

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 25, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 25, 2012 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: 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 OCTOBER 18, 2012. Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of October 18, 2012. The motion passed unanimously, except for Mr. Valengavich, who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 12-250 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 2-124-11A
Grantee: City of Ansonia
Property: Located along various areas of Hill Street and Root Avenue, Ansonia
Project Purpose: Assignment of Land to the City of Ansonia
Item Purpose: Assignment of approximately 4,213 ± SF of land and 4,328 ± of easement area to the City of Ansonia for highway purposes in connection with the Reconstruction of Hill Street and Root Avenue Project.

In 2002 and 2003 DOT acquired various rights on sixteen (16) parcels of land in connection to the proposed Reconstruction of Hill Street and Root Avenue Project in Ansonia. Under the project Agreement, No 10.05-04(00) for Federal Project STPB-1002(102), Section 11 requires that "That all properties and rights acquired within the highway lines will be released to the municipality for highway purposes upon completion of the project." The project has since been completed and DOT has begun the process of assigning the acquired real estate parcels within the project area back to the City of Ansonia. The areas to be released comprise sixteen 16 separate takings required for the project. This is a release along a town street for highway purposes only.

Ms. Goodhouse recommended approval of this item.

REAL ESTATE- NEW BUSINESS

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PRB # 12-260 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 167-106-003
Grantor: David Miu et al
Property: 1669 Litchfield Turnpike, Woodbridge
Project Purpose: Reconstruction of Bridge No. 04920 Merritt Avenue over the West River
Item Purpose: Acquisition of 1,995 ± SF of defined easement area for highway purposes and additional compensation for the contributory value of site improvements.

Ms. Goodhouse said that Bridge No. 04920 carries Merritt Avenue over the West River in Woodbridge. The project involves the replacement of the bridge, without added capacity. The bridge was built in 1940, and widened in 1969. It is 47 feet long, and 24 feet from curb to curb. The proposed replacement is a single span consisting of pre-stressed concrete butted box beams superstructure with cast-in-place reinforced concrete abutments and wingwalls, all supported on steel H-piles bearing on rock. It will span 50 feet, and width will remain 24 feet, flanked by a 5-foot wide concrete sidewalk on the south side. The replacement is necessary due to the bridge's classification as "scour critical." The project estimate of \$259,200 for rights of way acquisition involves four easements, with total project estimate of \$2.64 million. Funding is through the Federal Local Bridge Program which is 80% federal; 20% municipal.

At 1669 Litchfield Turnpike (Route 69), DOT is acquiring a defined easement for highway purposes of 1,690 SF and an easement for temporary work area of 325 LF for the purpose of placement of riprap and regarding of channel. A number of mature trees will be affected. An estimate of compensation was prepared that recommends total payment of \$8,200 to the Grantor, based on a site value of \$4.00/sq. ft. and including \$1,300 lump sum payment for the contributory value of the affected trees.

Ms. Goodhouse recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-263 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-CTC-426 **Origin/Client:** DCS/CTC
Contract: BI-CTC-426-ARC Commission Letter #6
Consultant: Tecton Architects, Inc.
Property: Tunxis Community College, Farmington
Project Purpose: Phase II Campus Development Project
Item Purpose: Commission Letter #6 to compensate the consultant for additional services related to the development of contract documents and construction administration services required for the renovation of the 3rd Floor in Building 600.

Staff reported that the project consists of the construction of (i) a new 30,000± GSF classroom/office building, (ii) renovations to a 7,700± GSF building known as Bidstrup Hall to accommodate the Early Childhood Education Program, (iii) renovations to the existing façade of the 300 Building, a one-story, 31,457 GSF facility, (iv) the demolition of the 200 Building, a one-story, 21,000± GSF improvement and (v) reconfiguration of the Library to serve as swing space. The project must conform to all applicable building, fire health & safety codes and the design must be eligible to obtain Green Building LEED Silver certification.

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In 2008, the Department of Construction Services entered into a contract with DuBose Associates for the design of Phase II Campus Improvements (PRB 08-401) for a maximum fee of \$1,413,225. Since this approval SPRB has approved five (5) additional commission letters which are detailed further in this memo. The current construction and total project budgets are \$11,829,000 and \$18,339,105 respectively.

Commission Letter #6 will modify TAI's contract to compensate the consultant for additional services related to the development of contract documents and CA services required for the renovation of the 3rd Floor in Building 600. The 3rd floor comprises approximately 7,800 SF and is intended to be converted into administrative office space as part of the ongoing campus improvement project. The scope of the overall commission letter will also include updating the LEED program requirements for the project and FF&E coordination. The overall project will be based on a construction budget of \$975,000.

Staff recommended that the Board approve Commission Letter #6 in the amount of \$88,500 for Tecton Architects Inc to provide additional project services. The base fee as a percentage of Construction Budget is 9.63% whereas the maximum guideline rate for this Group B construction project is a rate of 9.50% plus 1% for construction administration for a maximum guideline rate of 10.50%.

PRB#	12-264	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RC-331	Origin/Client:	DCS/CCSU
Contract:	OC-DPW-ARC-0030		Task Letter #4A
Consultant:	BL Companies Connecticut, Inc.		
Property:	Central Connecticut State University, New Britain		
Project Purpose:	New Maintenance Facility & Salt Shed Project		
Item Purpose:	Commission Letter #4A to compensate the consultant for additional services related to extended construction administration beyond the contractual duration.		

Staff reported that this project requires the Architect to provide design and construction administration services concerning the following improvements at Central Connecticut State University ("CCSU"):

- *Maintenance Building*, construction of a new 7 to 8 bay single-story building to house vehicles for the Facilities Department. The facility will include a locker room, restroom, storage, custodial & telecommunication rooms. Minor maintenance of vehicles will occur within the building.
- *Recycling Facility*, consisting of new open structure (no walls, roof only) that will be designed for the deployment of recycling dumpsters (glass, paper, plastic & metal) and compactors (cardboard & refuse).
- *Salt Shed*, entailing the construction of a new stand-alone unheated building and brine generator and storage tank on a pad. The facility will include a rack storage structure.

The overall project will include site work improvements encompassing high intensity lighting, security fencing, cameras and card access through gates and at all buildings. The construction and total project budgets for the project are \$2,001,000 and \$2,493,672 respectively.

As detailed in the scope letter from BLC to DCS dated October 4, 2012 the scope is intended to compensate the Architect for additional construction administrations due to the extended duration of the project in excess of the contractual bid period by more than 10%. DCS has confirmed that funding is available for this project.

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SPRB staff recommended that SPRB approve Task Letter #4A. The total basic service fee amounts to \$164,840 which is 8.24% of the construction budget and within the established guideline rate of 9.5% for this Group B New Construction Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-250 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-250. The motion passed unanimously.

PRB FILE #12-260 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-260. The motion passed unanimously.

PRB FILE #12-263 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-263. The motion passed unanimously.

PRB FILE #12-264 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-264. The motion passed unanimously.

The meeting adjourned.

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