

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 4, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 4, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich

**Members Absent:** Pasquale A. Pepe

**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 JANUARY 28, 2016.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 28, 2016. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>16-016</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	173-420-012		
<b>Grantor:</b>	Town of Wilton		
<b>Property:</b>	Intersection of U. S. Route 7 and State Route 33, Wilton		
<b>Project Purpose:</b>	Installation and Maintenance of Traffic Signalization Devices Project		
<b>Item Purpose:</b>	Acquisition for highway purposes of 435± SF of land and 149± SF defined traffic easement.		

Staff reported that this DOT project is for traffic signal improvements on U. S. Route 7. At the subject location where Route 33 and Route 7 intersect in Wilton, DOT will install and maintain traffic signalization devices. The subject property 0.40 acres is on the easterly side of Routes 7 and 33; and the southerly side of Route 33, also called Ridgefield Road. It is used for a parking lot, and is owned by the Town of Wilton.

The project requires DOT to take a rectangular shaped parcel of land at the intersection, measuring about 10 feet by 40 feet (435 SF, total). Adjacent to the fee simple taking, the DOT will take a defined traffic

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easement of 149 SF. The project will have no impact on the remaining property. No parking spaces are affected.

Consistent with DOT's agreement with FHWA an Estimate of Compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000.

At \$15.00/SF, the EOC estimates that the 0.40 acre site has a value of \$261,360. The immediate neighborhood is commercial. Staff research showed 3 commercial sales in Wilton since 1/1/2013 that ranged from \$22.50/SF for a 0.5 acre parcel, to \$29.43/SF for a 1.95 acre parcel, both located on Route 7. Based on the EOC, damages to be paid to the Grantor are \$8,550.

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 \$8,550 is supported by the DOT Estimate of Compensation.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>16-017</b>	<b>Transaction/Contract Type:</b>	AE / Contract Amendment
<b>Project Number:</b>	BI-RT-858	<b>Origin/Client:</b>	DCS/DOE
<b>Contract:</b>	BI-RT-858-ENG		
<b>Consultant:</b>	Bemis Associates, LLC		
<b>Property:</b>	Ella T. Grasso Technical High School, Groton		
<b>Project Purpose:</b>	Welding Lab Renovations Project		
<b>Item Purpose:</b>	Contract Amendment #3 to compensate the consultant for special inspection, field testing and reporting services.		

Staff reported since 2006 Ella T. Grasso Technical High School has been experiencing indoor air quality problems and mold growth. In 2008, a Mechanical System Pre-Design Study was performed at the school and recommendations were made in two parts: investigative survey and mold remediation with options that would cease future mold growth and the survey of mechanical systems with recommendations for corrective work. This project is intended to upgrade the mechanical and plumbing systems in the building.

The 2008 Part I Recommendations consisted of the following 1.) Removal, Disposal and Replace all corridor ceilings, including spline type and areas affected by mold. 2.) Removal, Disposal and Replacement of all insulation on chilled water and domestic cold water piping including areas affected by mold. 3.) Correct electrical shortcomings and install new light fixtures in corridors. 4.) Provide and Install new ducted return air system. The 2008 Part II Recommendations consisted of the following 1.) Provide and Install a new 350 ton chiller. 2.) Clean and refurbish the existing cooling tower. 3.) Clean and refurbish the existing air handling systems. 4.) Provide and Replace belts in roof exhaust fans. 5.) Provide and Replace reheat coils in VAV boxes.

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As a result of this extensive scope, it was decided that other miscellaneous architectural and electrical issues would also be addressed. In July 2010, the Board approved Bemis Associates, LLC (“BA”) Consultant Contract for Design Phase Services in the amount of \$419,000. This contract was based on an estimated construction budget of \$4,750,000. In July 2013, the Board approved Contract Amendment #1 which increased the base fee amount by \$134,875 to compensate the consultant for expanded CA services. In August 2014, the Board approved Contract Amendment #2 with an increased fee amount of \$96,000 to compensate the consultant for additional services required for the renovation of the Metal Fabrication Shop into a Welding Lab as well as for the design of a fire suppression system and upgrades to the HVAC and power distribution systems. As part this contract amendment the total project budget and construction budget were increased to \$7,498,500 and \$4,906,475 respectively.

Contract Amendment #3 intended to revise BA’s contract with an increased fee amount of \$10,560 to compensate the consultant for special inspection testing and reporting services as required under the State of Connecticut Building Code. As part of this scope BA will subcontract with Macchi Engineers, LLC to provide the required shop drawing reviews, fabrication observation, site welding inspections and structural reviews as required under the Statement of Special Inspections. As part this contract amendment the total project budget and construction budget have been increased to \$8,075,203 and \$4,944,671 respectively. These revisions more accurately reflect the actual construction costs.

Staff recommended approval of Contract Amendment #3 in the amount of \$10,560 for Bemis Associates, LLC to provide project special inspection services.

<b>PRB#</b>	<b>16-018</b>	<b>Transaction/Contract Type:</b>	AE / Contract Amendment
<b>Project Number:</b>	BI-CTC-488	<b>Origin/Client:</b>	DCS/BOR
<b>Contract:</b>	BI-CTC-488-CA		
<b>Consultant:</b>	Downes Construction Company, LLC		
<b>Property:</b>	Asnuntuck Community College, Enfield		
<b>Project Purpose:</b>	New Manufacturing Technology Center Project		
<b>Item Purpose:</b>	Contract Amendment #1 to compensate the consultant for construction administration services required for the removal and relocation of existing equipment and installation of new equipment.		

Staff reported that in general this project involves the design and construction of a new 27,000 GSF Manufacturing Technology Center at Asnuntuck Community College. The new facility will be constructed as an addition to the existing facility and is intended to provide new and expanded educational opportunities in the following areas of manufacturing technology; electro-mechanical technology, additive manufacturing, CNC machining and metrology laboratories. In addition, the new building will include general manufacturing technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The construction of this new building will require the redevelopment of certain site improvements as well as the relocation of parking on a non-one basis.

In August 2015, the Board approved the contract for Downes Construction Company, LLC (“DCC”) to provide construction administration services. The approved contract was for consultant services from the design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate approved by the Board was for \$782,498 in basic services with an additional \$42,966 for special services for a total project fee of \$825,464. The special services approved

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in the project scope were related to building commissioning services which were to be provided by VanZelm Hayword & Shadford, Inc.

Contract Amendment #1 in the amount of \$74,344 is intended to revise DCC's contract and provide additional services for the removal, relocation and installation of existing manufacturing equipment as well as the delivery, coordination and installation of new equipment. These services are being requested from a pre-construction through construction phase and will include but not be limited to attending meetings, layout sessions, equipment coordination meetings, schedule development and installation oversight. DCS has confirmed for SPRB that funding is available for this contract.

Staff recommended that the Board approved Contract Amendment #1 for Downes Construction Company, LLC to provide additional construction administration services at the Asnuntuck Community College – New Manufacturing Center. The additional fee is 2.32% of the Equipment Line Item of \$3,200,000; and the total contract compensation for construction administration services is \$856,842, which is 4.51% of the aggregate Construction Budget of \$19,008,666.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-016** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-016. The motion passed unanimously.

**PRB FILE #16-017** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-017. The motion passed unanimously.

**PRB FILE #16-018** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #16-018. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary