

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 17, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 17, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Jack Halpert

Members Absent: John P. Valengavich, Secretary

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

Chairman Greenberg called the meeting to order.

Mr. Halpert moved and Mr. Josephy seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 10, 2017. Mr. Halpert moved and Mr. Josephy seconded a motion to accept the minutes of July 10, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 17-193 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 135-284-002A
Grantee: City of Stamford
Property: Easements located along on Farms Road, Stamford
Project Purpose: Assignment of real estate to the City of Stamford for highway purposes
Item Purpose: Assignment 8,785± SF of easements to the City of Stamford for highway purposes only which were originally acquired for the Replacement of Bridge No. 05008 on Farms Road over the Mianus River Project.

Staff recommended Board approval for the release of the referenced easements to the City for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the easements which were originally acquired for the Replacement of Bridge No. 05008 on Farms Road over Mianus River Project. The project is complete and it is now necessary for the State to assign the land to the City per Section 9 of Agreement No. 01.19-01(06). This is a release along a municipal street for highway purposes only and there is not any monetary

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consideration. The project release areas comprise 3 easements for highway purposes which total approximately 8,785 SF of easement area.

PRB #	17-194	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	131-199-001A		
Grantee:	Town of Southington		
Property:	Easements and Rights located on West Queen Street, Southington		
Project Purpose:	Assignment of real estate to the Town of Southington for highway purposes		
Item Purpose:	Assignment of a total of 3,919± SF of easements and rights to the Town of Southington for highway purposes only which were originally acquired for the Rehabilitation of Bridge No. 04564 on West Queen Street over the Quinnipiac River Project.		

Staff recommended Board approval for the release of the referenced easements and rights to the Town of Southington for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the easements and rights which were originally acquired for the Rehabilitation of Bridge No. 04564 on West Queen Street over the Quinnipiac River Project. The project is complete and it is now necessary for the State to assign the easements to the Town per Section 7 of Agreement No. 3.22-02(12). This is a release along a municipal street for highway purposes only and there is not any monetary consideration. The project release areas comprise 7 easements which total approximately 3,919 SF of easement area.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-187	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-C-29	Origin/Client:	DCS/DVA
Contract:	OC-DCS-MBE-CIV-0007	Task Letter #1A	
Consultant:	Diversified Technology Consultants, Inc.		
Property:	State Veterans' Cemetery, Middletown		
Project Purpose:	State Veterans' Cemetery Phase II Expansion Project		
Item Purpose:	Task Letter #1A to compensate the consultant for providing design coordination, phasing support and extended construction administration services in connection with the Phase II Expansion Project.		

In general, this project involves the required site-civil, environmental and geotechnical design services for the completion of various improvements and upgrades at the Middletown State Veterans Cemetery. The overall project scope is envisioned to include the Phase II Expansion of the cemetery to expand the burial options and capacity until 2034. The scope of services will focus on the planned installation of approximately 2,000 double-depth pre-placed crypts, roadway alignment and lay-out requirements for access, site grading, a turf irrigation system, lighting and security improvements. For this project, the

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Construction Budget and total Project Budget have been initially established at \$2,522,000 and \$3,230,308 respectively for this project.

In September 2016, SPRB approved Diversified Technology Consultants, Inc. (“DTC”) as one of six firms under the first On-Call MBE-Civil Engineering Services consultant contracts. Task Letter #1A in the amount of \$165,300 is a new formal task letter and subject to SPRB approval because the task letter is an extension of Task Letter #1 (PRB File #16-310 in the amount of \$153,908) previously approved by the Board. Under this new Task Letter the Construction and Project Budget will remain at \$2,522,000 and \$3,230,308 respectively for this project. As detailed in the scope letter from DTC to DCS dated May 12, 2017 the \$165,300 is intended to compensate the consultant for the following project scope: additional compensation for extended construction administration services; project oversight, meetings, review of payment applications, schedule analysis and progress reports. PM-Web management, RFI reviews and testing coordination; the total fee is based on a construction schedule of 440 calendar days which amounts to 62 weeks of construction. Based on the project schedule and budgeted CA services this is anticipated to include 2 days of inspection services per week at the rate of \$115/hour; and the proposal also includes 316 hours of project management at a rate of \$165/hours. DCS has confirmed that funding is available for this project.

Staff recommended that the Board suspend Task Letter #1A for Diversified Technology Consultants, Inc. to provide consulting design and construction administration services on this project.

PRB#	17-192	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-RS-349	Origin/Client: DCS/BOR
Contract:	OC-DCS-ARC-0057	Task Letter #2
Consultant:	Christopher Williams Architects, LLC	
Property:	Southern Connecticut State University, New Haven	
Project Purpose:	Residence Halls Brick Veneer and Patio Renovations Project	
Item Purpose:	Task Letter #2 to compensate the consultant for design services in connection with renovations to brick veneer and patios at Chase, Hickerson, Wilkinson and Neff Halls.	

Southern Connecticut State University (“SCSU”) has requested consultant services for the design development and construction administration for the renovation of the brick veneer and patios at Chase, Hickerson, Wilkinson and Neff Halls. The scope of work will include but not be limited to the stabilization and anchoring of the exterior wall brick veneer, joint sealants and related work identified in the August 2000 report by Hoffman Architects. This project will also include the reconfiguration and repair of the existing patio entrance ramps, some demolition, replacement as well as upgrades to the stairs and ramps to comply with updated building code and ADA requirements.

In January 2017, SPRB approved Christopher Williams Architects, LLC, (“CWA”) (PRB #17-009) as one of eight firms under the latest On-Call Architects Consulting Services Contract. These contracts have total maximum cumulative fee of \$1-Million Dollars and a common expiration date of March 15, 2019.

Task Letter #2 in the amount of \$117,997 is a new task letter and subject to SPRB approval because the value of the task letter for this project exceeds \$100,000. DCS has established a construction budget of

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\$1,544,457 for this project. As detailed in the scope letter from CWA to DCS dated May 10, 2017, the \$117,997 fee is intended to compensate the consultant for the following project scope: renovation of the brick veneer and patios at Chase, Hickerson, Wilkinson and Neff Halls; stabilization and anchoring of the exterior wall brick veneer, joint sealants and related work identified in the August 2000 report by Hoffman Architects; the reconfiguration and repair of the existing patio entrance ramps and limited demolition; replacement as well as upgrades to the stairs and ramps to comply with updated building code and ADA requirements, and limited construction administration services.

Staff recommended that the Board approve Task Letter #2 for Christopher Williams Architects, 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 #17-187 – Mr. Halpert moved and Mr. Josephy seconded a motion to suspend PRB File #17-187, pending receipt of additional information about the project. The motion passed unanimously.

PRB FILE #17-192 – Mr. Josephy moved and Mr. Halpert seconded a motion to approve PRB File #17-192. The motion passed unanimously.

PRB FILE #17-193 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB File #17-193. The motion passed unanimously.

PRB FILE #17-194 – Mr. Josephy moved and Mr. Halpert seconded a motion to approve PRB File #17-194. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary