

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 16, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 16, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Mark A. Norman
Pasquale A. Pepe

Members Absent: Bruce Josephy, Secretary
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Norman moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JULY 9, 2015. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of July 9, 2015. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated July 7, 2015 listing property acquisitions, not in excess of \$5,000, processed during the month of June 2015.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-154	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	170-3155-079		
Grantor:	Owen Stone		
Property:	20 North Plains Highway, Wallingford		
Project Purpose:	New Haven – Hartford – Springfield Rail Project		
Item Purpose:	Acquisition of for highway purposes of 1,013 ±SF, a 121 ±SF temporary construction easement and a 517±SF slope easement as well as additional compensation for the contributory value of site improvements.		

DOT is planning to improve the portion of the Amtrak rail corridor between New Haven and Springfield. It is intended that by 2030, there will be up to 25 daily round trip trains between New Haven and

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Springfield. Total funding (state: 46%, and federal: 54%) of \$262.8 million is required for upgrading the infrastructure, platforms and stations between New Haven and Hartford. The track improvements will increase top speed to 110 mph and restore the second mainline track.

PRB #15-154 affects a 2.878 parcel zoned I-40 (commercial/industrial). The project area is vacant land. The DOT will acquire 1,013 SF of land in fee simple, a slope easement of 517 SF; and a 121 SF temporary construction easement. The project will also affect trees and vegetation.

DOT estimated compensation at \$6,500 based on a staff Estimate of Compensation as of 4/16/14. The owner asked for \$3,500 in additional compensation for lost vegetation/screening, and expenses he expected to incur moving his own equipment from the project area and to update his property survey. Based on a quote of \$850 for the survey work, and a negotiation to increase the payment for lost vegetation by \$1,500, the parties agreed to an increase of \$2,350, or \$8,850.

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 damage award of \$8,850 is supported by the Estimate of Compensation valuing the vacant industrial land at \$5.00/SF; and by the estimate provided to update the owner's property survey.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

<i>PRB#</i>	15-155	<i>Transaction/Contract Type:</i> AE / Task Letter
<i>Project Number:</i>	BI-JD-341	<i>Origin/Client:</i> DCS/JUD
<i>Contract:</i>	OC-DCS-CA-0017	
<i>Consultant:</i>	Hill International, Inc.	
<i>Property:</i>	Danbury Superior Courthouse, Danbury	
<i>Project Purpose:</i>	Courthouse Window Replacement Project	
<i>Item Purpose:</i>	Task Letter #2A to compensate the consultant for construction administration services inclusive of bidding, schedule analysis and onsite supervision required for the window and curtain wall system replacement project	

Staff reported that in general the project involves the evaluation, repair and/or rehabilitation of the curtain wall system at Danbury Superior Courthouse. The overall project scope will include the forensic investigation of the existing curtain wall system in an attempt to determine the origin of ongoing leaks in addition to the condition of the steel framing system. The final design documents shall include a plan for the replacement of the window glazing and plan to address any framing deficiencies. The project shall be initiated while the court is occupied for normal business and fully functional. The final project design will need to include a construction phasing plan to accommodate the ongoing court operations. The construction and total project budgets for the project were initially established at \$2,000,000 and \$2,690,000 respectively.

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In July 2014, SPRB approved Hill International, Inc. (“HII”) as one of six firms under the latest On-Call Construction Administrator Series of consultant contracts. These contracts expire in September 2016 and had a maximum cumulative fee of \$500,000.

Task Letter #2A in the amount of \$120,000 is a new task letter and is subject to SPRB approval because it is an extension of Task Letter #2 (\$29,000) and the total contract value of \$149,000 will now exceed the threshold cost of \$100,000. This Task Letter will amend the overall construction budget and project budget to \$1,886,689 and \$2,607,357 respectively. As detailed in the scope letter from HII to DCS dated December 8, 2014 the scope is intended to compensate the Construction Administrator for the following project scope:

- Limited CA Services over an anticipated 4-month limited construction schedule inclusive of one site visit per week during the window fabrication phase.
- Full time CA services during the scheduled 15-weeks of window installation and project completion from mid-July through close-out in early November.
- Scheduling Services inclusive of a review of updated contractor submittals, window delivery and installation.
- Attendance at various construction phase project meetings to reconcile the project budget and review contractor requests for payment.

Staff recommended that the Board suspend Task Letter #2A and request additional information about the project and associated CA fee.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-154 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-154. The motion passed unanimously.

PRB FILE #15-155 – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #15-155, pending receipt of additional information about the project. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary