

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 27, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 27, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Bennett Millstein, Vice-Chairman
Pasquale A. Pepe

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 FEBRUARY 21, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 21, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 12-028 **Transaction/Contract Type:** RE / Admin. Settlement
Origin/Client: DOT / DOT
Project Number: 171-305-148
Grantor: The Hartford Courant Company
Property: 285 Broad Street, 8 Flower Street and 15 Flower Street, Hartford, CT

Project Purpose: New Britain – Hartford Busway Project
Item Purpose: Acquisition of approximately 2,916 SF of defined easement area for transportation purposes, 201 SF easement for lighting and a 7,566 SF temporary work easement together with various rights.

Ms. Goodhouse summarized the presentation made at the February 23, 2012 meeting by Appraiser Russ, who discussed his analysis of the Income Approach to value that he developed on behalf of DOT, valuing the rights and easements described above.

The DOT negotiated settlement is in the amount of \$340,000 which is 4.6% over Mr. Russ's appraisal of \$325,000. The Russ appraisal did not consider temporary damages requested by the Grantor due to the cancellation of a lease with Amtrak for 33 spaces. The Administrative Settlement represents an agreement with the Grantor for some additional compensation for this temporary parking loss. Ms. Goodhouse recommended approval of the agenda item.

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REAL ESTATE- NEW BUSINESS

PRB # 12-042 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DEEP/DEEP
Grantee: Town of Portland
Property: Easterly Side of Great Hill Road, Meshomasic State Forest Land, Portland

Project Purpose: Conveyance of Property to the Town of Portland
Item Purpose: Conveyance of approximately 1.62-acres of land pursuant to Section 5 of Public Act No. 10-1 to the Town of Portland for the construction of a fire house.

Ms. Goodhouse reported that the parcel to be conveyed to the Town of Portland abuts the existing Company 10 Fire House, which is on property measuring 100' by 100' and located at 163 Great Hill Road. The perimeter survey provided also shows that the parking lot on the north side of the fire house encroaches on about 75,000 SF of state land.

Though the Public Act specified an area of 1.83 acres, the survey measures the deeded parcel as 1.62 acres. The deed grants 300 feet of frontage along the east side of Great Hill Road, and a depth of 200 feet, as specified in the Public Act.

The Town of Portland is required by the Public Act and restrictions recited in the deed to use the parcel for the construction of a fire house and it must remain in town ownership. Otherwise, the parcel will revert to the State of Connecticut.

The fiscal note written by the Office of Fiscal Analysis for SB 501 valued the deeded parcel at \$325,000. The Town of Portland will pay an administrative fee of \$1,000 to the DEEP. Ms. Goodhouse recommended approval of the item. The deed's restrictions and legal description are consistent with the perimeter survey and the requirements of the Public Act. The deed was signed by the Treasurer on 2/2/2012.

PRB # 12-043 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 131-198-31
Grantor: Sherri Ouelette
Property: 1188 Mount Vernon Road, Southington, CT

Project Purpose: Reconstruction of Mount Vernon Road
Item Purpose: Acquisition of approximately 620 SF of land for highway purposes, an 850 SF slope easement and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that this project in Southington will reconstruct and widen a portion of Mount Vernon Road to a uniform width of 30' from an area 350 feet south of West Center Street to 350' north of Roaring Brook Drive. Sight lines at intersections will be improved. To improve drainage, ditches will be constructed along the west side of Mount Vernon Road and additional catch basins and adequate sized pipes will be installed. Whitman Road will also be reconstructed. The total project cost estimate is \$6,309,300. DOT developed a property value estimate of \$144,650 for 38 acquisitions. All but two (2) are estimated to cost less than \$10,000 to acquire.

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The subject property at 1188 Mount Vernon Road is 1.10± acres improved with a single family residential dwelling. The zone is R-20/25. The DOT EOC worksheet indicated that except as noted below the takings will not significantly affect the dwelling, access driveway, or remaining site improvements. DOT established a rate of \$4.70/SF for this taking. The acquisition cost for the partial takings referenced above is \$8,300.

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 acquisition value is supported by the EOC report prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-040 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-CTC-401 **Origin/Client:** DCS/CTC
Contract: BI-CTC-401-ARC Commission Letter #9
Consultant: Fletcher-Thompson, Inc.
Property: Three Rivers Community College, Norwich

Project Purpose: Consolidation of Three Rivers Community College
Item Purpose: Commission Letter #9 to compensate the consultant for additional services related design and construction administration for the replacement of various doors and hardware in Building Wings D, E & F.

Mr. Dillon reported that the project scope includes the construction of 179,000± GSF of academic/office/support space, the renovation of 101,100± GSF of existing building area and construction of a new 16,000± SF Central Utility Plant for a total project area of approximately 295,600 GSF. Off-site work includes the widening of the New London Turnpike and intersection improvements. Construction and Total Project Budgets are \$65,130,000 (\$220/GSF) and \$88,824,198 (\$300/GSF of building area), respectively.

Commission Letter #9 is intended to revise the Fletcher-Thompson, Inc. (FTI) contract from \$5,397,685 to \$5,416,785 for an additional fixed fee contract amount of \$19,100.

Mr. Dillon recommended that the SPRB approve Commission Letter #9 in the amount of \$19,100 for Fletcher Thompson Inc to provide additional design and CA services for the replacement of various doors at the college. The base fee as a percentage of Construction Budget is 6.93% whereas the maximum guideline rate for this Group B renovation/construction project is a rate of 9.00% plus 1% for construction administration for a maximum guideline rate of 10.00%. A secondary analysis of this as an independent project would contrast the proposed construction budget of \$160,000 against a fee of \$19,100 or 11.94% against the maximum guideline rate of 15% inclusive of CA services for construction budgets under \$250,000. As such the fee would also be within the guideline rates.

PRB# 12-041 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-CTC-409 **Origin/Client:** DCS/CTC
Contract: BI-CTC-409-CAC
Consultant: Gilbane Building Company
Property: Gateway Community College, New Haven

Project Purpose: Construction of Downtown Gateway Community College
Item Purpose: Contract Amendment #1 to compensate the Construction Administrator for

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additional FF&E services.

The project involves the relocation and consolidation of Gateway Community College (GCC) from two existing campuses to a 3.21-acre site on Church Street where a new 358,500± GSF school. The college will be designed to realize LEED Gold certification. The projected construction schedule is 33 months. The statutory funding amount is \$98,104,000, authorized by the State Bond Commission on October 30, 2009. The current construction and total project budgets are \$147,063,293 and \$197,904,000 respectively.

In March 2010 the Board approved GBC's Construction Administration, Construction Phase Contract, in the amount of \$3,582,983. The contract duration is 900 days plus closeout of 90 days for a total of 990 calendar days.

Based on the current budget and revised construction program, GBC has submitted a proposal for Contract Amendment #1 to DCS which covers the following additional scope items all of which are directly tied to the project FF&E program:

• Equipment Specifications	\$102,900
• Drawing Coordination	\$ 25,200
• Verification of Equipment & Specifications	\$ 36,750
• Delivery of Large Equipment	\$ 51,450
• Agency Requested File Purging	\$ 57,750
• Value Engineering Research	<u>\$ 7,875</u>
TOTAL	\$281,925

Mr. Dillon recommended that the Board suspend review of this item, pending receipt of more detailed information regarding the costs associated with the additional scope items.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-028 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-028. The motion passed unanimously.

PRB FILE #12-040- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-040. The motion passed unanimously.

PRB FILE #12-041- Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #12-041, pending receipt of additional information regarding the contract Amendment. The motion passed unanimously.

PRB FILE #12-042- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-042. The motion passed unanimously.

PRB FILE #12-043 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-043. The motion passed unanimously.

The meeting adjourned.

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