

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 21, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 21, 2013 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 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 FEBRUARY 14, 2013 and FEBRUARY 15, 2013.** Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of February 14, 2013 and February 15, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 13-017 **Transaction/Contract Type:** RE / Release  
**Origin/Client:** DOT / DOT  
**Project Number:** 128-000-85  
**Grantee:** Simsbury Grist Mill, LLC  
**Property:** Southerly Side of West Street (State Route 167), Simsbury  
**Project Purpose:** Partial Release & Mutual Exchange of Easements  
**Item Purpose:** Partial Release of a drainage right of way comprising approximately 679 SF to the grantee as well as a mutual exchange to State for a defined drainage easement and right to discharge storm water over 2,949 SF of land for highway purposes in connection with the State Traffic Commission Decision No. 128-104-01.

Ms. Goodhouse reported that in 1938, the State acquired two perpetual drainage rights of way, with the right to discharge water onto land of the Grantor, Joseph R. Ensign. In 2011, Ensign-Bickford Realty Corporation planned an expansion of the Powder Forest which is a residential/office complex located in part on the southerly side of Route 167. The terms for a certificate from the State Traffic Commission (STC) required the applicant to grant an easement to the State for the "discharge of storm water from the drainage system conveyed by a 15" RCP on Route 167 West Street that enters onto the site property

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approximately 600 feet west of Waterfall Way...” The applicant will install the new drainage system as part of the project. Simsbury Grist Mill LLC is the successor in title to the Ensign-Bickford Realty Corporation.

DOT will grant a partial release of the easements acquired in 1938. DOT will release an area of 679 SF. In exchange, DOT will receive a defined drainage easement and right to discharge storm waters over 2,949 SF extending from Route 167 West Street southerly to Hop Brook. DOT will also acquire the rights to install, maintain and replace storm water drainage structures.

No appraisal was obtained because the State is receiving the benefit of having a new drainage system benefiting the state highway, all at no cost to the State. The release area is one-fourth the size of the acquisition area.

Staff recommended approval for the Partial Release and Mutual Exchange. CGS authorizes the disposition of the 679 SF easement area that is surplus to transportation needs and the acquisition of the 2,949 SF drainage easement and rights, subject to Board approval. The STC Certificate indicates that the detailed construction plans for the drainage system will be reviewed and approved by the DOT District Office. The drainage system will be installed with no cost to the State, and will benefit State Route 167.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>13-013</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Project Number:</b>	BI-CTC-455	<b>Origin/Client:</b>	DCS/NVCC
<b>Contract:</b>	BI-CTC-455-ARC		
<b>Consultant:</b>	Amenta/Emma Architects, P.C.		
<b>Property:</b>	Housatonic Community College, Bridgeport		
<b>Project Purpose:</b>	Master Plan Phase II Renovations to Lafayette Hall Area Project		
<b>Item Purpose:</b>	New contract to compensate the consultant for services related to the development of a pre-design study, completion of design documents and construction administrations services. The services will be provided for various improvements such as building renovations and expansion to Lafayette Hall for a broad mix of campus functions including administrative space, library, daycare/preschool, the new manufacturing center and developmental studies.		

Mr. Dillon explained that in general the project involves the complete renovation of the existing Lafayette Hall as well as 55,000 GSF of cumulative new additions to the building. The proposed renovation and expansion project is intended to support the increased enrollment at the college as well as expansion space for various program offerings. The existing Lafayette Hall comprises 183,000 GSF and supports a broad mix of campus functions including administrative space, library, daycare/preschool, the new manufacturing center, developmental studies and performing arts. The program expansion is intended to include new/renovated science rooms, computer and general classrooms, expanded cafeteria space and library space. The overall project will also require MEP enhancements to the building such as new chillers, boilers and generators.

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PRB #13-013 is a contract for Architect/Engineer Consultant Design Team Services for the completion of the Phase II Renovations and New Additions to Lafayette Hall\_Project from the initiation of a pre-design study and then schematic design until the completion of construction. The overall compensation rate for this basic service is \$2,909,000 and an additional \$386,300 for special services. As such the total project fee is \$3,295,000. The special services detailed in the project scope include a pre-design study, survey work, FF&E Consulting and geotechnical engineering.

AEA is locally located in Hartford Connecticut. This firm was established in 1980 and the office has 15± Architects and construction related professionals. AEA is a licensed Professional Architectural Firm in the State of Connecticut and will be operating under its Corporate License No. ARC.0000070. The license is valid until 07/31/2013.

Camilleri and Clarke Inc. reported that over the past 5 years AEA has not been exposed to any general liability or professional liability claims.

The submittal is accompanied by a Consulting Agreement Affidavit notarized on 3/23/2012.

Mr. Dillon recommended that SPRB Approve the Contract for Amenta/Emma Architects to provide design related services at the Naugatuck Valley Community College Phase II Renovations and New Additions to Lafayette Hall Project.

<b>PRB#</b>	<b>13-014</b>	<b>Transaction/Contract Type:</b> AE / Amendment
<b>Project Number:</b>	BI-2B-179	<b>Origin/Client:</b> DCS/DOE
<b>Contract:</b>	BI-2B-179-CAC	Amendment #4
<b>Consultant:</b>	A/Z Corporation	
<b>Property:</b>	State of Connecticut Public Health Laboratory, Rocky Hill	
<b>Project Purpose:</b>	DPH New Public Health Laboratory Project	
<b>Item Purpose:</b>	Amendment #4 to compensate the consultant for additional services related to building commissioning and FF&E coordination.	

The new Public Health Laboratory is located at 395 West Street, Rocky Hill. The construction consisted of a new building of approximately 100,000 GSF, 200 employee vehicle parking area, visitor's parking area, and a separate secured delivery area with incidental parking; site work, all utility extensions from existing services points to the new building, landscaping, and all building components for a fully functional and operational laboratory building. This project was intended to replace the 66,000 SF laboratory building situated at Clinton Street, Hartford. The project is located on a formally undeveloped 22-acre site adjacent to the Veterans Home in Rocky Hill. The construction budget was established at \$49,300,000 (\$439.00/GSF) and the total project budget is \$75,939,950.

The Public Health Laboratory provides analytical services to the state's health care, public health, and environmental providers. The Laboratory supports DPH's public health programs in disease detection and monitoring, bio-monitoring, environmental health, and the Safe Drinking Water program. The Laboratory also provides laboratory support for other state agencies, including the Departments of Environmental Protection, Agriculture, Consumer Protection, Public Safety, and Labor as well as the Federal Bureau of Investigation.

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The new facility houses the following program elements including, but not limited to, administrative & scientific support services, biological laboratories, environmental chemistry & bio-monitoring laboratories and emerging sciences labs, including Bio-Safety Level 3 Laboratories and appropriate supporting infrastructure.

CONTRACT AMENDMENT #4 is intended to revise AZC's contract with an increased fee amount of \$103,252 to compensate the consultant for CA services related to building commissioning and additional FF&E coordination/ relocation management services to the project due to the various construction contract delays. AZC has submitted a proposal to DCS requesting additional compensation which has been broken down as follows:

Additional FF&E Planning Coordination & Move Management -- \$47,602

Additional Commissioning Services due to Delay and Failed Tests -- \$55,650

SPRB staff recommended approval of this contract amendment for A/Z Corporation to provided additional contract CXa services and additional FF&E coordination.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-313** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-313. The motion passed unanimously.

**PRB FILE #12-314** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-314. The motion passed unanimously.

**PRB FILE #12-317** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-317. The motion passed unanimously.

The meeting adjourned.

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