

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 13, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held a special meeting on February 13, 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

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 FEBRUARY 5, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 5, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>15-024</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	146-177-1A		
<b>Grantee:</b>	Town of Vernon		
<b>Property:</b>	Various areas along Vernon Avenue, Vernon		
<b>Project Purpose:</b>	Assignment of Land to the Town of Vernon		
<b>Item Purpose:</b>	Assignment of 9,676 ± SF and 38 ± LF of easement area located along Vernon Avenue to the Town of Vernon for highway purposes as part of the Replacement of Bridge No. 03934 on Vernon Avenue over the Hockanum River Project.		

Staff recommended Board **approval for the release** of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the following land which was originally acquired for the Replacement of Bridge No. 03934 on Vernon Avenue over the Hockanum River Project. The project is complete and it now necessary for the State to assign the land to the Town per Section 9 of Agreement No. 01.03-05(06). This is a release along a town street for highway purposes only and there is no monetary consideration.

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The project release areas comprise four original property takings which totaled approximately 38 LF and 7,883 SF of easement area.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>15-023</b>	<b>Transaction/Contract Type:</b>	AE / Contract Amendment
<b>Project Number:</b>	BI-CTC-401	<b>Origin/Client:</b>	DCS/CTC
<b>Contract:</b>	BI-CTC-401-ARC		
<b>Consultant:</b>	Fletcher-Thompson, Inc.		
<b>Property:</b>	Three Rivers Community College, Norwich		
<b>Project Purpose:</b>	Consolidation of Three Rivers Community College Project		
<b>Item Purpose:</b>	Contract Amendment #3 to compensate the consultant for additional design services and extended construction administration services associated with the window replacement and interior door replacement project.		

Staff reported that, in brief, the project scope includes the construction of 179,000± GSF of new academic/office/support space, the renovation of 101,100± GSF of existing building area and construction of a new 16,000± SF Central Utility Plant for a total project area of approximately 295,600 GSF. Off-site work includes the widening of the New London Turnpike and intersection improvements. Construction and Total Project Budgets are \$65,130,000 (\$220/GSF) and \$88,824,198 (\$300/GSF of building area), respectively.

In 2011, the contract scope was amended (PRB #11-138) to include an expanded scope for an evaluation and sizing of replacement windows in Buildings D, E and F which were not replaced during the previous renovation project. The contract amendment also included limited CA services during construction and excluded testing, inspection and evaluation of any hazardous material which was to be coordinated by DCS. In 2012 the Board approved \$19,100 to compensate Fletcher-Thompson, Inc. (FTI) for the evaluation and sizing for the replacement of all doors in the D, E, & F Wing. The contract amendment also included limited CA services during construction and excluded testing, inspection and evaluation of any hazardous material which was to be coordinated by DCS. In March 2013, the Board approved \$68,990 to compensate FTI for additional services related to the discovery of hazardous building materials which required FTI to separate the window and door replacement projects into two separate contracts. This commission letter also reflected additional services to the construction document phase for separating the plans/specifications, the bid phase for having to bid two projects versus one as well as extended CA services for the longer duration construction period.

PRB #15-023, Contract Amendment #3 is intended to revise the FTI contract from \$5,485,775 to \$5,498,415 for an additional fixed fee contract amount of \$12,640. The overall contract amendment has been requested based upon the following scope revisions: completion of additional submittal reviews and client agency design revisions for the review and approval of shop drawings from various window manufacturers as well as an excessive amount of re-submittals from the contractor to comply with the project specifications; and the inclusion of an additional nine (9) eight-hour construction site visits inclusive of travel to conduct more in-depth project inspections and reviews.

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Staff recommended that the Board approve Contract Amendment #3 for Fletcher Thompson Inc. to provide additional design and CA services for the Window Replacement Project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-023** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File#15-023. The motion passed unanimously.

**PRB FILES #15-024** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #15-024. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary