

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 9, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 9, 2012 in the State Office Building.

**Members Present:** Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Edwin S. Greenberg, Chairman

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

Vice Chairman Millstein 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 APRIL 2, 2012.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 2, 2012. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 12-087 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-020  
**Grantor:** Edward A. Voytek, et al  
**Property:** 95 Hill Parkway, Middlebury, CT

**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.56+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Ms. Goodhouse reported that in January 2009, DOT and the Federal Aviation Administration (FAA) approved the Final Waterbury-Oxford Airport FAR (FAA) Part 150 Noise Study and the associated Noise Compatibility Program (NCP). The NCP recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

## STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 9, 2012

Page 2

The subject property at 95 Hill Parkway, Middlebury, is the 21<sup>st</sup> acquisition in this project to come before the Board. It is located in the project's Phase 2 (of 7) area, which has 10 properties located on Hill Parkway and Triangle Boulevard. Ms. Goodhouse recommended approval for the following reasons:

1. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports.
2. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.
3. The appraisal report prepared by Anthony John DeLucco as of 11/21/2011 supports the compensation of \$295,000.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 12-092 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-RC-366 **Origin/Client:** DCS/CCSU  
**Contract:** OC-DPW-CA-0002 Task Letter #3B  
**Consultant:** DPMCT, Inc. d/b/a Diversified Project Management  
**Property:** Arute Field Stadium, Central Connecticut State University

**Project Purpose:** Improvements to Recreation/Athletic Fields

**Item Purpose:** Commission Letter #3B to compensate the consultant for additional CA services due to the extended project completion date.

Mr. Dillon reported that the Arute Field Stadium, which is used for recreation, lacrosse and football, has grandstands on the home side of the field but no seating on the visitor's side. The Architect/Engineer of record is Clough Harbour & Associates, (PRB #09-86) whose scope of design included the construction of footings on which new ADA compliant, aluminum bleachers will be installed on the visitor's side of the stadium with a seating capacity of 2,800± persons. The project also includes the construction of a new one-story concrete block support structure beneath the bleachers to house restrooms, lockers, utility/mechanical areas and storage facilities. The support structure will have temporary electric unit heaters and code compliant ventilation and restroom exhaust systems.

Additionally, the Architect/Engineer designed the relocation of existing athletic field lighting & poles, design fire alarm/voice evacuation systems and provide utility connections for water, sanitary sewer and electrical service and paved access pathways to the seating system from campus roadways. The improvements are designed to serve the future adjacent track & soccer fields.

In order, the 2009 construction and total project budgets were established at \$2,316,500 (\$827/seat) and \$3,335,000 respectively. The current construction and total budget have been revised to \$1,988,000 and \$3,335,000 respectively. CCSU will fund the total project cost from its operating budget.

In 2010 DPMCT formally known as Diversified Project Management Inc. was awarded the contract to provide CA services on the project via its active On-Call Construction Administration contract. Task Letter #3B will modify the contract for DPMCT. The firm's total fee increases under Contract OC-DPW-CA-0002 by \$15,010 from \$123,132 to \$138,142 for Project #BI-RC-336; Phase IV Improvements to Arute Stadium. This additional scope and compensation is being requested due to the fact that DCS has extended the overall project

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 9, 2012

Page 3

construction schedule due to project weather delays and schedule issues. The original project schedule was for 35 weeks of construction which has been extended to 47 weeks excluding project close-out requirements. DPMCT is still responsible for DCS project close-out requirements under the terms of the contract for fixed fee equivalent to 5% of the construction phase services.

Mr. Dillon recommended that the Board approve Task Letter #3B. The maximum allowable fee under the DCS guidelines for CA services is 5% of the project construction budget. The overall fee for this project is  $\$138,142/\$1,988,000 = 6.9\%$  which exceeds the DCS Guideline Rate of 5%. Although, the original fee was  $\$110,000$  versus a construction budget of  $\$2,316,500$  for a total fee of 4.7% which was within the DCS guideline requirements. The overall fee has increased due to the fact that the construction bids came in approximately 12% under budget. At that time DCS requested that DPMCT provide additional bid phase review and negotiation services to scope the low bid submittal. DCS is also currently required per contract to provide DPMCT additional compensation beyond the 35-week contractual schedule.

**OTHER BUSINESS**

The Board took the following PRB File Votes in Open Session:

**PRB FILE #12-087** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-087. The motion passed unanimously.

**PRB FILE #12-092** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-092. The motion passed unanimously.

The meeting adjourned.

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