

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 26, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 26, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Members Absent: Edwin S. Greenberg, Chairman

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

Vice Chairman Josephy 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 October 19, 2017. Mr. Halpert moved and Mr. Valengavich seconded a motion to accept the minutes of October 19, 2017. The motion passed unanimously except for Mr. Valengavich who abstained from voting due to his absence on October 19, 2017.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 17-292 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DOL/DOL
Lessor: 3580 Main Street LLC
Property: 3580 Main Street, Hartford
Project Purpose: Department of Labor, Hartford Regional Office
Item Purpose: New three year lease effective March 1, 2015 for approximately 28,268 SF of 1st and 2nd floor space; reduced July 1, 2016 to 20,274 SF with 150 parking spaces for use and occupancy by the Employment Security Division.

With reference to DOL lease proposals, Section 31-250(c) of the CGS provides that leased space shall be subject to Board approval and such approval or disapproval shall be “based solely upon whether the proposed location and rent are reasonable when compared to available space and prevailing rents in the same geographic area.”

PRB #17-292: This is a Lease Agreement for continued use of premises leased to the Employment Security Division of the Connecticut Department of Labor. The terms of the Agreement are effective retro-active to March 1, 2015 when the parties verbally agreed to holdover. The Lease Agreement expires 2/28/18, and for the period the base rental rate is \$13.33/SF. Effective 7/1/16, the leased space is

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 26, 2017

Page 2

decreased by 7,994 SF to a total of 20,274 SF. DOL may terminate the lease with 120 days' advanced written notice. The Lessor will replace the VCT in the leased space lobby area.

The Tower Business Center is Class B office space, located in the periphery of Hartford's CBD. For 2017, Quarter 3 Cushman & Wakefield reports that all rents in the periphery average \$16.12/SF; and for Class B space throughout the Hartford market, the average asking rent for office space is \$17.48/SF. These asking rates are a gross rental rate.

Staff recommended Board approval of PRB #17-292, New Lease Agreement at 3580 Main Street for the Department of Labor. The lease rate is reasonable when compared with prevailing rents for similar space in this market.

PRB #	17-293	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project Number:	087-145-008		
Grantor:	The Roman Catholic Cemeteries of Waterbury, Inc.		
Property:	Cross Street, Naugatuck		
Project Purpose:	Reconstruction of Cross Street Project		
Item Purpose:	Acquisition of 1,790±SF of land; 230±SF defined sight line; 1,085±SF easement to slope for the support of the highway in connection with the road reconstruction project.		

This project for the reconstruction of Cross Street is to improve the safety of the highway. Cross Street connects Route 8 with Route 63. The project limits begin at Route 8 Exist 25 Ramps, and extend 4,150 feet northerly to the approach with Route 63. The project will improve pavement condition, roadway drainage, sight distances, and pedestrian mobility along Cross Street. There will be a full-depth reconstruction of the roadway, minor roadway widening, and realignment of Cotton Hollow Road at Cross Street to provide a normalized intersection, replacement/upgrading of the drainage system, installation of retaining walls, construction of sidewalks, and the installation of guiderail, curbing, signing and pavement markings. Two total property takings are required, one of which was recently approved by the Board; it being a total take of a single family residence located at 18 Cotton Hollow Road (\$155,000; PRB #17-227). The partial takings involve 13 other properties. The budget for rights of way acquisition is \$825,000. The construction budget is \$4 million. Construction is scheduled for 2018. The project is 80% federally funded, 10% State, and 10% town.

The subject site is 0.34 acres located on the northwest side of Cross Street, Town of Naugatuck. It is zone R-8 residential, and it is the site of a service shop for the Saint James Catholic Cemetery. DOT will compensate the owner for the acquisition of 1,790±SF of land taken along the street front; 230±SF defined sight line; a 1,085±SF easement to slope for the support of the highway; and the affected site improvements within the taking areas, which are trees, shrubs, lawn, stones, mulch, and a sign base.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at \$2.00/SF (0.34 acre site value = \$29,600). Damages were estimated at \$7,150, including \$3,100 for the affected site improvements.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 26, 2017

Page 3

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The DOT Estimate of Compensation dated July 21, 2017 supports damages in the amount of \$7,150.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	17-264	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-2B-393	Origin/Client:	DCS/DAS
Contract:	OC-DCS-MBE-CIV-0004		
Consultant:	AI Engineers, Inc.		
Property:	101 Lafayette Street, Hartford		
Project Purpose:	CAS Lafayette Street Extension Project		
Item Purpose:	Task Letter #2B to compensate the consultant for extended construction administration services		

This project involves the required site-civil, geotechnical and mechanical engineering design services for the extension to the Capital Area System (“CAS”) from Lafayette Street to the Judicial Branch GA 14 Courthouse. In general the scope of services will include the design and construction administration required for the replacement of a 6” chilled water line on Oak Street to the junction connection at 231 Capitol Avenue. The line will then be extended along Russ Street, through the Judicial Branch Parking Lot and into the GA 14 Courthouse. The project scope will also include the transition of the line from underground to above ground at the perimeter of the Courthouse Parking Garage and into the building mechanical room. This portion of the project will also require the design of a heat exchanger to manage water system flows and pressure drops in the system from changes in cooling water temperatures and impacts from the existing internal chilled water distribution system. The total project is envisioned to include over 1,600 LF of new chilled water infrastructure, installation of new district loop and heat exchanger at the GA 14 Courthouse and demolition of the existing chillers and piping system. More recently in August 2016 the Board approved Task Letter 2A for additional design services on this project (PRB File #16-191). The Construction Budget and total Project Budget which were originally established at \$990,000 and \$1,300,000 respectively for this project have been revised to \$1,312,000 and \$1,717,810.

In April 2014, SPRB approved AI Engineers, Inc. (“AIE”) as one of six firms under the first On-Call MBE Civil Engineering Services consultant contracts. This is the second Task Letter that AIE has been assigned under this series.

Task Letter #2B in the amount of \$102,240 is a new formal task letter and subject to SPRB approval. As detailed in the scope letter from AIE to DCS dated August 9, 2017 the fee is intended to compensate AEI for the following project scope: part-time extended CA Services comprising 658 hours of on-site inspection and 180 hours of project administration; management of on-site project progress meeting; ongoing schedule reviews, monthly payment requisitions, submittal reviews, RFIs and PM Web Updates and standard project close-out services.

Staff recommended approval of the Task Letter #2B for additional project and construction administration services in connection with the CAS Lafayette Street Extension Project.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-296	Transaction/Contract Type: Amendment
Origin/Client:	DCS /BOR	Project: BI-CTC-488
Contract:	BI-CTC-488-CA	
Consultant:	Downes Construction Company, LLC	
Property:	Asnuntuck Community College, Enfield	
Project Purpose:	New Manufacturing Center	
Item Purpose:	Amendment Two to provide additional commissioning services for post occupancy consulting and oversight of the new building systems.	

Staff reported that in general this project involves the design and construction of a new 27,000 GSF Manufacturing Technology Center at Asnuntuck Community College. The new facility will be constructed as an addition to the existing facility and is intended to provide new and expanded educational opportunities in the following areas of manufacturing technology; electro-mechanical technology, additive manufacturing, CNC machining and metrology laboratories. In addition, the new building will include general manufacturing technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The construction of this new building will require the redevelopment of certain site improvements as well as the relocation of parking on a non-one basis.

In June 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administrator Consultant Teams related to the New Manufacturing Technology Center Project. At the conclusion of the process DCS identified Downes Construction Company, LLC (“DCC”) as the most qualified firm. In August 2015, the Board approved the contract for DCC to provide construction administration services under PRB #15-173. The approved contract was for consultant services from the design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate approved by the Board was for \$782,498 in basic services with an additional \$42,966 for special services. As such the total project fee approved by the Board was \$825,464. The special services approved in the project scope were related to building commissioning services which were to be provided by Van Zelm Hayword & Shadford, Inc.

More recently in February 2016 the Board approved contract Amendment #1 (PRB File #16-018) which revised DCC’s contract to provide additional services for the removal, relocation and installation of existing manufacturing equipment as well as the delivery, coordination and installation of new equipment. These services included layout sessions, equipment coordination meetings, schedule development and installation oversight.

Contract Amendment #2 in the amount of \$8,500 is intended to revise DCC’s contract and provide additional services for the post-occupancy commissioning services, vendor coordination, alarm systems and manufacturer warranty issues related to the air dampers, boilers, control sequencing and chiller start-up issues. This scope of services will be primarily completed by Van Zelm Engineers through remote monitoring of the system, on-site meetings and weekly inspections.

Staff recommended that the Board approve Contract Amendment #2 for Downes Construction Company, LLC to provide additional post occupancy commissioning services at the Asnuntuck Community College

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 26, 2017

Page 5

New Manufacturing Center. The overall basic service will remain at 5.42% of the construction budget, based upon the current budget for this Group B New Construction Project. DCS has confirmed for SPRB that funding is available for this contract.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #17-264 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-264. The motion passed unanimously.

PRB FILE #17-292 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-292. The motion passed unanimously.

PRB FILE #17-293 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-293. The motion passed unanimously.

PRB FILE #17-296 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-296. The motion passed unanimously.

The meeting adjourned.

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