

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 21, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 21, 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 JULY 14, 2014 and JULY 16, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 14, 2014 and July 16, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 14-177-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights

Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:35 a.m. and concluded at 9:45 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 14-183 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 009-088-004
Grantor: Jamie M. Alley, Jr. et al
Property: 46 Plumtrees Road, Bethel
Project Purpose: Replacement of Plumtrees Road Bridge Project
Item Purpose: Just Compensation Agreement for the acquisition of an easement for highway purposes totaling 5,049 ±SF as well as additional compensation for the contributory value of site improvements.

The DOT project area is located on Plumtrees Road between Whittlesey Drive (which leads to the school complex) and Walnut Hill Road, Bethel. To improve motorist safety and traffic efficiency, 328 feet of Whittlesey Drive will be reconstructed. Its intersection with Plumtrees Road will be shifted 177 feet to the north to align opposite Walnut Hill Road, forming a 4-way intersection. Exclusive turn lanes and shared through lanes will be constructed. New drainage, guide railing, curbing, concrete sidewalk, signage and pavement markings will be provided. In order to accommodate the road widening, the project will also replace the bridge over the East Swamp Brook along this section of Plumtrees Road.

The subject property is 1.059 acres on the easterly side of Plumtrees Road. The highest and best use of the subject is its current use as a single family residential property, in conformance with the R-40 Residential zone. The State requires the use of 5,049 SF for a temporary construction easement to construct a bridge abutment. The work area is in the southwesterly corner of the subject property.

The DOT Appraiser prepared an Estimate of Compensation; and estimated site value to be \$4.00/SF before and after valuation (as of 5/2014). He developed a site value \$184,500 for the 1.059 acre site, which is \$4.00/SF. Damages in the amount of \$6,900 were offered. The Grantors objected to the \$1,800 award for lost trees, and a re-inspection in May when the hardwoods were leafy led the appraiser to conclude that there would be a greater loss of aesthetic appeal and noise and sight screening than originally estimated. The lost vegetation was determined to affect value by 2.7%, or \$4,900; an increase of \$3,100 for total damages of \$10,000.

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 award for damages in the amount of \$10,000 is supported by the DOT documentation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-178 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-CTC-442 **Origin/Client:** DCS/BOR
Contract: BI-CTC-442-CA
Consultant: A/Z Corporation
Property: Naugatuck Valley Community College, Waterbury
Project Purpose: Founders Hall Renovations Project

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Item Purpose: New contract to compensate the consultant for project related construction administration services from the construction document phase through the completion of construction.

Staff reported that, in general, the project involves the completion of a pre-design space planning study and design documents for major renovations and improvements to Naugatuck Valley Community College's Allied Health and Nursing Program. The project is focused on Founders Hall which comprises approximately 97,000 GSF and was originally constructed in 1962. The overall project is intended to include a re-design of the entire building including numerous building and life safety code improvements in addition to complete upgrades to the elevator, telecommunication, MEP and HVAC systems. The overall design is envisioned to incorporate teaching programs, large well equipped lab space, resources for simulated learning and "SMART" technology for conference room, flex space and faculty offices.

In July 2013 the Department of Construction Services ("DCS") issued a Request for Qualifications for Construction Administration Consultant Teams related to the Naugatuck Valley Community College Founders Hall Renovations Project. DCS elicited eleven 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 Downes Construction Company, LLC; Arcadis U.S., Inc.; A/Z Corporation and Strategic Building Solutions, LLC. The State Selection Panel consisted of five members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified A/Z Corporation ("AZC") as the most qualified firm.

This contract in the amount of \$1,538,280 is for Construction Administration Consultant Team Services for the completion of the Founders Hall Renovation Project from the construction document design phase until the completion of construction. The overall compensation rate for this basic service is \$1,107,540 as well as an additional \$430,740 for special services including commissioning services, move management support and photographic documentation. DCS has confirmed for SPRB that funding is available for this contract pursuant to Public Act 09-2 Section 41 and approved by the State Bond Commission in August 2011.

Staff recommended that the Board approve the contract for A/Z Corporation to provide design and construction related CA services at the Naugatuck Valley Community College Project Founders Hall Project. The overall basic service rate of 4.15% is within the established guideline rate of 5% for this Project.

PRB#	14-179	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-T-603	Origin/Client:	DCS/DEEP
Contract:	OC-DCS-CA-0008		
Consultant:	A/Z Corporation		
Property:	Hammonasset Beach State Park, Madison		
Project Purpose:	West Beach Improvements Project		
Item Purpose:	Task Letter #4 to compensate the consultant for project related construction administration services.		

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Staff recommended that the Board suspend action on PRB File #14-179. The on-call contract OC-DCS-CA-0008, A/Z Corporation, Consultant, expired in April 2014 and is no longer active. Furthermore, in June 2014 the Board approved six new firms under DCS On-Call CA Series 0017 through 0022 to provide project related CA services. A/Z Corporation is not one of the firms on the most recently approved on call CA contract series.

OTHER BUSINESS

2014 Digest of Administrative Reports. The Board discussed the information to be provided to DAS for publication in the 2014 Digest of Administrative Reports. Mr. Norman moved and Mr. Valengavich seconded a motion to approve transmitting the information to DAS as presented in the draft statement prepared by SPRB staff. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #14-177-A – Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #14-177-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #14-178 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-178. The motion passed unanimously.

PRB FILE #14-179 – Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #14-179 pending receipt of additional project information. The motion passed unanimously.

PRB FILE #14-183 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-183. The motion passed unanimously.

The meeting adjourned

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