

ASSESSMENT FOR HISTORIC PROPERTIES

Russell Road, Newington, Connecticut
(former Cedarcrest Hospital)



NOVEMBER 2011

Participating Agencies:

State of Connecticut

DAS – Bureau of Enterprise Systems Technology (BEST)

Department of Administrative Services (DAS) – Facilities Management

Department of Construction Services

ASSESSMENT FOR HISTORIC PROPERTIES

<i>Historic Resources:</i>	State Buildings listed on State Register of Historic Places
<i>Property:</i>	Russell Road, Newington, Connecticut (former Cedarcrest Hospital)
<i>Agency with Care, Control, Custody:</i>	Department of Administrative Services (DAS) – Facilities Management
<i>Initiating Agency:</i>	DAS – Bureau of Enterprise Systems Technology (BEST)
<i>Participating Agency:</i>	Department of Construction Services (DCS)
<i>Date:</i>	11/28/11
<i>Prepared By:</i>	Jeff Bolton, DCS Supervising Environmental Analyst

Project Description:

The propose project involves the demolition of vacant Building #11 (29,698 square feet [SF]) and vacant Building #29 (14,484 SF) located at the former Cedarcrest Hospital facility in Newington, Connecticut (see attached figure). Demolition of the buildings are necessary for the construction of a new state-of-the-art Data Center and site improvements. The new facility would be approximately 25,000 SF and allow for a minimum for twenty-five (25) staff parking spaces.

The purpose and need for the demolition is to fulfill the need for DAS-BEST to house statewide Information Technology (IT) equipment and operations. The purpose of the Data Center would serve as a critical function to ensure data and statewide IT is provided in proper computing environment. The current location of the data center is housed in a building that was never designed to handle the state's growing IT infrastructure, in particular, changes in IT equipment and support systems. As a result, the current space is inadequate to meet current demands, space requirements, and future growth. Furthermore, its current location is in leased property which is set to expire in three to four years. It is in the best interest of the State of Connecticut to relocate this facility prior to the lease expiration and due to the limited timeframe, demolition is necessary to keep the overall project on schedule.

For over a year, the State of Connecticut has been involved with identifying existing state-owned property to relocate the Data Center, including reviewing the Cedarcrest buildings for adaptive reuse. Based on the design criteria for the new building and the structure elements of the proposed buildings to be demolished, DCS and DAS determined the existing buildings could not be reused for the data center (see attached review). The following are the general criteria used to guide the relocation efforts for this facility:

- no land acquisition costs and utilize existing state real estate;
- be centrally located within the state;
- be accessible to major highways;
- have existing utility infrastructure (water, sewer, telecom, electricity); and
- buildable land to ensure minimize construction delays and costs.

To assist the State Historic Preservation Office (SHPO) in balancing its statutory responsibilities and the purpose and need of the project's impacts to historic resources, the following are responses to SHPO's questions.

PART I: ARCHITECTURAL AND ENGINEERING RESOURCES

1. Why do you believe it is necessary to destroy this property?

Despite these building being vacant, they do not provide the unique space requirements or configuration necessary for the proposed Data Center. Furthermore, the locations of these structures offer a buildable site that is flat and within an area of the property that is already developed/disturbed; thereby the project will avoid extensive clearing of forested areas of the property, construction on the traprock ridgeline of the property, or on steep slopes. For these key reasons, the agencies feel it is necessary to demolish these structures.

2. How long have you owned this property?

It is estimated that the State of Connecticut has owned the property since the 1930's.

3. Please describe what, if any, prudent and feasible alternatives to destruction have been considered?

The alternative to continue leasing at the current location would cost the state more in the long-term than demolishing and constructing new. Furthermore, renewing the lease would mean keeping the Data Center infrastructure in a facility that cannot meet the State's IT needs. DAS considered other private sites, but determined it would not be prudent or feasible due to delays and costs in soliciting offers and acquiring or leasing private property. Other state-owned property were initially screened, but were immediately rejected because they were located in floodplains.

4. When do you propose to destroy this property?

November or December 2011.

5. What is the significance, if any, of your proposed demolition timetable?

The significance relates to the Design-Build schedule for the new Data Center. In order to meet the target date to have the Data Center fully operational and before the current lease expires, the demolition of the structures is a key milestone in the overall project.

6. *What is the expected cost of demolition?*

Approximately \$737,000 (includes asbestos abatement).

7. *Please describe what efforts, if any, have been made to examine the adaptive re-use of this property?*

As part of the adaptive reuse of the property for the subject project, the existing buildings were examined to determine if they could be retrofitted to meet the needs of the new Data Center. It was determined that due to the structural limitations of the buildings and the need to completely upgrade the entire building systems, including energy efficiency, Buildings #11 and #29 could not be used for the proposed Data Center.

8. *Please provide copies of any documentation in your possession regarding (i) the structural integrity of the property, (ii) the appraised value of the property, and (iii) an economic analysis of potential uses of the property.*

Those type documentations do not exist.

9. *What efforts have been made to evaluate the availability of Federal Investment Tax Credits, State Historic Homes or Historic Structures Rehabilitation Tax Credits for the preservation of this property?*

Since this is existing state-owned land to be used for a state project, such efforts are not applicable.

10. *If the property is demolished, what efforts have been made to design a replacement for this property which is compatible to the architecture of the district?*

The Request for Qualifications for the Design-Build process has not begun; therefore, design has not commenced and will not for several months. It is assumed that the Data Center will not require architectural features or elements that would be adverse to the surrounding area.

11. *Please describe any efforts you have made to sell this property.*

No efforts have been acted upon to sell the property. The property was declared surplus by the department with care, control, and custody and the Office of Policy and Management offered it for state-agency reuse. The former Departments of

Information Technology and Public Works identified this property as a potential location for the Data Center. As a result, no effort has been made to sell the property.

PART II: ARCHAEOLOGICAL RESOURCES

- 1. Will sites of cultural and/or archaeological significance to Connecticut's Native American community be potentially adversely effected?*

It is not anticipated such resources would be encountered. However, should such resources be encountered during demolition/excavation the Contractor will be required to stop work and contact DCS, which in turn will contact the State Archaeologist, SHPO, and law enforcement.

- 2. Will extensive ground disturbance, required as part of the proposed demolition activities, adversely impact significant historic or industrial archaeological resources?*

Again, the proposed project is not anticipated to encounter any significant historic to industrial archaeological resources during ground disturbance.

- 3. What efforts will be undertaken to satisfactorily mitigate potential adverse impact upon any significant archaeological resources which are located in areas of proposed ground disturbance?*

See response to Part II, Question #1

Additional Material Requested by SHPO

- 1. A written chronology or description of how and why the property proposed for demolition fell into disrepair/disuse or obsolescence.*

Due to fiscal constrains in state government budgets for the past several years and the effort to de-institutionalize social programs, the Cedcrest Hospital facility began closing down buildings as they became unoccupied. As buildings were vacated, minor repairs were deferred.

- 2. A report by a licensed structural engineer with expertise in historic buildings stating a severe level of deterioration, if alleged.*

Not applicable.

- 3. Estimate for stabilization and/or rehabilitation by a licensed construction contractor with experience in historic buildings.*

Not applicable.

- 4. *Site plans and other design drawings illustrating both existing conditions and new construction on the site, if proposed. Written materials which substantiate why new construction and the historic building cannot coexist, if contended. Estimates for proposed site work and new construction by a qualified professional.***

No design or topographical survey firms have been hired; therefore, the state does not have site plans or design drawings. The coexistence provision above is not contended. DCS estimates the proposed project to be \$21,000,000.

- 5. *Estimates for demolition of the structure by a demolition contractor. Qualified estimates for environmental clean-up costs, if appropriate.***

DCS combined asbestos abatement with the demolition; therefore, only one estimate is available. See response to Part I Question #6.

- 6. *Estimates for moving the structure from an experienced mover, if proposed. An analysis of possible sites for relocation of the structure. Copies of advertisements and responses to requests for proposals for moving of the building.***

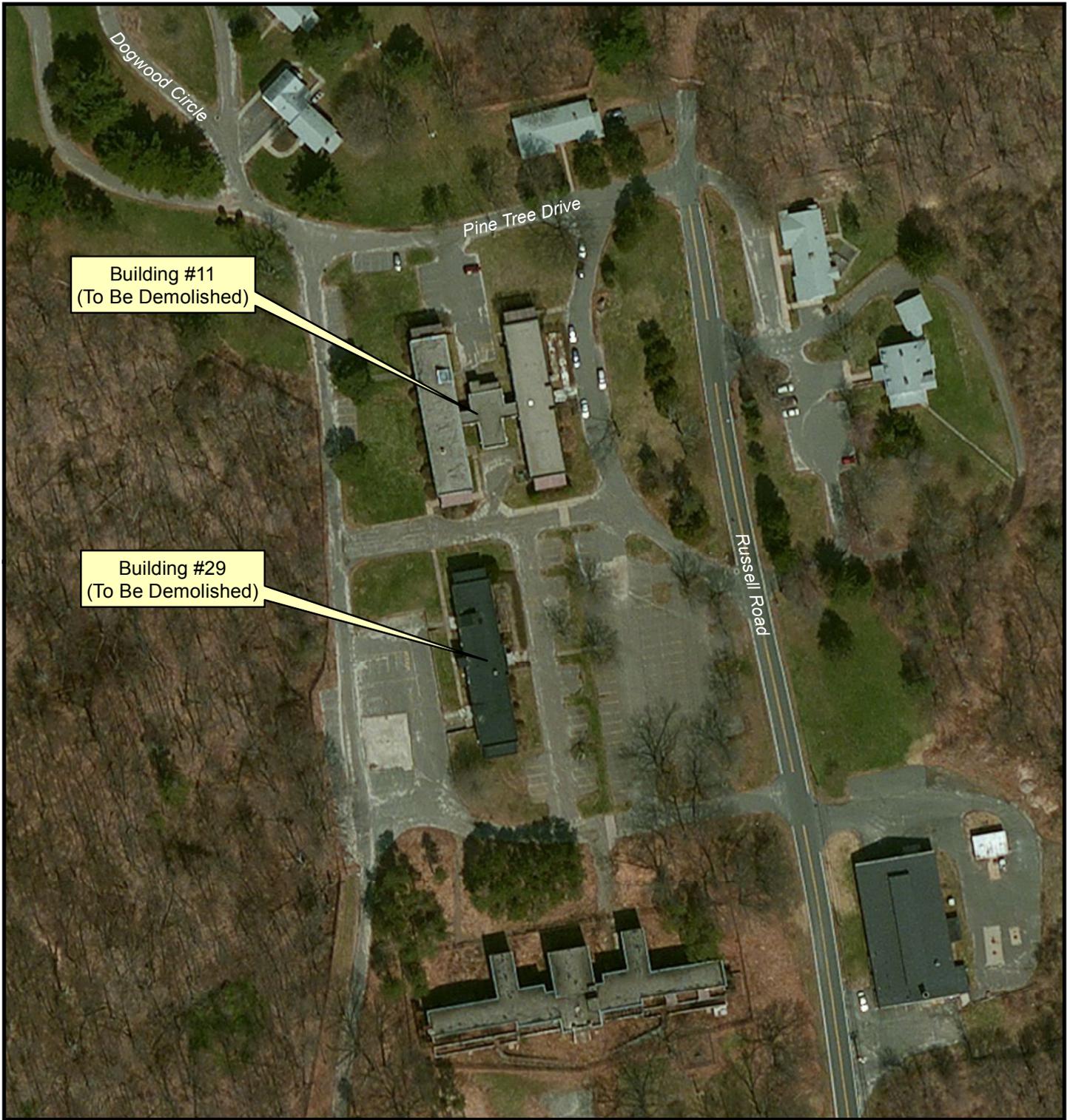
Not applicable.

- 7. *Feasibility studies and other reports/studies which substantiate a good faith effort to consider alternatives to demolition.***

Not available.

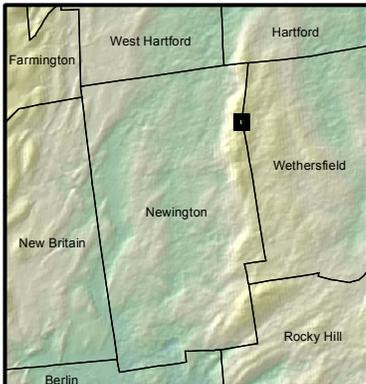
- 8. *Copies of memos, correspondence, meeting minutes, or other written materials which illustrate a reasoned process through which a decision to demolish was made.***

Not available.



Building #11
(To Be Demolished)

Building #29
(To Be Demolished)



N

0 25 50 100 150 200
Feet

For planning purposes only.
 State Plane Coordinate System of 1983, Zone 3526
 Lambert Conformal Conic Projection
 North American Datum of 1983
 Data Sources: Bing Maps

STATE OF CONNECTICUT
DEPARTMENT OF CONSTRUCTION SERVICES
 Technical Services - GIS Services
 165 Capitol Avenue
 Hartford, Connecticut 06106
 Printed in color. Prepared by: JSB
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PROPERTY/PROJECT

Cedarcrest State Property
Russell Road
Newington, Connecticut

TITLE

Demolition of Buildings
#11 and #29

Russell Road – Cedarcrest State Property Buildings #11 and #29 Reuse Review
Newington, Connecticut

Buildings #11 and #29

- Building #11 was constructed in 1931 and Building #29 was constructed in 1952.
- These buildings were designed for office and medical uses based on their respective design standards at the time.
- Ceiling height from top of the floors to the drop ceilings is 8 feet with an additional 18 inches to floor deck above. Current requirements for the new Data Center are 16 -18 feet for heat dissipation.
- The horizontal space is unusable due to the highly compartmentalized floors and where several walls are load bearing and offer structural support to the floor above.
- The structures would not support the necessary air conditioning units and extensive duct work would need to be done in order to provide adequate and efficient cooling to the server rooms.

Based on information above, the reuse of Buildings #11 and #29 for the proposed Data Center at Cedarcrest, Newington does not meet the minimum requirement for today's and future computing demands.