

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 29, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 29, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
John P. Valengavich

**Members Absent:** Mark A. Norman  
Pasquale A. Pepe

**Staff Present:** Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF February 22, 2016.** Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of February 22, 2016. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

**PRB #** 16-032 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 129-112-003A  
**Grantee:** Town of Somers  
**Property:** Land and Easements located along Route 190 and Ninth District Road, Somers  
**Project Purpose:** Assignment of land to the Town of Somers  
**Item Purpose:** Assignment of 315± SF of land, 3,939± SF slope easement area and 3,032± SF drainage right of way to the Town of Somers for highway purposes only which was originally acquired for the Intersection Improvements at Ninth District Road Project, per Agreement No. 07.01-05(10).

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 land, slope easements and drainage right of way originally

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acquired for the Intersection Improvements at Ninth District Road, Route 190, and Sokol Road. The project is complete and it is now necessary for the State to assign the property to the Town per Section 12 of Agreement No. 07.01-05(10). This is a release along a town street for highway purposes only and there is not any monetary consideration.

<b>PRB #</b>	<b>16-033</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	112-102-003A		
<b>Grantee:</b>	Town of Deep River		
<b>Property:</b>	Easements and Rights located along Village Street, Deep River		
<b>Project Purpose:</b>	Assignment of land to the Town of Deep River		
<b>Item Purpose:</b>	Assignment of 3,856± SF defined easement area, 302± SF slope easement area and 24± LF guide rail easement to the Town of Deep River for highway purposes only which was originally acquired for the Replacement of Bridge No.04636 on Village Street Project, per Agreement No. 05.10-01(07).		

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 easements and rights originally acquired for the Replacement of Bridge No. 04636 on Village Street over Deep River. The project is complete and it is now necessary for the State to assign the property to the Town per Section 7 of Agreement No. 05.10-01(07). This is a release along a town street for highway purposes only and there is not any monetary consideration.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>16-042</b>	<b>Transaction/Contract Type:</b>	AE / Amendment
<b>Project Number:</b>	BI-CTC-455	<b>Origin/Client:</b>	DCS/BOR
<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>	Renovations and New Addition to Lafayette Hall Project		
<b>Item Purpose:</b>	Contract Amendment #2 to compensate the consultant for additional construction administration services related to geotechnical and environmental oversight required for the installation of drilled mini-piles.		

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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In February 2013, the Board approved PRB File #13-013 for Amenta/Emma Architects, P.C. (“AEA”) to provide design services required 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 was \$2,909,000 and an additional \$386,300 for special services for a total fee of \$3,295,000. The special services detailed in the project scope included a pre-design study, survey work, FF&E Consulting and geotechnical engineering. In January 2015 the Board approved Contract Amendment #1 which compensated AEA for additional and expanded design services required for the completion of architectural, engineering and technology design specifications required for the development of A/V, Internet and backbone infrastructure upgrades which were not part of the original project budget. A portion of this work was funded separately through the Board of Regents and allowed the project and construction budgets to remain constant.

Contract Amendment #2 in the amount of \$18,370 will compensate AEA’s sub-consultant Haley& Aldrich, Inc. for the completion of supplemental geotechnical and environmental engineering services required for the installation of “drilled mini-piles”. The scope of services for this work will also include the required environmental soil characterization, soil disposal plan, LEP opinion letter and oversight of the driller pier installation. As part of this contract amendment the overall project and construction budget will still remain at \$37,503,850 and \$29,838,772 respectively. DCS has confirmed that funding is available for this contract. Project funding was approved pursuant to Public Act 11-57 by the State Bond Commission in September 2011.

Staff recommended approval of the item.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-032** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #16-032. The motion passed unanimously.

**PRB FILE #16-033** – Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #16-033. The motion passed unanimously.

**PRB FILE #16-042** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #16-042. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary