

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 21, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 21, 2012 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF FEBRUARY 14, 2012.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 14, 2012. The motion passed unanimously.

### **REAL ESTATE- UNFINISHED BUSINESS**

### **REAL ESTATE- NEW BUSINESS**

**PRB #** 12-035 **Transaction/Contract Type:** RE / Agency Relocation  
**Origin/Client:** DAS/JUD  
**Property:** 99-101 East River Drive, East Hartford, CT

**Project Purpose:** Relocation of the Judicial Branch Training Division  
**Item Purpose:** Approval pursuant to CGS 4b-29 for the relocation of the Judicial Branch Training Division from 533 South Broad Street Meriden to 99-101 East River Drive, East Hartford.

Ms. Goodhouse reported that CGS §4b-29 states that the DAS Commissioner shall, subject to the approval of the State Properties Review Board, order the assignment and removal of state agencies to and from real estate available to the state, through ownership or lease, when he deems it necessary to provide space, facilities and necessary accommodations to meet the needs of any of such agencies and when such assignment or removal will be in the best interests of the state.

DAS is requesting SPRB approval for an MOU between DAS and the Judicial Branch that will allow Judicial to use 1,506 NUSF on the first floor of 101 East River Drive. This is a relocation of an agency from leased space to leased space. The space will be used for Judicial training purposes, which office is "holding over" under a lease that expired 11/14/2011 at K Building, Town Line Square, 533 South Broad Street, Meriden (#06-232).

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Per the file memorandum from DAS Leasing, DAS/BEST (formerly DoIT) shall provide the space to the Judicial Branch “rent free” (no transfer of funds from Judicial to DAS) and any tenant improvements needed by Judicial will be performed by the Lessor and reimbursed by Judicial directly to the Lessor. It is SPRB staff understanding that only minor modifications are required to meet Judicial’s needs. The DAS/BEST (DoIT) lease expires 10/31/2015 (PRB File #10-105).

Staff recommended approval of the item.

**PRB #** 12-036 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 17-137-122A  
**Grantee:** Neil Gagnon, Jr.  
**Property:** 364 Pine Street, Bristol

**Project Purpose:** DOT sale of excess property  
**Item Purpose:** DOT sale of approximately 6,522 SF of vacant land via a public bid.

Ms. Goodhouse recommended Board approval to Quit Claim 6,522 SF (.1497 acre) of excess land for \$25,010 to the Grantee because it appears prudent for the following reasons:

1. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of Bristol declined an invitation to purchase for \$25,010. The legislative delegation was notified of the sale. The prior owner was notified of the sale as required by 13a-80(c).
2. The property was exposed to the market through the public bid process. After advertising in the Hartford Courant, a public bid was held on August 18, 2011. No minimum bid was required. Three (3) bids were received: \$6,000, \$7,000, and the highest bid of \$25,010 (Grantee).
3. The property is excess to DOT’s needs, the sale ends the state’s requirement to maintain the property and will return the property to the Grand List of the City of Bristol.

The subject property is a small residential lot, being what remains from 6,670 SF, previously improved with a residence (removed), acquired at a cost of \$123,000 in 2002 for the relocation of Route 72. Frontage on Pine Street (Route 72) is 50 feet. There is gas, water and sewer at the site. The R-10 zone requires 10,000 SF. The Bristol Zoning Board of Appeals granted DOT a variance legalizing the subject parcel’s use for residential purposes.

DOT certified market value based on an appraisal by Michael J. Corazzelli who valued the property as of 2/4/2011 using the Sales Comparison Approach. After adjustments for comparability, he concluded \$32,500. The buyer’s price is 77% of Appraiser Corazzelli’s opinion of value.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 12-033 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-CTC-426 **Origin/Client:** DCS/DHE  
**Contract:** BI-CTC-426-ARC Commission Letter #5  
**Consultant:** Tecton Architects, Inc.  
**Property:** Tunxis Community College, Farmington

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**Project Purpose:** Phase II Campus Development Project  
**Item Purpose:** Commission Letter #5 to compensate the consultant for additional services related project special inspection requirements.

Mr. Dillon reported that the project at Tunxis Community College consists of the construction of (i) a new 30,000± GSF classroom/office building, (ii) renovations to a 7,700± GSF building k/a Bidstrup Hall to accommodate the Early Childhood Education Program, (iii) renovations to the existing façade of the 300 Building, a one-story, 31,457 GSF facility, (iv) the demolition of the 200 Building, a one-story, 21,000± GSF improvement and (v) reconfiguration of the Library to serve as swing space. The project must conform to all applicable building, fire health & safety codes and the design must be eligible to obtain Green Building LEED Silver certification.

In 2008 the Department of Public Works now known as the Department of Construction Services entered into a contract with DuBose Associates for the design of Phase II Campus Improvements. The Board initially approved the above-captioned Contract (PRB 08-401) for a maximum fee of \$1,413,225 on January 5, 2009. Since this approval SPRB has approved four (4) additional commission letters which are detailed further in this memo. The current construction and total project budgets are \$12,600,000 and \$19,491,117 respectively.

In 2011, Tecton Architects Inc. acquired DuBose Associates as such this contract is now held by Tecton Architects Inc. ("TAI").

Commission Letter #5 will modify TAI's contract to compensate the consultant for additional services related to the special inspection requirement for this project under the CT Building Code. TAI has proposed to subcontract with Macchi Engineers, LLC at proposed cost of \$34,927 including mark-up and coordination requirements. The fee is generally based on an hourly rate of \$126/hour, a 36 week construction schedule with a weekly 5-hour site visit and two-hours of office reporting.

Mr. Dillon recommended that the Board approve Commission Letter #5 for Tecton Architects Inc to provide additional project services. The *base fee* as a percentage of Construction Budget is 8.49% whereas the maximum guideline rate for this Group B construction project is a rate of 9.50% plus 1% for construction administration for a maximum guideline rate of 10.50%.

**PRB#** 12-034 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-2B-179 **Origin/Client:** DCS/DPH  
**Contract:** BI-2B-179-ARC Commission Letter #5  
**Consultant:** Flad & Associates, Inc.  
**Property:** New State Public Health Laboratory, Rocky Hill

**Project Purpose:** Construction of New State Public Health Laboratory  
**Item Purpose:** Commission Letter #5 to compensate the consultant for additional services related to various project design modifications.

The State's new 110,000 GSF Public Health Laboratory, secured delivery area and contiguous 200± space employee parking lot and visitors parking area will be located at the N/S of West Street, Rocky Hill. The above improvements will replace the 66,000 SF laboratory building situated at Clinton Street, Hartford. Currently, construction and total project budgets are \$49,948,844 (\$454.08/GSF) and \$75,939,950 (revised from \$88,285,900). The Construction Manager at Risk for a Guaranteed Maximum Price is the Whiting Turner Contracting Company, New Haven, under a contract approved by the Attorney General on November 13, 2009. In February 2007, the Department of Public Works selected Flad & Associates Inc. ("FAI") as the project architect. On May 12, 2007, the Board approved the Architect's total fee in the amount of \$4,907,385 on the basis of a \$50,505,000 Construction Budget (PRB #07-60). Since that time the Board has approved four commission letters to compensate the Architect for additional design services and required special services.

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Mr. Dillon explained that Commission Letter #5 will modify FAI's contract to compensate the consultant for seven (7) specific project related additional design services and an allowance for the completion of possible design related additional services:

• RadNet Station Design Services	\$ 5,145
• Water Storage Tank Design	\$38,775
• Additional Landscape Design	\$ 4,004
• Lobby Turnstile Implementation	\$ 3,180
• Elevator Related Design Issues	\$ 2,640
• Security Hardware Revisions	\$ 2,520
• Signage	<u>\$ 6,831</u>
SUB -TOTAL	\$61,095
DESIGN ALLOWANCE	<u>\$30,000</u>
TOTAL FEE CL#5	\$91,095

DCS has provided SPRB additional details supporting each of the design fee revisions and also transmitted supporting materials related to the design allowance line item. Mr. Dillon recommended that the Board approve Commission Letter #5 for Flad & Associates Inc to provide additional project services. The Architect's base fee as a percentage of Construction Budget is 8.49% whereas the maximum guideline rate for this Group B construction project is a rate of 10.50% plus 1% for construction administration for a maximum guideline rate of 11.50%.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-033** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-033. The motion passed unanimously.

**PRB FILE #12-034**– Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-034. The motion passed unanimously.

**PRB FILE #12-035** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-035. The motion passed unanimously.

**PRB FILE #12-036** – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12- 036. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary