

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 31, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 31, 2011 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF May 23, 2011. Mr. Josephy moved and Mr. Norman seconded a motion to accept the minutes of May 23, 2011. The motion passed unanimously.

REAL ESTATE- OLD BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 109 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 129-112-004
Grantor: Jeffrey L. Bouffard, et al
Property: 44 Ninth District Road, Somers

Project Purpose: Intersection Improvements at Ninth District Road and Sokol Road, Somers

Item Purpose: Acquisition of a 1,750 SF slope easement, 957 SF drainage right of way, and a 1,000 SF easement to drain in addition to other compensation for site improvements.

Ms. Goodhouse reported that the acquisition is required as part of plans for intersection improvements at Ninth District Road, CT Route 190 and Sokol Road, in Somers. This proposal is to compensate the owners for the acquisition of a 957 SF drainage right of way at the site's southeast corner along with an undefined easement to drain, an easement to slope, and a right to install a sedimentation control system. Some natural vegetation will be removed as part of the project.

An estimate of compensation prepared by Mark J. Mickiewicz, as of March 9, 2011, a unit value of \$3.35/SF (= \$146,000 for a one-acre building lot in Somers) became the basis for damages in the amount of \$7,200.

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Ms. Goodhouse recommended Board approval for the following reasons:

1. 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.
2. The acquisition value is supported by the appraisal prepared by DOT.

PRB # 11 - 112 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 102-278-002
Grantor: Treasure Ventures, LLC
Property: 147 Connecticut Avenue (RTE 1), Norwalk

Project Purpose: Interstate 95 Auxiliary Lanes, Interchange 14 & 15 and Route I Improvements
Item Purpose: Acquisition of a 473 SF of land, a 167 SF easement for traffic signalization, 990 SF easement for grading rights and the right to install a 15.1 LF of drainage pipe and a catch basin in addition to additional compensation for site improvements.

Ms. Goodhouse said that the project is known as Interstate 95 Auxiliary Lanes, Interchanges 14 & 15 and Route 1 Improvements (DOT File #102-278-002) in Norwalk. This proposal affects a taking area of 473 SF located along the northerly side Connecticut Avenue (Route 1); also 167 SF defined traffic easement for traffic signalization devices; also a 990 SF right to grade, and a right to install a 15.1 foot drainage pipe and catch basin. The takings do not adversely impact the buildings, gas pumps, or parking.

The subject property is .40 acres (15,517 SF) improved with a gas station, convenience store, auto transmission repair garage, and 3 functioning gas pumps. The zone is Business (B-2). The appraisal report approved by DOT valued the site at \$50.00/sf. The appraisal considers the fact that 3,079 SF of the premises are currently encumbered by a sewer easement.

Ms. Goodhouse recommended Board approval for the following reasons:

1. 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.
2. The acquisition value is supported by the appraisal prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 11-101 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-CTC-409 **Origin/Client:** DPW/CTC
Contract: BI-CTC-409-ARC, Contract Amendment #4
Consultant: Perkins + Will Architects, P.C.
Property: Downtown Gateway Community College, New Haven

Project Purpose: Construction of a new consolidated campus in downtown New Haven.
Item Purpose: A/E Contact Amendment #4 to compensate the architect for additional services related to the GMP negotiation phase, additional special inspections and contract revisions to the security program for the project.

Mr. Dillon and the Board discussed Contract Amendment #4, which had been suspended at the Board's meeting on May 23, 2011. The project involves the relocation and consolidation of Gateway Community College (GCC) from its two existing campuses to a 3.21-acre site located at Church Street, New Haven, where a new 358,500±

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GSF building, 600 space parking garage and 25± surface parking spaces would be constructed.

Mr. Dillon recommended that the Board approve Amendment #4. Mr. Norman noted that the DPW project manager provided the Board with a detailed memorandum that answered issues concerning the project scope. The need for the amendment was largely due to the fact that the original contract with the Architect had anticipated a design/bid/build process. Subsequently, the decision was made to contract with a Construction Manager at Risk (CMR) for project delivery.

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-110 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-2B-034A **Origin/Client:** DPW/DPW
Contract: BI-2B-034A-ARC, Contract Amendment #1
Consultant: Hoffman Architects, Inc.
Property: 25 Sigourney Street Parking Garage, Hartford

Project Purpose: Repairs and Improvements to the Sigourney Street Parking Garage.

Item Purpose: A/E Contact Amendment #1 to compensate the architect for additional services related to on-site evaluations, post tension strand investigations, corrosion potential tests, revised design plans and construction administration fees.

Mr. Dillon said that the Sigourney Street garage contains 247,800 SF of deck area distributed over 6 levels with a parking capacity of 850 vehicles. The brick paved circular entrance plaza is located above the 3rd level of the parking garage near the main entrance of the building.

Hoffman Architects Inc (“HAI”) was originally approved for this contract under PRB 06-095 for a contractual fee of \$374,950. A contract modification via Commission Letter #1 was executed by DPW in March 2007 as a contractual change and did not require SPRB action. Commission Letter #1 revised the Architect’s contract to remove all work associated with the existing fire alarm system and insert the need for the “design, repair and replacement for sections of trench drain in the garage.” In October 2010 SPRB approved Commission Letter #2 (PRB #10-297) for HAI to conduct emergency visual inspections of the parking garage. More specifically, this work was being requested due to the deterioration of concrete sections and the visible exposure of post-tensioning strands within the garage.

The subject Contract Amendment #1 in the amount of \$299,140 is intended to compensate the consultant for additional services required for design development and construction administration required to renovate and repair the Sigourney Street Parking Garage. More specifically, HAI will be tasked with completing a condition re-assessment report, post-tension strand evaluation, completing a corrosion analysis, complete a structural analysis of the slab, reevaluate repair options, prepare a new set of construction documents and provide bidding and CA services. This contract also expands the Construction and Total Project Budgets to \$4,900,000 and \$6,682,000 respectively.

Mr. Dillon recommended that the Board suspend consideration of Contract Amendment #1 and request more information from DPW related to the total fees for A/E and CA services.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-101 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-101. The motion passed unanimously.

PRB FILE #11-109 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-

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109. The motion passed unanimously.

PRB FILE #11-110 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-110, pending receipt of additional information regarding the project. The motion passed unanimously.

PRB FILE #11-112 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-112. The motion passed unanimously.

The meeting adjourned.

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