project Number:</i>	BI-MH-146
<i>Contract</i>	BI-MH-146-ARC
<i>Consultant</i>	Page Southerland Page, Inc.
<i>Property</i>	Middletown, Silver Street – CVH Campus
<i>Project Purpose:</i>	Whiting Forensic Hospital Relocation Study
<i>Item Purpose:</i>	Amendment #1
<i>DAS-RECS Staff Assigned</i>	Sam Davis, Architect
<i>Date:</i>	July 18, 2025

PROPOSED AMOUNT: \$76,700.00

PROJECT BACKGROUND

The Existing Whiting Forensic Hospital was built in 1970. Current square footage is 110,200. The building has passed its useful life. It requires extensive work including the replacement of HVAC, windows, flooring, lighting, ceilings, sprinkler system and fire alarm system. It also requires updates to meet the current building code including modifications to the paths of emergency egress. The building houses 100 patients and the design does not meet current psychiatric therapeutic standards.

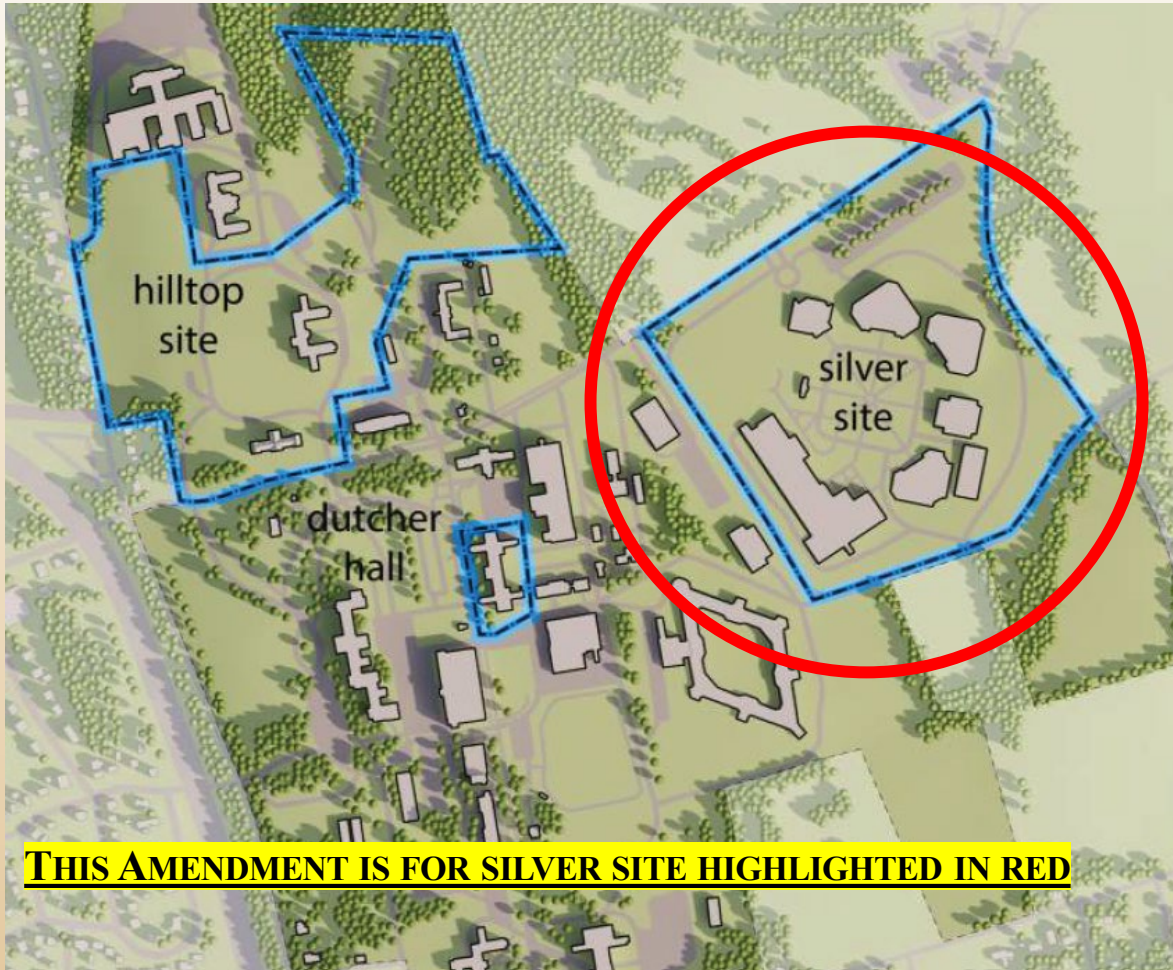
UNDER PRB #23-103

Board approved the Consultant for a study to explore options for the construction of a new facility to replace Connecticut's only maximum-security forensic hospital. The study evaluated two sites, both on existing state-owned land within the borders of the Connecticut Valley Hospital campus. The study also established programming, diagrammatic floor plans, massing models and cost estimated for several different design schemes at each site. The report was completed and cited as an exhibit in the case for funding the new facility.

UNDER THIS PROPOSAL (PRB #25-105)

DAS is seeking Board's approval to develop an additional design option as an appendix after reviewing the initial report for the Whiting Forensic Hospital Study. **This new effort involves an additional design study for a 102-bed Whiting replacement hospital on the CJTS site while renovating and utilizing CJTS Building 1 and Building 3.** The goal for this new investigation is to determine if construction costs can be reduced by incorporating these structures.

3 SITES IN CONSIDERATION IN ORIGINAL STUDY



OPTIONS PRESENTED IN ORIGINAL REPORT

4.2.1 New construction

- i. **Silver Street Site / 246-bed / Option 01**
- ii. **Silver Street Site / 102-bed / Option 02**
- iii. **Hilltop Site / 246-bed / Option 01**
- iv. **Hilltop Site / 102-bed / Option 02**

4.2.2 Renovation

- v. **Dutcher Hall / 144-bed / Option 03**

Within the Study, the Consultant provided Construction Cost Estimates with the following parameters: these estimates assume Schematic Design commences in Q1 2026 for bidding in mid-2027. Estimates ranged from \$119± million to \$628± million.

3 OPTIONS OF 102 BED HOSPITAL IN ORIGINAL STUDY – NEW CONSTRUCTION (PRB# 23-103)

S100-A



S100-B



S100-C



(PRB#25-105) INCLUDES RENOVATION OF BUILDING 1 AND 3

Structures apart from Building 1 and 3 on the CJTS site will be demolished for this Amendment Study

STUDY APPENDIX WILL INCLUDE

- Review of existing conditions documents and one site visit to assess the feasibility of renovating Building 1 and Building 3. The assessment will determine whether certain determined programmatic elements can be accommodated in the two existing buildings. Prepare a narrative regarding existing conditions suitability related to Architecture, Mechanical, Electrical, Plumbing, and Fire Protection.
- Develop a concept plans. The design team will provide one recommended option for the final report.
- Develop a cost estimate for this additional scenario to be compared with original study options. Conduct a summary level escalation exercise on previously completed schemes.
- Provide an updated analysis indicating the pros and cons of this additional scenario compared to the scenarios in the original study.
- Attend two remote meetings with the owner to review design progress, and one round of owner comments after the draft appendix is issued.

STUDY APPENDIX DELIVERABLES

The Study Appendix deliverable will be an appendix to the original study and will include

- The existing condition assessment of Buildings 1 and 3,
- Overall concept plans of the new design scenario,
- Cost estimate, and Updated pros and cons analysis, and
- Professional rendering of the design concept.

CONSULTANT’S FEE WITH TIME PERIOD

No construction budget has been established for this Project.

AUTHORIZED SUBCONSULTANTS

(PER ORIGINAL CONTRACT – PRB #23-103)

Marc Shaw for Programming/Planning
 WSP for Mechanical, Electrical and Plumbing
 Cumming for Cost Estimate

PSP Service Fee (#23-103)	ARC Basic Fees	Special Services Fee	Total Fee
Pre Design Phase			
Basic Services Fee (A)	\$362,295		
Special Services Fee			
Pre-Design Phase Studies		\$146,101	
Topographic & Wetlands Survey Services		\$20,500	
Subsurface Geotechnical Investigation Services		\$93,000	
Electronic Audio/Visual Services		\$4,335	
Kitchen/Food Service Design Services		\$11,800	
Security Design Services		\$14,790	
Telecom / Data Design Services		\$7,090	
Total Special Services Fee (B)		\$297,616	
TOTAL FEE (23-103)			\$659,911
PSP Service Fee (#25-105) Amendment 1 (8 Weeks)			
Basic Services Fee	\$73,200		
Professional Rendering Allowance		\$3,500	
Total Fee (# 25-105)			\$76,700
Total Study Fee (23-103 + 25-105)			\$736,611

QUESTIONS

1. The consultant retained WSP to provide a structural engineering review of Dutcher Hall as one of the original three areas of study. No structural review was considered for either the Hilltop or Silver Sites as new construction was considered for both sites. In this proposed Amendment, the renovation of Buildings #1 and #3 of the CJTS Campus are considered for renovation. Can you clarify if a structural review is considered prudent at this phase to identify any issues that may impact the Consultant's Cost Estimating phase of the Study?

DAS Response: The nature of this follow on study will not require a structural analysis as both the proposed structures to be reused at CJTS are of much newer construction than Dutcher Hall.

Staff Response: Ok

Recommendation

It is recommended that SPRB approve this Amendment #1 in the amount of \$76,700

- DAS-RECS confirmed funding is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 05/19/2023.

Voted by Board Members

Approval –

Disapprove -

Suspend-

Mtng. Date : 07/31/2025

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-107 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #25-107. The motion passed unanimously.

PRB FILE #25-105 – Mr. Shiffrin moved and Mr. Berger seconded a motion to approve PRB FILE #25-105. The motion passed unanimously.

9. NEXT MEETING

Monday, August 4, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____

Mark A. Shiffrin, Secretary

Minutes of Meeting Held: July 31, 2025
