

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 16, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 16, 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 JUNE 9, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of June 9, 2014. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	14-150	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	076-217-003		
Grantor:	Town of Manchester		
Property:	Areas located along Birch Mountain Rd. & Camp Meeting Rd., Manchester		
Project Purpose:	Charter Oak Greenway Project		
Item Purpose:	Acquisition of two defined easements for transportation purposes totaling 31,491±SF, two slope easements totaling 12,092±SF and two temporary construction easements totaling 16,889±SF all required for highway purposes as well as severance for the impact of the path along the frontage of 101 Camp Meeting Road.		

The purpose of the project is to extend the Charter Oak Greenway in Manchester and connect with the Hop River State Park Trail in Bolton. This will enhance continuity with the existing bicycle trail system throughout the State, while providing an alternative to motor vehicle transportation.

This portion of the project will begin at the eastern terminus of the Charter Oak Greenway on the south side of Camp Meeting Road (SR 534), at the Porter Street intersection, mile marker 1.90 in the Town of

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Manchester. The proposed alignment of the path will have three major road crossings, the first of which will be at Camp Meeting Road, west of Birch Mountain Road, where an overhead pedestrian bridge will be installed at this location. The second will be an at-grade crossing at the Interstate 384 eastbound (I-384), exit 5 off-ramp. The third crossing will be an overhead pedestrian bridge at Route 6/44, immediately west of the State of Connecticut DOT Maintenance Garage. The path will continue around the DOT Maintenance Garage property and end at the existing parking lot for the Hop River State Park Trail at Bolton Notch Pond, in the Town of Bolton.

Surface and subsurface drainage improvements will be included in the project. Pedestrian bridges or culverts will be installed to cross minor existing streams or water courses. Rights of way acquisition and environmental permits will be required. Construction is anticipated to begin in fall 2014, based on the availability of funding. The estimated cost for this project is approximately \$11.4 million and it is anticipated to be undertaken with 80% Federal and 20% State funds.

PRB #14-150: DOT will purchase at 95% of value, a transportation easement in two parcels that total 31,491 SF for a 22-foot wide corridor in which a 10-foot wide multi-use (running, biking, walking) path will be constructed. DOT has provided 4 plan sheets:

- Sheet 1 indicates a taking for a temporary construction easement on the west side of Birch Mountain Road. The parcel includes a parking area which will be used for staging and access for construction equipment.
- Sheets 2, 3 and 4 show the 22-foot wide corridor extending from Interstate 384, and running along the northerly side of Camp Meeting Road to Finley Street. The plans show a second construction easement where a bridge will be constructed over a brook. DOT is acquiring slope easements for the support and safety of the path.

The plan sheets show the acquisitions needed to complete approximately 1,700 linear feet of trail, most of which runs through land of the Town of Manchester, with a portion being through land of the State of CT.

Staff 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 damages in the amount of \$44,950 are supported by the DOT appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-151	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-CA-0019
Consultant:	Strategic Building Solutions, LLC	
Project Purpose:	New On-Call Series	
Item Purpose:	New On-Call contract series for Construction Administration firms to provide the State of Connecticut consulting services for a wide array of state new construction and renovation projects. The maximum cumulative fee under this series is \$500,000 with a common expiration date of September 20, 2016.	

PRB#	14-152	Transaction/Contract Type: “On-Call”
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Origin/Client: DCS /DCS **Contract:** OC-DCS-CA-0020
Consultant: Downes Construction Company, LLC
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Construction Administration firms to provide the State of Connecticut consulting services for a wide array of state new construction and renovation projects. The maximum cumulative fee under this series is \$500,000 with a common expiration date of September 20, 2016.

PRB# 14-153 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-CA-0021
Consultant: DPMCT, Inc. d/b/a as Diversified Project Management
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Construction Administration firms to provide the State of Connecticut consulting services for a wide array of state new construction and renovation projects. The maximum cumulative fee under this series is \$500,000 with a common expiration date of September 20, 2016.

PRB# 14-154 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-CA-0022
Consultant: AI Engineers, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Construction Administration firms to provide the State of Connecticut consulting services for a wide array of state new construction and renovation projects. The maximum cumulative fee under this series is \$500,000 with a common expiration date of September 20, 2016.

Staff reported that this is the 5th series of On-Call Construction Administration Contracts awarded by the Department of Construction Services (“DCS”) and its predecessor agency since 1994. It is the intention of DCS to award a total of six on-call contracts under this series. At this time DCS is submitting four On-Call Contracts to the Board for review.

A Request for Qualifications (RFQ) solicitation in January 2014 elicited 25 responses. Two of the 25 respondents were disqualified for being “non-responsive” and thereafter, 8 firms were identified as the most qualified and submitted to the Deputy Commissioner for a review and approval for short-listed interviews. The State Selection Panel consisted of 3 members and rated each firm based upon a weighted ranking system. At the conclusion of the internal review process six firms were recommended for contract award. At this time the following four firms are being submitted to the Board for review.

Staff recommended Board approval of the following four (4) firms as potential Construction Administrators for projects of various sizes and scope:

- PRB # 14-151, Strategic Building Solutions, LLC, Middletown Contract #OC-DCS-CA-0019
- PRB # 14-152, Downes Construction Co., LLC, New BritainContract #OC-DCS-CA-0020
- PRB # 14-153, DPMCT. Inc., Middletown..... Contract #OC-DCS-CA-0021
- PRB # 14-154, AI Engineers, Inc., Middletown..... Contract #OC-DCS-CA-0022

All of these contracts will have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 9/20/2016. SPRB Staff recommended award of these contracts.

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OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-150 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-150. The motion passed unanimously.

PRB FILEs #14-151 through #14-154 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #14-151 through #14-154. The motion passed unanimously.

The meeting adjourned.

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