

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 3, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 3, 2014 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 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 MARCH 27, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 27, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-082      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 151-297-033  
**Grantor:** New Endeavors, Inc.  
**Property:** 661 Hill Street, Waterbury, CT  
**Project Purpose:** Reconstruction and Widening of Chase Avenue Project  
**Item Purpose:** Acquisition of 525±SF of land for highway purposes as well as additional compensation for the contributory value of site improvements.

The project involves the widening and reconstruction of Homer Street/Chase Avenue in Waterbury. The project activities will include full depth reconstruction, roadway widening, storm drainage improvements, sidewalks, signalization upgrades and curbing.

The subject property is a 0.31 acre commercial site with 40 feet of frontage on Chase Avenue and 50 feet on Hill Street. The building improvements are a 2-story 1,185SF wood frame commercial building (former residence completely renovated for commercial use) with a garage at the extreme rear of the site. The first floor of the commercial building is leased out to a hair salon. The subject is a legal, non-conforming use with respect to current requirements for the CA zone.

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The taking area of 525 SF is a 10 foot wide strip of land located along the entire Chase Avenue frontage and a portion of the Hill Street frontage in an area currently used for parking. The parking will be reduced from 10 to 8 spaces, and the commercial building will be 10 feet closer to the street line. The net effect will be less parking and more difficulty navigating the parking area due to diminished turning radiuses in the front of the building.

The compensation of \$20,000 is based on a December appraisal report by Kloss Appraisal Services, LLC. Citing the lack of sales data for comparable properties, Appraiser Kloss employed the Cost Approach to value the property before and after the taking. The land value component is determined using the Sales Comparison Approach.

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 appraisal report prepared by Kloss Appraisal Services, LLC.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

#### **ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>14-077</b>	<b>Transaction/Contract Type:</b>	AE / Contract Amendment
<b>Project Number:</b>	BI-P-86	<b>Origin/Client:</b>	DCS/CAES
<b>Contract:</b>	BI-P-86-CA		Contract Amendment #1
<b>Consultant:</b>	A/Z Corporation		
<b>Property:</b>	Connecticut Agricultural Experiment Station, New Haven		
<b>Project Purpose:</b>	Renovations and Additions to Jenkins-Waggoner Laboratory		
<b>Item Purpose:</b>	Contract Amendment #1 to compensate the consultant for expanded construction phase services as well as extended contract duration.		

Staff reported that this project consists of the planned expansion and renovation to the historically significant CT Agricultural Experiment Station (CAES). In general the project encompasses building and site modifications to accommodate program developments and enhancements at the historic Jenkins Laboratory which was constructed in the 1930's. The facility receives thousands of residents annually for diagnostic and testing services. The CAES facility also contains numerous labs, offices, a library and insect collections. The existing building area to be renovated is approximately 16,200 SF and it will be enhanced with a planned 11,000 SF addition. The project will be subject to review and approval by the State Historic Preservation Office (SHPO) due to the historic significance of the site. The overall project budget and construction budget were originally established at \$14,990,000 and \$10,500,000 respectively. Since that the overall budget and construction budget have been revised to 12,607,701 and \$9,100,000 respectively which reflects a decrease in overall project funding.

In January 2012 the Department of Construction Services ("DCS") issued a Request for Qualifications (RFQ) for Construction Administration Consultant Teams related to the CAES Jenkins-Waggoner Laboratory Additions and Renovations Project. After completion of the internal review and interview process DCS identified A/Z Corporation ("AZC") as the most qualified firm. SPRB approved the award of the contract in the amount of \$310,390 to AZC under PRB #12-204. The approved contract included a

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compensation rate \$231,530 for basic services plus an additional \$79,400 for special service and/or sub-consultants.

Contract Amendment #1 - Based on the current status of the construction project and observed struggles of the general contractor to complete the project DCS has requested that AZC submit a revised proposal to provide expanded construction phase support services as well as an additional 5-months of oversight based on the current project schedule. The general contractor is new to the DAS State construction requirements; this has required a significant amount of technical and administrative support from the Architect and Construction Administrator. DCS has evaluated the current status of the project and has determined that this approach is in the best interest of the State versus notifying the performance bond holder. The fee proposal by AZC to provide these additional services is \$30,000 for expanded construction phase services and \$85,391 for extended contract duration, for a total contract amendment of \$115,391. Staff recommended that the Board approve Contract Amendment #1.

**PRB#** 14-078 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MBE-ARC-0001  
**Consultant:** Tai Soo Kim Partners, LLC  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise ("MBE") Architects to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of May 31, 2016.

**PRB#** 14-079 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MBE-ARC-0002  
**Consultant:** OakPark Architects, LLC  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise ("MBE") Architects to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of May 31, 2016.

**PRB#** 14-080 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MBE-ARC-0003  
**Consultant:** id3A, LLC  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise ("MBE") Architects to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of May 31, 2016.

**PRB#** 14-081 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MBE-ARC-0004  
**Consultant:** John C. Clark and Associates, LLC  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise ("MBE")

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Architects to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of May 31, 2016.

Staff reported that this is the 1<sup>st</sup> series of On-Call MBE Architect Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). The four On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 5/31/2016.

A Request for Qualifications for the consultant services was released in July 2013 and elicited eleven responses. All of the respondents were considered “responsive” and as such all of the submittals were considered for review. Thereafter, the DCS selection panel began the process of evaluating and short-listing six proposals. At the completion of the interview and State Selection Panel process DCS Management Team reviewed the results and recommended the approval of four firms under this series.

Staff recommended that the Board approve the following two firms as MBE Architect Consultants for projects of various sizes and scope:

PRB # 14-080, id3A, LLC.....Contract #OC-DCS-MBE-ARC-0080  
PRB # 14-081, John C. Clark & Associates, LLC.....Contract #OC-DCS-MBE-ARC-0081

Id3A, LLC (ID3) originally established in 1985 as AI Perkins + Will, Inc., more recently in 2011 the firm has reorganized under the name id3A, LLC. ID3 has a local staff of 16± employees including 8 architects and 6 interior design professionals. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. ID3 will be operating under the individual professional Architect’s License of Ms, Kathryn Cowles (ARI.0012064) with the CT State DCP which is active until 7/31/2014. ID3 scored a total of 255 out of a possible 300 points and was identified as one of the most qualified firms.

John C. Clark & Associates, LLC (JCA) originally established in 2002. JCA has a local staff of 5± employees including 2 architects and 1 CAD technician. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. JCA will be operating under the individual professional Architect’s License of Mr. John Clark (ARI.0003534) with the CT State DCP which is active until 7/31/2014. JCA scored a total of 225 out of a possible 300 points and was identified as one of the most qualified firms.

Staff recommended that the Board suspend the following two firms as MBE Architect Consultants for projects of various sizes and scope:

PRB # 14-078, Tai Soo Kim Partners, LLC... ..Contract #OC-DCS-MBE-ARC-0078  
PRB # 14-079, OakPark Architects, LLC.....Contract #OC-DCS-MBE-ARC-0079

Staff recommended that the Board request additional information regarding the scope, criteria and DCS policies for hiring firms under this solicitation.

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**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-077** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-077. The motion passed unanimously.

**PRB FILES #14-078 and #14-079** – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB Files #14-078 and #14-079, pending receipt of additional information from the Department of Construction Services. The motion passed unanimously.

**PRB FILES #14-080 and #14-081** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #14-080 and #14-081. The motion passed unanimously.

**PRB FILE #14-082** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-082. The motion passed unanimously.

The meeting adjourned.

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