

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 1, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 1, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
John P. Valengavich, Secretary
Jack Halpert

Members Absent:

Bruce Josephy, Vice Chairman

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present:

State Senator Joe Markley arrived at 9:40AM.

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

1. ACCEPTANCE OF MINUTES: September 26, 2018 and September 27, 2018.

Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of September 26, 2018 and September 27, 2018. The motion passed unanimously.

2. COMMUNICATIONS

Staff provided the Board a letter from Ichon M. Ringwood #297590.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB File #:</i>	#18-173
<i>Transaction/Contract Type</i>	RE – Conveyance
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	17-137-161A
<i>Grantor:</i>	The Italian Social Club of Forestville, Incorporated
<i>Property:</i>	Bristol, Hawthorne St (rear lot)
<i>Project Purpose:</i>	Conveyance of 51,403±SF (1.18 acre) pursuant to PA 18-154, Section 9
<i>Item Purpose:</i>	Quit Claim Deed

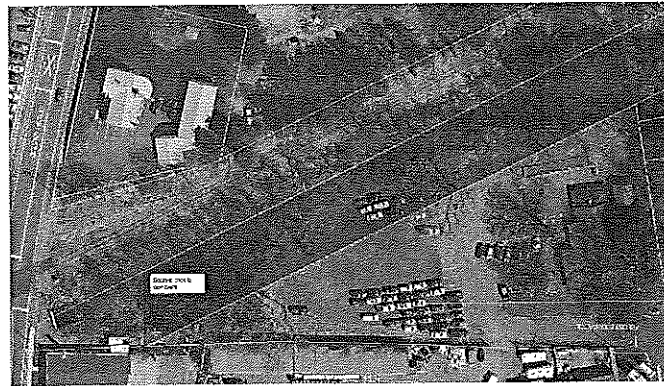
Background

DOT acquired and is now releasing property in Bristol. This land was acquired via Eminent Domain proceedings with the Certificate of Condemnation recorded on November 14, 2003, in volume 1529, beginning on page 722 of the Bristol Land Records. The area conveyed in this Quit Claim Deed comprises 51,403±SF (1.18 acre). It is 695 feet in length along the southerly side of a rail line, is 80 feet wide at the westerly boundary, 709 feet along land of the Grantee and 77 feet along the easterly boundary. This parallelogram-shaped parcel located east of Emmett Street and north of Hawthorne Street. The property being conveyed to the Italian Social Club of Forestville, Incorporated for \$7,500.00, with no use restrictions.

Staff identified a discrepancy in the statutory language and the quit claim deed. The statute requires the state convey the land to the *Italian American Social Club of Forestville, Inc.* and the quit claim deed states The Italian Social Club of Forestville, Incorporated. Staff inquired with DOT and was informed that DOT procedure is to use the name of the company as identified by the State of Connecticut Secretary of State's office. Additionally, DOT stated that in past cases conveyance language had stated the wrong land area in a conveyance and DOT states the actual land area as stated in either a survey or assessor map.

RECOMMENDATION: Board approval is recommended for the following reasons:

1. The conveyance complies with Section 9(a) of Public Act 18-154 signed into law by Governor Malloy on June 13, 2018.
2. The description in the Quit-Claim Deed is consistent with the DOT compilation plan dated January 2018.



Sec. 9. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the Italian American Social Club of Forestville, Inc. a parcel of land located in the town of Bristol, for the sum of seven thousand five hundred dollars. Said parcel of land has an area of approximately 1.18 acres, and is identified as a parcel on a map entitled "Town of Bristol, Map showing land released to _____ by the State of Connecticut, Department of Transportation, Emmett Street, Scale 1:500, January 2018 Mark D. Rolfe, P.E. Chief Engineer, Town 17, Project 17-137, Serial No. 161A sheet 1 of 1". The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	18-172
Origin/Client:	DCS/DAS
Transaction/Contract Type	AE / Task Letter 3
Project Number	BI-JD-364
Contract	OC-DCS-ROOF-0033
Consultant:	Oak Park Architects, LLC
Property	Bridgeport, Main St (1061) – Fairfield JD Courthouse
Project purpose:	Roof & Parapet Replacement Project
Item Purpose	Task Letter #3 to compensate the consultant for architectural services

PROJECT BRIEF–

The courthouse is an 8-story, 141,800 SF building that was constructed on a 2.2-acre parcel in 1972. The building's exterior curtain wall consists of precast concrete and limestone and glass panels hung on clips attached to the building's steel frame. Building corners are a brick cavity wall system.

This project involves the complete replacement of approximately 18,000 GSF of roof area inclusive of new drains, overflow drains and the incorporation of tapered insulation to increase the pitch to 1/4" per foot with a 30-year warranty using a black Ethylene Propylene Diene Monomer (EPDM) roof system and additional roof related work.

DCS has established the overall initial project budget and construction budget at \$1,800,000 and \$2,530,000 respectively.

DAS has verified with the Judicial Branch that funding is available for this consultant.

In December 2016, SPRB approved OakPark Architects, LLC ("OPA") (PRB #16-285) as one of six firms under the latest *On-Call Roof Support Services Series* of consultant contracts. These contracts have a common expiration date of February 15, 2019 and have a maximum cumulative fee of \$500,000. The contract was amended (PRB#17-325) to increase the maximum cumulative fee to \$1,000,000.

OPA has been selected for the following task(s) under this series:

• Task Letter #1	Corp. Place Rooftop A/C Unit & Roof Replacement	\$198,350	(PRB 17-190)
• Task Letter #1A	Corp. Place Rooftop A/C Unit & Roof Replacement	\$13,200	(Informal)
• Task Letter #2	Quinebaug CC Roof Replacement	\$ 71,000	(Informal)
• Task Letter #2A	Quinebaug CC Roof Replacement	\$ 4,000	(Informal)
TOTAL FEE TO DATE		\$449,350	

TASK LETTER #3 is a new task letter and is subject to SPRB approval because the total project fee exceeds the threshold cost of \$100,000. The Total Construction and Project Budget is **\$1,800,000** and **\$2,495,000**, respectively. As detailed in the proposed Task Letter #3 with OPA dated May 30, 2018 the task letter fee is intended to compensate the Architect for the following expanded project scope:

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 1, 2018

Page 4

- Design services for the complete replacement of approximately 18,000 GSF of roof area, including balconies, inclusive of new drains, overflow drains and the incorporation of tapered insulation to increase the pitch to 1/4" per foot with a 30-year warranty using a black Ethylene Propylene Diene Monomer (EPDM) roof system;
- Demolition and capping of existing cooling tower brick and limestone enclosure wall, replacement of crumbling parapets;
- Replacement of 5 hollow metal doors at roof level;
- Replacement of 4 roof ladders at roof level;
- Replacement of 4 roof mounted exhaust fans;
- Determine a method to prevent existing roof intake louvers from ingesting brick dust spalling off adjacent brick walls until brick issue is remediated in future project;
- Combined Schematic Design (SD) and Design Development (DD) Phase;
- Contract Documents (CD) Phase;
- Bidding/Negotiation; and
- Construction Administration.

Task Letter #3 - OPA - PRB 18-172	<u>COST</u> <u>(\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>Total</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%) Budget</u>
Inspection, Test Cuts, Report	\$1,000				
Schematic Design & Design Development	\$50,400				
Contract Documents	\$43,200				
Bid Phase	\$7,200				
Construction Administration Phase	<u>\$43,200</u>				
TOTAL BASIC SERVICE FEE (#18-157) (A)	\$145,000			\$1,800,000	8.06%
<u>SPECIAL SERVICES (B):</u>					
None		\$0			
TOTAL FEE (PRB #18-172) (A)+ (B)			\$145,000	\$2,530,000	5.73%

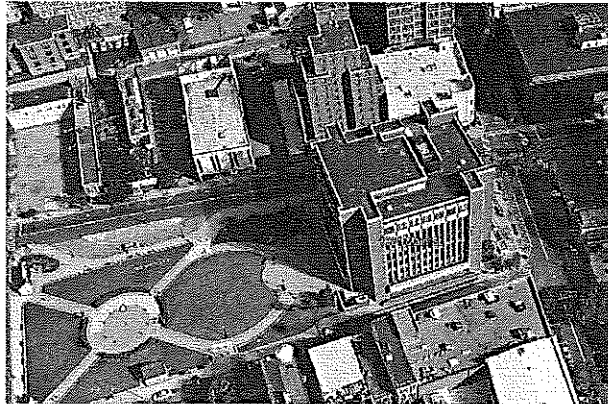
RECOMMENDATION:

It is recommended that SPRB **Approve** Task Letter #3 for Oak Park Architects, LLC in the amount of \$145,000. The overall basic service fee of 8.06% is well within the guideline rate of 12.5% for this Group B Renovation Project.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 1, 2018

Page 5



7. **OTHER BUSINESS**

8. **VOTES ON PRB FILES:** The Board took the following votes in Open Session:


PRB FILE #18-173 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #18-173. The motion passed unanimously.

PRB FILE #18-172 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #18-172. The motion passed unanimously.

9. **NEXT MEETING** – Thursday, October 4, 2018

The meeting adjourned.

APPROVED:

 Date: 10/9/18
John Valengavich, Secretary