

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 28, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 28, 2013 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 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, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 21, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	13-019	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	167-106-001		
Grantor:	KFP Family Limited Partnership		
Property:	12 Merritt Avenue, Woodbridge		
Project Purpose:	Reconstruction of Bridge No. 04920 Merritt Avenue over West River Project		
Item Purpose:	Acquisition of 425± SF of land, a 5,730 ± defined easement and a 10± LF easement for the installation of metal beam guide rail all for highway purposes as well as additional compensation for site improvements.		

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. Funding is through the Federal Local Bridge Program which is 80% federal; 20% municipal.

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The subject property is 4.82 acres of business/industrial-zoned land improved with an 800 SF one story brick building occupied by a retail merchant; and a vacant 1,752 SF gasoline service station. The property is bisected by the West River. The highest and best use of the property is for continued commercial/office use as improved; and commercial use of the vacant land. At 12 Merritt Avenue, DOT is acquiring 425 SF located at the corner of Merritt Avenue and CT Route 69; also a defined easement for highway purposes of 5,730 SF; and a right to install 10 linear feet of metal beam rail with beam end section.

DOT Appraiser Kenneth Goldberg selected 3 comparable sales of vacant commercial land in Woodbridge, Bethany and Derby. The sales occurred in January and February 2012. These commercial lots sold for \$0.74/SF to \$1.59/SF. After adjusting the sales for comparability to the subject, the sales indicated a range of value between \$1.06 and \$3.57/SF. The appraiser selected \$2.25/SF which is a site value of \$472,500 for 4.82 acres of commercial land, Woodbridge (\$98,000/acre). Based on his valuation, DOT offered to compensate the owner \$11,800.

Ms. Goodhouse recommended Board 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 adequately supported by the appraisal report completed by Kenneth N. Goldberg.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-020	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-CTC-413	Origin/Client:	DCS/CTC
Contract:	OC-DCS-ENV-0017	Task Letter #2	
Consultant:	TRC Environmental Corporation		
Property:	Various Sites Statewide		
Project Purpose:	EPA Compliance Program at Various Sites		
Item Purpose:	Task Letter #2 to compensate the consultant for EPA compliance program services at various Connecticut Community College sites statewide.		

Mr. Dillon reported that Task Letter #2 in the amount of \$90,700 is intended to compensate the consultant TRC Environmental Inc. ("TRC") for continuing services to maintain compliance with applicable federal and state environmental regulations and laws at all 12 community colleges.

Mr. Dillon recommended that SPRB approve Task Letter #2 with TRC Environmental Inc for continuing services to maintain compliance with applicable federal and state environmental regulations and laws at all 12 community colleges.

PRB#	13-021	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RT-860	Origin/Client:	DCS/DOE
Contract:	OC-DCS-ROOF-019	Task Letter #2	
Consultant:	Hoffman Architects, Inc.		
Property:	Stratford Aviation School, Stratford		
Project Purpose:	Roof Replacement and Mechanical Upgrades Project		

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Item Purpose: Task Letter #2 to compensate the consultant for the investigation and evaluation of the existing conditions as well as design services for the complete roof replacement and mechanical system upgrades at the Stratford Aviation School.

Staff reported that, in general, this project involves the investigation and evaluation of the existing conditions as well as design services for the complete roof replacement and mechanical system upgrades at the Stratford Aviation School ("SAS"). The main SAS building is currently comprised of a 39,000 SF roof deck with 16 skylights, 6 roof mounted HVAC units and 20 exhaust fans. The scope of the project shall also include the repair and replacement of the hangar door and associated soffit which were damaged this past fall.

In October 2011, SPRB approved Hoffman Architects, Inc. ("HAI") as one of five firms under the latest On-Call Roof Consulting Support Services consultant contracts. Subsequently HAI has been approved for Task Letter # at Northwest Connecticut Community College, Joyner Hall Roof Study in the amount of \$21,250.

The scope of Task Letter #2 in the amount of \$136,325 is intended to compensate the Architect for the following project scope:

- Completion of an existing conditions evaluation, schematic, design development and construction plans and specifications for the project for a new roof and upgraded mechanical systems.
- The site improvements shall also include the redesign of a new hangar door and repairs to the associated soffit.
- The contract includes construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope for a twelve week construction period inclusive of one-weekly site visit.
- The contract also includes a sub-consultant fee proposal from Kohler Ronan for MEP design services DCS has confirmed that funding is available for this project.

Mr. Dillon recommended that SPRB approve Task Letter #2 for Hoffman Architects, Inc. to provide consulting design services for the roof replacement and mechanical upgrades at the Stratford Aviation School.

PRB#	13-022	Transaction/Contract Type:	AE / Commission Letter
Project Number:	BI-RT-843	Origin/Client:	DCS/DOE
Contract:	BI-RT-843-ARC		Commission Letter #6
Consultant:	Tai Soo Kim Partners, LLC		
Property:	H.C. Wilcox Technical High School, Meriden		
Project Purpose:	Additions and Renovations to H.C. Wilcox Technical High School		
Item Purpose:	Commission Letter #6 to compensate the consultant for additional services related to the unplanned relocation of various programs and storage needs both on-site and off-site as well as the design of a temporary parking lot.		

On Mr. Dillon reported that in 2005 the Board approved the above-captioned contract with the Architect for a total fee of \$2,436,000 based on a construction budget of \$30,181,000 (PRB #05-291). In 2011, Contract Amendment #2 (PRB #11-095) was approved in the amount of \$645,120 for conversion of the

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project from a design-bid-build structure to a Construction Manager at Risk. More recently in August 2012 the Board approved Commission Letter #4 (PRB #12-201) in the amount of \$58,130 as well as Commission Letter #5 (PRB#12-278) in November 2012 in the amount of \$10,200 each for additional design services. The total fee as revised to date is \$4,440,597.

Wilcox Technical High School was constructed in the 1950's and thereafter, expanded through the 1970's to a total building area of approximately 149,743 GSF. This Project #BI-RT-843 concerns the demolition of building Wing C (17,000± GSF), the renovation of 113,443± GSF of existing building space not previously improved by BGW, and the construction of approximately 53,257 GSF of new building area to realize a facility with a total of 210,000± GSF at project completion. Parking lot layout will be revised and expanded to accommodate 300 surface spaces and new bus drop-off/pick-up areas. The construction budget and total project budget as part of this proposed commission letter remain at \$52,874,765 and \$77,568,765 respectively. Commission Letter #6, is proposed to modify Tai Soo Kim Partners, LLC ("TSKP") contract for two distinct project components. These components are defined by DCS as follows:

- Component #1 – provide additional design services related to the unplanned relocation of various programs and storage needs both on-site and off-site as part of the phased construction. The anticipated cost of this scope is \$7,040.
- Component #2 - provide additional consulting services for a temporary parking lot design within the CL&P Right of Way. The anticipated cost of this scope is \$2,500.

Mr. Dillon recommended approval of this commission letter for TSKP to provide additional project related services at the H.C. Wilcox Technical School Project in Meriden.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-019 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #13-019. The motion passed unanimously.

PRB FILE #13-020 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-020. The motion passed unanimously.

PRB FILE #13-021 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-021. The motion passed unanimously.

PRB FILE #13-022 - Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #13-022. The motion passed unanimously.

The meeting adjourned.

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