

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 17, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 17, 2012 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Secretary  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Bennett Millstein, Vice-Chairman  
Mark A. Norman

**Staff Present:** Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF JANUARY 9, 2012.** Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of January 9, 2012. The motion passed unanimously.

### COMMUNICATIONS

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 12-002 **Transaction/Contract Type:** RE / Conveyance of Property  
**Origin/Client:** DOT/DOT  
**Project Number:** 42-105-47H  
**Grantee:** Goodwin College, Inc.  
**Property:** Northeasterly Side of Route 2, East Hartford Expressway

**Project Purpose:** Conveyance of Property, East Hartford  
**Item Purpose:** Conveyance of approximately 1.645-acres of land pursuant to Section 10 of Special Act No. 11-16.

Mr. Dillon reported that in 2008 Goodwin College petitioned DOT for the release parcel, to be used as part of “a 20-acre riverfront campus and regional education center.” DOT’s divisions concurred, provided that there was no break in the Route 2 non-access highway line. In June 2010, DOT notified the legislative delegation that the parcel was surplus to highway needs and would be disposed of. The release parcel of 1.645 acres appeared in the 2011 conveyance bill in an amendment adopted on the final day of the session. Special Act 11-16, §10 requires the Commissioner of Transportation to convey to Goodwin College a 1.645 acre parcel of land located in the town of East Hartford “at a cost equal to the fair market value of the property, as determined by the average of

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the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance.”

The parcel is triangular, vacant, and landlocked, with no direct access to public roads or utilities. It is bounded on the north by 8.60 acres land acquired from the Town of East Hartford in May 2011 for \$1,025,000 by Goodwin College, formerly the Willowbrook Elementary School; and Carriage Park (Condominium) Association. The release parcel is bounded on the east by the Town of East Hartford Hockanum Cemetery; and on the southwest by Entrance Ramp 5A, Route 2 (no access). The Town of East Hartford has a right to pass & repass over the release parcel. The survey map indicates that this right is 10 feet wide and extends along the length of the northerly and easterly boundaries.

Pursuant to the Special Act, in November 2011 DOT appraisers prepared two reports, the average being \$24,400 (\$14,833/acre). With the addition of an administrative fee of \$1,000, the sale price is \$25,400. SPRB Staff recommended approval acknowledging that DOT has complied with the provisions of the special act legislation required for disposition of the surplus property.

**PRB #** 12-003 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 131-198-036  
**Grantor:** Luis Rodriguez, et al  
**Property:** 1251 Mount Vernon Road, Southington, CT

**Project Purpose:** Reconstruction of Mount Vernon Road Project  
**Item Purpose:** Acquisition of approximately 336 SF for highway purposes, the contributory value of site improvements and additional compensation for the installation of safety bollards.

Mr. Dillon reported that the subject property at 1251 Mount Vernon Road is 0.52± acres improved with a single family residential dwelling and other associated improvements. The zone is R-20/25. The DOT EOC worksheet indicated that the takings will not significantly affect the dwelling, access driveway, or remaining site improvements. The Grantor disagreed, and argued that the loss of depth from the roadway negatively impacted the value of his home by 10% to 20%. The Grantor stated that since purchasing the property, two accidents resulted in vehicles on his lawn, and that the taking would increase the likelihood of damage to his property.

DOT established a rate of \$6.50/SF for this taking and negotiated a settlement in this proposal that will compensate the owner for placing a barrier along the street line.

ACQUISITION ITEM	VALUATION	COST
Land	336 sf x \$6.50/SF = \$2,184, say	\$2,200
Contributory value of landscaping	Lump Sum	\$ 200
Cost to cure closer proximity of dwelling to road: installation of protective bollards to for safety	13 bollards @ \$527/bollard installed = \$6,847, say	\$6,900
<b>TOTAL COST</b>		<b>\$9,300</b>

SPRB Staff recommended approval for the following reasons:

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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 EOC report prepared by DOT; and by the contractors' estimates provided to document the cost of installing 13 protective bollards along the frontage.

The Board engaged in a brief discussion related to the additional compensation for the safety bollards and the installation of them on the grantor's property.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 12-005 **Transaction/Contract Type:** AE / New Contract  
**Project Number:** BI-RS-225B **Origin/Client:** DCS/SCSU  
**Contract:** BI-RS-225B-ARC  
**Consultant:** OakPark Architects, LLC  
**Property:** Southern Connecticut State University, New Haven

**Project Purpose:** Buley Library Renovations Phase II  
**Item Purpose:** A/E new contract for the consultant to provide design and construction administration services for the Phase II Buley Library Project.

Mr. Dillon reported that the project involves the required architectural and engineering services to design and renovate the existing five story, approximately 98,000 gross square feet Buley Library building on the SCSU campus into a state of the art academic library. The work will include interior design, renovation and fit out work based on the planning and program study approved by SCSU Facilities dated Nov 11, 2011. The connection between the new Phase 1 Building and this Phase II work is included in the scope; although the initial design included a proposed monumental staircase which has been deleted from the project. The exterior façade including the entrance from the quadrangle and Mechanical, Electrical and Plumbing (MEP) systems as previously designed under Phase 1 shall be maintained as much as possible, but shall be adjusted or revised to accommodate the new program, including modifying the penthouse to accommodate the HVAC system. It should also be noted that material purchased under the Phase I project and detailed on the inventory list dated March 2009 shall be incorporated into the project as much as possible. The overall project budget and construction budget are \$27,975,000 and \$17,000,000 plus approximately \$1,700,000.00 of stored material respectively. This project will be bid as a Construction Manager at Risk ("CMR") project.

In September 2011 the Department of Construction Services ("DCS") issued a Request for Qualifications (RFQ) for *Architect & Consultant Design Teams* related to the SCSU Buley Library Phase II Project. DCS elicited seventeen (17) responses to the advertisement. After completion of the internal review process, four firms were selected for short-listed interviews. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified OakPark Architects, LLC ("OPA") as the most qualified firm.

This contract is for *Architect Consultant Design Team Services* from preliminary design until the completion of construction. The compensation rate for this basic service is **\$1,493,000** plus an additional **\$224,740** for special service sub-consultants. As such the total proposed contract is **\$1,717,740** for project A/E design services which amounts to a total fee of 9.18% of the overall construction budget. Whereas the basic service fee is equivalent to 7.98% of the construction budget.

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SPRB Staff recommended approval due to the fact that all the required documents have been submitted by DCS and the basic service fee of \$1,493,000 amounts to 7.98% of the construction budget which is within the maximum guideline rate of 10.5% established by the agency for this *Group B Renovation Project* inclusive of construction administration services.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-002** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12- 002. The motion passed unanimously.

**PRB FILE #12-003**- Mr. Josephy moved and Mr. Valengavich seconded a motion to approve PRB File #12- 003. The motion passed unanimously.

**PRB FILE #12-005** - Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #12- 005. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary