

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 15, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 15, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF January 8, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 8, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-001	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	152-149-001		
Grantor:	Terrace Realty, LLC		
Property:	270 Boston Post Road, Waterford		
Project Purpose:	Replacement of Bridge No. 01904 Route 1 over Jordan Brook Project		
Item Purpose:	Acquisition for highway purposes of 124±SF of land, a temporary construction easement comprising 8,312±SF, a temporary aerial construction easement comprising 75±SF, a 330±SF easement to excavate a channel, a 5±LF anchor easement, a drainage right of way comprising 1,049±SF as well as additional compensation for the loss of vegetation and signage.		

Staff reported that the project area is located on Boston Post Road, Route 1, Waterford where Bridge No. 01904 carries the roadway over Jordan Brook. The existing bridge is a single-span concrete slab on stone rubble masonry abutments. The bridge is structurally deficient due to the serious condition of the substructure, showing cracks, spalls and exposed rebar. The bridge will be replaced with a new three-sided precast concrete box culvert. The span length will be increased from 13.5 feet to 20 feet and the roadway will be raised approximately 0.5 feet in order to meet the minimum hydraulic requirements. A

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temporary bridge will be installed south of the existing structure to maintain traffic during construction. As of 2012, the construction estimate was \$2.6 million. Partial takings will be required from 3 properties, 2 of which are estimated at less than \$5,000 and not subject to SPRB review.

The subject property is 13 acres located on the east and west sides of Jordan Brook and the south side of Route 1, Waterford and is 22 mobile home sites. The zone is commercial. The project will take 124 SF of land in fee simple, 3 permanent easements including a drainage right of way, and 2 temporary easements expected to be in place for 2 years.

The DOT Appraiser estimated site value to be \$2.00/SF (as of 10/2014), and the damages total \$6,320 based on an examination of comparable sales of vacant commercial land sales located in Old Lyme, Westbrook, Waterford and Stonington.

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 award for damages in the amount of \$6,320 is supported by the DOT documentation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-320	Transaction/Contract Type: AE / Contract Amendment
Project Number:	BI-RT-862	Origin/Client: DCS/DOE
Contract:	BI-RT-862-ENG	
Consultant:	Gale Consultants, Inc.	
Property:	Windham Technical High School, Willimantic	
Project Purpose:	Roof Replacement and Mechanical Improvements Project	
Item Purpose:	Contract Amendment #1 to compensate the consultant for additional design services required for HVAC enhancements, thermostats and control upgrades.	

Staff reported that this project involves the design and complete renovation of the existing roof and mechanical units at Windham Technical High School (“WTHS”). The overall roof area at WTHS comprises approximately 140,000 GSF of building area. The proposed project scope includes the completion of an asbestos/hazardous material survey, evaluation of the existing roof drainage, design options for various roofing systems, an assessment of the existing RTUs and an analysis of LEED options. The project was initially established with a \$4.20-Million dollar construction budget.

In July 2013, SPRB approved the contract for Architect/Engineer Consultant Design Team Services for the completion of the Windham Technical High School Roof Replacement & Mechanical Improvements Project (PRB #13-154). The project involved the initiation of an existing conditions evaluation study and then the development of various design phase documents through the completion of construction. The overall compensation rate for basic service was \$347,485 with an additional \$21,575 for special services. As such the total project fee approved under PRB #13-154 was \$369,060. The special services detailed in the project scope included environmental testing, roof cuts and cost estimating. In March 2014 the Board approved Commission Letter #1 (PRB #14-071) in the amount of \$36,130. This additional funding was required to compensate GCI for additional design services beyond those originally identified in the

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contract. Due to the expansion of the project scope identified in this commission letter DCS increased the construction budget and overall project budget to \$4,912,389 and \$6,713,056 respectively.

Contract Amendment #1 will provide \$15,200 in consulting fees to provide additional design services including (1) incorporation of additional MEP design recommendations provided from the September 2014 report by RZ Associates; (2) additional upgrades identified include the installation of duct smoke detectors, RTU convenience outlets, programmable thermostats on all New AC Units, new controls on all proposed HVAC replacement units and the integration of dedicated thermostats for the small dining room and electrical shop mezzanine; and (3) prepare revised T&Ms as well as updated contract document to reflect these recommendations.

DCS has confirmed that funding is available for this contract. Project funding was approved by the State Bond Commission January 2013.

Staff recommended that the Board approve Contract Amendment #1 for Gale Consultants, Inc. to provide additional design related services at the Windham Technical High School Roof Replacement & Mechanical Improvements Project.

PRB#	14-321	Transaction/Contract Type: AE / Contract Amendment
Project Number:	BI-T-603	Origin/Client: DCS/DEEP
Contract:	BI-T-603-ARC	
Consultant:	Bargmann Hendrie + Archetype, Inc.	
Property:	Hammonasset Beach State Park, Madison CT	
Project Purpose:	West Beach Improvements Project	
Item Purpose:	Contract Amendment #1 to compensate the consultant for additional design services related to revised DEEP stormwater regulations, Army Corp of Engineers permit requirements and budget reductions related to landscaping.	

Staff reported that this project consists of the design of a new replacement multi-purpose men and women's restroom facilities with a life guard station, communication center and new concession stand. The building will be situated outside of the "V" Flood Zone but remain within the 100-Year Flood Plain. The project shall also include parking lot renovations, an expanded picnic area, new boardwalk connections, creation of additional sand dunes and demolition of the existing concession building. As part of the design scope, alternative energy conservation considerations shall be included in the design scope and evaluated at the completion of the schematic design phase. The overall project and construction budgets are \$5,830,000 and \$4,214,000 respectively.

In August 2011 the Department of Construction Services ("DCS") issued a Request for Qualifications (RFQ) for Architect and Consultant Design Teams related to the Hammonasset Beach State Park West Beach Improvements Project. At the conclusion of the process DCS identified Bargmann Hendrie + Archetype, Inc., ("BHA") as the most qualified firm.

The approved initial compensation rate for basic services (PRB #12-238) was \$392,500 plus an additional \$56,500 for special services and/or sub-consultants. The total contract approved by the Board for the project was \$449,000 which amounted to a total fee of 10.65% of the overall construction budget and a basic service fee equivalent to 9.31% of the construction budget.

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In November 2013 the Board approved Commission Letter # 1 for design fees in the amount of \$23,390 for separation of plumbing for seasonal and year round toilet facilities, the design of separate leaching areas and other related design services.

This item, Contract Amendment #1 in the amount of \$21,270 will expand the scope of services for BHA to include (1) revisions to the design plans and Army Corp permit application to ensure consistency with new DEEP stormwater regulations and coastal site plan requirements as identified in the September 25, 2014 correspondence from LandTech, Inc. to BHA; (2) design revisions for the relocation of the infiltration basins, revisions to the layout for the temporary sedimentation basin, inclusion of stormwater filtration and the identification of local tidal wetlands in the contract documents; and (3) revising the contract documents to reduce the landscape plantings by approximately 20% to achieve project cost savings and budget requirements.

As part of this contract amendment the overall project and construction budgets will increase to \$9,163,885 and \$7,037,789 respectively. SPRB Staff recommended approval of Contract Amendment #1 as the revised basic service fee of \$437,160 amounts to 6.21% of the \$7,037,789 construction budget.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-320– Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-320. The motion passed unanimously.

PRB FILE #14-321– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-321. The motion passed unanimously.

PRB FILE #15-001– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-001. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary