

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 20, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 20, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Staff Present: Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF February 13, 2018. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of February 13, 2018. The motion passed unanimously, except for Mr. Halpert who abstained due to his absence from the meeting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 18-021 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 099-115-002
Grantor: Lindell Fuels Tank Farm LLC
Property: 59-1 Church Street, North Canaan
Project Purpose: Railroad-Highway Grade Crossing Improvements U. S. Route 7 & 44
Item Purpose: Acquisition for highway purposes of 4,578± SF easement to slope for the drainage of the highway and remove, use or retain excavated material in connection with the road improvements project.

In general, this project will upgrade the existing railroad crossing along U. S. Route 7 and Route 44 in North Canaan. Upgrades will consist of installing new pedestrian and vehicular gates, modernizing the existing railroad flashing lights and reconstructing the crossing surface. Roadway reconstruction on Main Street (U.S. Route 44) as the road approaches the crossing is also included as part of the project scope. The Housatonic Railroad Company will be performing the installation of the railroad appurtenances. For the project, DOT will acquire some permanent drainage rights of way; and some temporary construction easements. The total cost for these rights is estimated to be \$100,000. The project is 100% federally funded.

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The subject industrial site is 2.252 acres located southerly of U. S. Route 7/Route 44 near the center of North Canaan. It is a heating oil/propane storage facility, zoned C-B Central Business.

DOT currently holds, as an appurtenant right with State property to the north, a 20 foot wide drainage easement, through which an underground pipe runs. DOT now requires an additional 4,578± SF slope easement for drainage, located west of the railroad right of way and approximately in the same location as the existing easement and along the easterly boundary of the subject property. DOT rights of way acquisition policies require that if ditches or channels are required, DOT must acquire an “easement to slope for the drainage of the highway.”

The purpose is to excavate an open drainage channel. The existing underground PVC pipe will be removed and will be replaced by the open drainage channel extending for a length of 235 feet. A riprap apron, wing wall, a manhole, and 24” pipe will be installed at the north end of the easement area. Under the current easement, the DOT does not have the right to excavate and create the slope/open channel easement.

The appraisal was completed by DOT as of 11/21/17. Sales data suggested a range from \$2.18 to \$3.52/SF. The appraisal concluded \$279,500 (\$2.85/SF) for the subject property. The factor of 75% of value for the taking indicates that the existing easement was considered by the appraiser. Currently the easement area is mostly level and covered in vegetation. After the project, the easement area will be sloped to an open channel, and the existing vegetative buffer along the railroad tracks will be removed. The calculation of the damages is 4,578 SF @ \$2.85/SF x 75% = \$9,785.48, say \$10,000.

Staff recommended 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 \$10,000 in damages is supported by the DOT appraisal report with respect to the \$2.85/SF unit value.

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

EXECUTIVE SESSION

PRB # **18-026-A** **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA/DOA

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

The Board commenced its discussion of the proposed purchase at 9:40 a.m. and concluded at 9:58 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	18-022	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-RW-329	Origin/Client:	DCS/BOR
Contract:	BI-RW-329-ARC		
Consultant:	MDS National, Inc.		
Property:	Eastern Connecticut State University, Willimantic		
Project Purpose:	Goddard Hall and Communications Renovations Project		
Item Purpose:	Amendment #1 to compensate the consultant for additional design services and construction administrative services in connection with the renovations project.		

In general this project involves the design and construction of a planned major renovation to Goddard Hall and the Communications Building at the Eastern Connecticut State University (“ECSU”) Campus. Goddard Hall is a two story structure comprising approximately 44,245 GSF. The building was constructed in 1967 and is comprised of steel and concrete with a brick veneer. The Communication Building is a two story structure comprising approximately 36,498 GSF. The building was constructed in 1975 and is also comprised of steel and concrete with a brick veneer. A connector currently exists between both of the buildings which will be upgraded as part of this project as well. The overall goal of the project is to complete the replacement of primary building components (HVAC, plumbing, elevator replacement, electrical, window, doors and storefronts) to both of the existing structures inclusive of minor space re-programming and utilization. The primary goal of the project is to upgrade the major building systems and provide some minor internal renovations and finish upgrades for classrooms, faculty offices, toilet rooms and support services area. The current project schedule anticipates a phased construction program starting with the renovation of the Communications Building first. The overall construction and total project budget have been established at \$22,458,000 and \$31,382,000 respectively.

In July 2016 the Board approved the contract (PRB File #16-183) for MDS National, Inc. to provide schematic design phase through the construction document phase, bidding and the subsequent completion of construction. The overall compensation rate for basic services was \$2,314,373 with an additional \$64,150 for special services. As such the total project fee approved by the Board was \$2,378,523. The special services detailed in the project scope include geotechnical/environmental engineering, land surveying and FF&E consulting.

Contract Amendment #1 will modify MDS’s contract and provide for an additional \$88,257 in consulting fees to provide additional project design and construction administration services. This work shall include but not be limited to the following scope of services: additional design and construction phase services for the TV studio lighting, controls and rigging requirements (\$8,975); additional design and construction phase services for the KPE Gym inclusive of structural engineering required to support the re-designed large open area and tiered classrooms (\$9,400); additional design and field investigation services for the evaluation of the existing Otis Elevator system (\$5,390); additional compensation for the development of early release packages, associated bidding services and contract administration requirements. All of this work is required to meet the new completion scheduled developed by ECSU (\$31,792); additional design and construction phase services for the radio station design inclusive of updated AV design services for air consoles, microphones, studio equipment and network requirements (\$7,700); inclusion of a project design contingency (\$25,000).

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DCS has confirmed for SPRB that funding is available for this contract.

Staff recommended that the Board approve Contract Amendment #1 for MDS National, Inc. to provide additional design related services at the ECSU Goddard Hall & Communication Building Renovation Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #18-021 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #18-021. The motion passed unanimously.

PRB FILE #18-026-A – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB File #18-026-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #18-022 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #18-022. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary