

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 17, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 17, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF April 10, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 10, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>14-095</b>	<b>Transaction/Contract Type:</b>	RE / Lease-out Renewal
<b>Origin/Client:</b>	DAS/DAS		
<b>Grantee:</b>	Law Enforcement Council of Connecticut, Inc.		
<b>Property:</b>	Uncas On Thames Campus, 401 West Thames Street, Norwich		
<b>Project Purpose:</b>	Lease-out renewal for a portion of Cottage #4		
<b>Item Purpose:</b>	Renewal for an additional 5-year term for the lease-out of 600-NUSF of first floor office space within Cottage #4.		

Staff recommended Board approval for the renewal of the Lease-Out for 600 SF within the above referenced Cottage #4 at an annual fixed base rent of \$7.00/SF for a 5-year term. CGS Section 4b-38 authorizes the Commissioner of DPW to lease state facilities as proposed. The rate is based upon Public Works determination of the cost of maintaining the demised premises. The current DPW lease-out rates for facilities at Uncas-On-Thames range from \$6.00/SF to \$8.83/SF.

The Law Enforcement Council (LEC) is a non-profit organization that currently consists of twenty-four police departments. In addition to providing state mandated recertification training for all sworn officers, the LEC sponsors course offerings for dispatchers, command and supervisory personnel, Medical Response Technicians (MRT), First Aid and Cardiopulmonary Resuscitation (CPR).

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<b>PRB #</b>	<b>14-096</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	170-3155-015		
<b>Grantor:</b>	Mismas Family Limited Partnership		
<b>Property:</b>	208-236 North Colony Street, Wallingford, CT		
<b>Project Purpose:</b>	New Haven – Hartford – Springfield Rail Corridor Improvements Project		
<b>Item Purpose:</b>	Acquisition of a defined easement for highway purposes totaling 2,453±SF, two easements to construct and maintain electrical controls and a fence comprising 111±LF and 155±LF respectively as well as a temporary work area easement totaling 1,578±SF.		

Staff reported that as a part of the New Haven-Hartford-Springfield Rail Program, the DOT will acquire a defined easement for transportation purposes. DOT is planning to improve the portion of the Amtrak rail corridor between New Haven and Springfield. PRB #14-096 affects a 1.6 acre property at 208-236 North Colony Street, Wallingford. It is improved with 3 retail buildings and 1 retail/residential apartment building. The tenant mix is 9 retail, 1 restaurant and 3 apartments. There are miscellaneous site improvements, including parking. The property conforms to the requirements of the CB40, Central Business Zone. At the subject site, the primary project purpose is to provide an emergency exit area from a railroad platform that will be constructed adjacent to the subject property along the railroad line. DOT requires a 2,453 SF defined easement for transportation purposes to be located at the rear of the subject property adjacent to the railroad right of way. DOT will construct and maintain an 8 foot chain link fence 155 feet in length. Within the defined easement area there will be an electric conduit and DOT will have the right to construct & maintain electrical services and devices along 111 linear feet. A temporary work area affecting 1,578 SF will be required for a one year period.

Independent fee appraiser Steven E. MacCormack completed a narrative report that developed estimates of value based on the Sales Comparison and Income Approaches to Value. Based on the sales, MacCormack concluded \$200,000/acre for the subject site. He ultimately concluded that the permanent easements would not affect any of the improvements, but would reduce the site value by 5% (\$16,000 damages/\$320,000 site value). The temporary construction easement is valued using a 10% rate of return for one year applied to 1,578 SF. The total damages are \$16,725.

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 damage award of \$16,725 is well supported by the appraisal dated 1/10/2014 prepared by independent fee appraiser Steven E. MacCormack.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>14-093</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Project Number:</b>	BI-N-335	<b>Origin/Client:</b>	DCS/DESPP
<b>Contract:</b>	BI-N-335-ARC		
<b>Consultant:</b>	Hoffman Architects, Inc.		
<b>Property:</b>	State Police Training Academy, Meriden		
<b>Project Purpose:</b>	Roof and Chimney Restoration Project		

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**Item Purpose:** New Contract to compensate the consultant for design and construction phase services required for the complete removal and replacement of 26,000 ± GSF of flat roof area as well as evaluating the existing rooftop HVAC units and penetrations.

Staff reported that in general the project involves the complete removal and replacement of approximately 26,000 GSF of flat roof area at the State Police Academy in Meriden. The project will entail removing the existing roof down to the substrate and then installing a new roofing membrane complete with insulation, flashing, and mechanical curbs as well as reviewing the existing rooftop HVAC units and penetrations. In addition, the project will include chimney repairs and stone joint re-pointing will which be further developed after the completion of field investigation work.

In June 2013 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the State Police Academy Re-Roof and Chimney Repairs Project. DCS elicited eighteen (18) responses to the advertisement of which all of the respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows, Gale Associates, Inc., Hibbard and Rose, Architects, LLC, Hoffman Architects, Inc., and Kenneth Boroson Architects, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Hoffman Architects, Inc. (“HAI”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the State Police Academy Re-Roof and Chimney Repairs Project from the initiation of a schematic design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate for this basic service is \$145,000 with an additional \$3,500 for special services. As such the total project fee is \$148,500. The special services detailed in the project scope include on-site field investigations and test cuts of the roof.

Staff recommended that the Board approve the contract for Hoffman Architects, Inc. to provide design related services at the State Police Academy Re-Roof and Chimney Repairs Project.

<b>PRB#</b>	<b>14-094</b>	<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-CTC-480	<b>Origin/Client:</b>	DCS/BOR
<b>Contract:</b>	OC-DCS-MEP-0034		
<b>Consultant:</b>	Kohler Ronan, LLC		
<b>Property:</b>	Quinebaug Valley Community College, Danielson		
<b>Project Purpose:</b>	RTU Replacement and Miscellaneous HVAC Upgrades Project		
<b>Item Purpose:</b>	Task Letter #3 to compensate the consultant for the evaluation and design replacement of various HVAC rooftop units. The design and analysis will include but not be limited to the installation of pre-heat coils, new digital controls and modifications to the branch and duct work.		

In general, this project involves the design and replacement of five roof top units (“RTUs”) with pre-heat coils, new digital controls and modifications to the branch and duct work which will include but not be limited to VAVs, zone dampers and diffusers. The design and analysis of the unit replacements shall be based on the 2006 QVCC Existing Facility Update. The final design of these new units will also ensure

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compatibility with the new East Wing which currently has separate boilers and HVAC units. The project will also include the conversion of the existing pneumatic controls to an electronic system.

In September 2012, SPRB approved Kohler Ronan, LLC ("KRL") (PRB #12-240) as one of eight firms under the latest On-Call Mechanical, Electrical & Plumbing ("MEP") Support Services consultant contracts.

Task Letter #3 is a new task letter and subject to SPRB approval because the value of the task letter for this project exceeds \$100,000. The Construction Budget and total Project Budget have been established at \$1,300,000 and \$1,750,000 respectively. As detailed in the scope letter from KRL to DCS dated January 13, 2014 the \$123,500 fee is intended to compensate the Architect for the following project scope: Design for the replacement of 5 rooftop HVAC units; system and control upgrades; coordination of new MEP improvements and systems in conjunction with the existing building plans including piping system distribution layouts, system equipment and compatibility; building Commissioning Services and up to twenty hours of value engineering; and limited construction administration services based on the approved construction schedule.

DCS has confirmed that funding is available for this project.

Staff recommended that SPRB approve Task Letter #3 for Kohler Ronan, LLC to provide consulting design and construction administration services on this project.

### OTHER BUSINESS

The Board took the following votes in Open Session:

**PRB FILE #14-093** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-093. The motion passed unanimously.

**PRB FILE #14-094** – Mr. Norman moved and Mr. Valengavich a motion to approve PRB File #14-094. The motion passed unanimously.

**PRB FILE #14-095** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-095. The motion passed unanimously.

**PRB FILE #14-096** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-096. The motion passed unanimously.

The meeting adjourned.

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