

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 18, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 18, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Jack Halpert

Members Absent: John P. Valengavich, Secretary

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF December 11, 2017. Mr. Halpert moved and Mr. Josephy seconded a motion to accept the minutes of December 11, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-338	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project Number:	102-285-010		
Grantor:	Shivam & J. Krupa, Inc.		
Property:	344 Westport Avenue, Norwalk		
Project Purpose:	Intersection Improvements US Route 1 at Strawberry Hill Avenue Project		
Item Purpose:	Acquisition for highway purposes of 223± SF of land and a 101± SF slope easement for safety of the highway in connection with the project.		

The purpose of the project is to improve the traffic operations and address safety concerns on U.S. Route 1 and Strawberry Hill Avenue. The project will begin on U.S. Route 1 at County Street and extend easterly on U.S. Route 1 to approximately 370 feet east of Strawberry Hill Avenue, for a distance of 1700 feet or 0.32 miles. U.S. Route 1 will be widened and opposing left-turn lanes will be added on U.S. Route 1 at the intersection with Strawberry Hill Avenue to address higher than normal crash occurrences at this intersection. The estimated construction cost for this project is approximately \$3.7 million. It is anticipated that this project will be undertaken with ninety percent (90%) Federal Funds and ten percent (10%) State funds.

The subject property is 0.399± acres (17,380 SF) with 56 feet of road frontage along the south side of Westport Avenue (US Route 1). It is improved with two motel buildings and paved parking. The present

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use is the highest and best use, and is legally conforming to B-2 zoning requirements. To widen the highway, the DOT will take 223 SF of land in a strip about 5 feet wide located along the southerly side of Route 1. In addition, DOT requires 101 SF slope easement, located adjacent to the land taking area. The project will not negatively affect the motel buildings or any of the site improvements.

The site value appraisal report was prepared by the DOT Appraiser as of 7/6/2017. Sales along Route 1 of commercial sites in Darien and Norwalk were relied upon to determine \$990,500 (\$57.00/SF) site value. The Grantor will be compensated a total of \$17,000 in damages.

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 damage award of \$17,000 is supported by the DOT appraisal report.

PRB #	17-340	Transaction/Contract Type:	RE / Public Act Conveyance
Origin/Client:	DAS/DOE		
Grantee:	City of Stamford		
Property:	Cubeta Stadium and associated property, Stamford		
Item Purpose:	Conveyance of 6.627 acres of land and improvements, including Cubeta Stadium, pursuant to Section 2, Public Act 15-1, June Special Session; premises are conveyed to the city, reserving a perpetual easement in favor of J. M. Wright Technical High School for the scheduling and use of the property at the school's convenience during the school year.		

Staff recommended that the Board suspend action on this file. The Special Act Conveyance references an easement agreement for the State's use of the facility. This easement agreement was not provided by DAS as part of the submittal to the Board. This conveyance has been submitted pursuant to Pursuant to Special Act 15-1 Section 2. A summary of the conveyance is as follows:

1. The conveyance deed is consistent with Section 2 of Special Act 15-1, which stipulates the transfer of the property to the Town of Stamford at the administrative cost of such transaction. The parcel to be conveyed comprises approximately 6.63-acres of land and associated improvements known as the Cubeta Stadium Complex.
2. The conveyance also requires the execution of an easement agreement in favor of J.M. Wright Technical High School for the school's use of the facility for athletic, ceremonial or scholastic events.
3. As required by legislative act, the deed specifies that the Town of Stamford can "*use the property for recreational purposes.*"
4. As required by legislative act, the deed specifies that property will revert to the State in the event (a) the property is not used for "*recreational purposes, does not retain ownership or leased to a 3rd party...*"

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	17-228	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-RC-394	Origin/Client:	DCS/CCSU
Contract:	BI-RC-394-ARC		
Consultant:	Svigals & Partners, LLP		
Property:	Central Connecticut State University, New Britain		

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Project Purpose: Additions & Renovations to Barnard Hall
Item Purpose: Contract Amendment One for additional design services to incorporate unforeseen building conditions into the building design program and budget.

SPRB Staff reported that this project involves the design and construction for planned renovations to 11,000 GSF of the existing structure and a new 20,000 GSF Building addition to Barnard Hall. The existing Barnard Hall comprises 78,443 GSF and is utilized for the College of Education, Nursing Program, CCSU Information Technology Offices and main campus server room. The overall project scope is intended to include but not be limited to the completion of the following: 1.) A 20,000-GSF building addition for staff and student advising services 2.) Complete replacement of all windows within the existing Barnard Hall 3.) Installation of a new central HVAC to include both the existing building and planned addition. 4.) The complete renovation of approximately 11,000 GSF of building space which will include the complete demolition and reconstruction of this area. The overall construction and total project budget have been established at \$15,032,000 and \$22,000,000 respectively.

In June 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect & Consultant Design Teams related to the CCSU Barnard Hall Additions & Renovations Project. At the conclusion of the process DCS identified Svigals + Partners, LLP (“SGP”) as the most qualified firm. In May 2016, the Board approved the contract (PRB File #16-097) for design services at the CCSU Barnard Hall Additions and Renovations Project from the initiation of a schematic design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate for this basic service was \$1,520,000 with an additional \$105,555 for special services. As such the total project fee approved by the Board was \$1,625,555. The special services detailed in the project scope include design programming, geotechnical/environmental engineering and cost estimating.

Contract Amendment One will reduce the project construction budget from \$15,032,000 to \$13,772,631. The contract amendment will also incorporate \$741,192 into the project budget for asbestos abatement services. It will also compensate SGP for additional design services related to unforeseen building conditions which will require the following revisions to the project design program: renovation and reconfiguration of the existing toilet rooms to meet the current codes; abatement and associated restoration of areas recently identified to comprise hazardous building materials; and upgrades to the existing fire alarm panel.

On August 28, 2017 the Board suspended this item because Staff’s review indicated that certain scope of work requested for the design of the fire sprinkler system was included in the base contract. Subsequently, DCS acknowledged that the contract amendment language did include additional design services for the sprinkler system which were originally referenced as part of the base contract scope of service. DCS has proceeded to request that the design consultant provide a work break fee estimate for the design services included in this amendment. This breakdown has been provided in the project submittal and is reflected in the revised fee amount of \$86,290.

Staff recommended that the Board approve Contract Amendment One for Svigals + Partners, LLP to provide additional design related services at the CCSU Barnard Hall Additions and Renovations Project.

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ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #17-228 – Mr. Josephy and Mr. Halpert seconded a motion to approve PRB File #17-228. The motion passed unanimously.

PRB FILE #17-338 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB File #17-338. The motion passed unanimously.

PRB FILE #17-340 – Mr. Halpert moved and Mr. Josephy seconded a motion to suspend PRB File #17-340, pending the receipt of an easement agreement in favor of the State of Connecticut, Department of Education for use of the property as identified in the special act legislation. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary