

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 24, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 24, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

Staff Present: Rosamond S. White

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 May 17^d, 2018

Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of May 17, 2018. The motion passed unanimously.

COMMUNICATIONS – Synopsis of the site visit on May 22nd, 2018 to Norwalk Maritime Aquarium by the board members. They concurred the necessity of the site visit as it relates to the magnitude and complexity of the project with the many different components to it. Also, a clear comprehension of the project layout, for instance the proximity of the railroad tracks to the building's fire escape. Follow up to the Department of Transportation needs to be done on receiving a copy of the project map.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	18-075	Transaction/Contract Type: RE/Sale
Origin/Client:	DOT/DOT	
Project Number:	63-358-30C	
Grantor:	Pride Limited Partnership	
Property:	2 vacant parcels at Jennings Road and Leibert Road, Hartford	
Project Purpose:	Release of vacant land as part of the Hartford Redevelopment Agency's North Meadow Industrial and Business Project.	
Item Purpose:	Sale of two vacant parcels	

Background: DOT is proposing the release of two parcels of vacant land located along Present Ramp (D) (On-ramp I-91) in the City of Hartford. Parcel 1 consists of 37,217± SF of vacant land and Parcel 2 consists of 3,900± SF of vacant land zoned Commercial. The property was originally acquired in 1985 and 1987 for the widening of Interstate Route 91 (limited access highway).

The Grantee, Pride Limited Partnership, requested to either purchase or lease the subject parcels of State land for aesthetic/beautification purposes abutting the travel plaza that is being developed between I-91,

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Exit 33 Northbound entrance ramp, Jennings Road and Leibert Road in Hartford. This development is part of the Hartford Redevelopment Agency's North Meadows Industrial and Business Project. Through the concurrence process, initially, Parcel 1 was only approved for lease. After further discussions, the DOT approved the release and will retain easements for sloping and drainage in favor of the State.

Prior to the approval to release Parcel 1 of the subject State land, the Department entered into a Lease Agreement with Pride for \$350.00 monthly that commenced on August 1, 2016.

Valuation: DOT's Anthony DeLucco valued the property at \$319,000. The appraisal was conducted on November 1, 2016. On December 1, 2016, a second appraisal was prepared by Norman R. Benedict, Norman Benedict Associates, Inc., who established a value of \$254,000.00.

In a letter dated January 25, 2017, the Department offered the release parcels for a sale price of \$331,000.00. Pride submitted a counter offer supported by its appraisal in the amount of \$90,000.00 which valued the land as stand-alone parcels rather than as assemblage. The Department rejected the offer and Pride countered with an offer of \$175,000.00, which was accepted by DOT.

On September 19, 2017, the Office of Policy and Management rejected the subject release of two parcels of State land to Pride for \$175,000.00, given that the sale price negotiated by the Department was not within a reasonable range of the fair market value. Ultimately, the Department negotiated a sale price of \$215,000.00 for the two parcels. The grantee has accepted this price.

1. The commissioner of transportation has the authority to sell the parcel under CGS §13a-80.
2. The legislative delegation was notified as required by §13a-80(a).
3. The release value of \$215,000.00 is about 85% of the appraised value.
4. The description in the Quitclaim Deed is consistent with the DOT compilation plan for this sale.
5. The release of this land will end the State's liability and obligation to maintain excess land and secure property that is not being utilized for highway purposes and return the property to Municipal Grant List to generate tax revenue.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB #	18-073	Transaction/Contract Type: AE/Amendment # 1
Origin/Client:	DCS/CCSU	
Contract:	BI-RC-393-CA	
Consultant:	Downes Construction Company, LLC	
Property:	Kaiser Hall and Kaiser Hall Annex, CCSU	
Item Purpose:	Amendment 1 to compensate the Construction Administrator.	

In general this project involves the design and construction of a new 70,000 GSF Recreation Center and renovations to the existing Kaiser Hall Facility at Central Connecticut State University ("CCSU"). The new recreation center will be designed and constructed with a 50-year+ life expectancy and is anticipated to provide multi-sport courts, a wellness track, fitness areas, studio space, pilates area, offices,

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meeting rooms and complete shower facilities. The design and layout of this facility shall be appropriate for the recreational and educational needs of a 12,000 student campus population. The project will also include the complete renovation of the existing Kaiser Hall Gymnasium to include a 1st and 2nd Floor entrance as well as VIP seating, a press box, elevator access and other associated basketball court amenities. The overall project will also include the demolition of the existing 34,000 GSF fabric structure currently adjacent to the athletic facility as well as a new access drive, pedestrian access and landscaping. During the previous approval under PRB # 16-145, the overall construction and total project budget was established at **\$17,872,369** and **\$25,385,809** respectively.

In July 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Construction Administrator Consultant Teams* related to the **Renovate/Expansion of Kaiser Hall and Kaiser Annex Project**. DCS elicited seven (7) responses to the advertisement of which all of the respondents were considered “responsive”. DCS then proceeded to review the seven submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, Newfield Construction, Inc., STV Construction, Inc., Downes Construction Company, LLC, Hill International, Inc., and O&G Industries, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Downes Construction Company, LLC (“DCC”) as the most qualified firm.

*This contract is for Construction Administrator Consultant Team Services for the completion of the **Renovate/Expansion of Kaiser Hall and Kaiser Annex Project**. The scope of work for this contract includes both preconstruction and construction phase services as well as mechanical and building envelope commissioning. Under the previous approval, the overall compensation rate for basic services was **\$864,660** with an additional **\$127,620** for special services. As such the total project fee was **\$994,205**.*

CONTRACT AMENDMENT # 1

*This amendment is for **\$99,754.00**. Due to the complexity of the project and high degree of attention afforded to project activities by university administration, increasing the Construction Administrator manager’s time from 1.5 days per week to 2 days per week is needed. The notice to proceed for project construction activities was issued 2 months after execution of the contract to allow for the submission and issuance of a stormwater permit from DEEP. During this time period, the general contractor, Lawrence Brunoli, Inc., was allowed to prepare and submit administrative and technical submissions and shop drawings. As such, the early start necessitates an extension of the Construction Administrator’s superintendents’ time to review and process these submissions and coordinate preconstruction activities with the general contractor, DAS and the University.*

This amendment # 1 will provide for the following:

- 1. Deduct Schematic Design Phase Support (not used) (**\$19,660.00**)*
- 2. Increase Project Manager’s time from 1.5 to 2 days per week for the Construction Phase **\$70,735.00***
- 3. Increase Project Superintendent’s time to manage pre-construction submittals and close-out **\$35,774.00***

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4. Increase the MEP Coordinator/Engineer's time up to \$20,230.00 for as-needed field engineer support **\$20,230.00**
5. Decrease the Project Engineer's time during the Construction Phase **(\$7,325.00)**

FEE – The costs of basic and special services are as follows:

DCC Fee for Basic Services (PRB #16-145)	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIA L)</u>	<u>C.</u> <u>Budget</u> <u>(\$)</u>	<u>(%)</u> <u>Budget</u>
Pre-Construction Phase	\$144,445			
Construction Phase	+\$720,215			
TOTAL BASIC SERVICE FEE (#16-113) (A)	\$864,660		\$17,872,369	4.83%
<u>SPECIAL SERVICES:</u>				
Commissioning (Van Zelm Engineering)		+\$127,620		
TOTAL SPECIAL SERVICES(B)		\$127,620		
TOTAL FEE (PRB #16-145) (A) + (B)		\$992,280	\$17,872,369	5.55%
PRB #18-073 – additional construction admin fees (A1)	+\$99,754			
TOTAL BASIC SERVICE FEE (#18-073) (A) + (A1)	\$964,414		\$18,405,564	5.20%
TOTAL BASIC SERVICE FEE (#18-073) (A) + (A1) + B	\$964,414	\$1,092,034	\$18,405,564	5.93%

Additional information is needed on the following

1. Deduct Schematic Design Phase Support (not used) **(\$19,660.00)**
2. Increase Project Manager's time from 1.5 to 2 days per week for the Construction Phase **\$70,735.00 – Provide details as to what changes in efforts in administering the project necessitated increase in Project Manager's time.**
3. Increase Project Superintendent's time to manage pre-construction submittals and close-out **\$35,774.00 – Review of administrative and technical submissions and shop drawings are routine for these types of projects and would have been reviewed regardless of the timing. Provide details as to what changes necessitated increase in the Superintendent's time.**
4. Increase the MEP Coordinator/Engineer's time up to \$20,230.00 for as-needed field engineer support **\$20,230.00 – These types of coordination tasks should have been accounted for in the original contract. Please explain why this should be accounted as extra effort?**
5. Decrease the Project Engineer's time during the Construction Phase **(\$7,325.00)**

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OTHER BUSINESS:

The Board took the following vote in Open Session:

PRB FILE #18-073 – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB File #18-073. The motion passed unanimously.

PRB FILE #18-075 - Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #18-075. The motion passed unanimously.

The meeting adjourned.

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