

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 13, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 13, 2014 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman
Mark A. Norman

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

Vice-Chairman Millstein 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 MARCH 6, 2014. Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of March 6, 2014. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-059 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 151-297-039
Grantor: The Orchid Florist, LLC
Property: 1 & 25 Chase Avenue, Waterbury, CT
Project Purpose: Reconstruction and Widening of Chase Avenue Project
Item Purpose: 1 Chase Avenue: Acquisition of 685±SF of land, a defined easement for highway purposes totaling 230±SF, lump sum compensation for the loss of site improvements and severance for the loss of parking.
25 Chase Avenue: Acquisition of a defined easement for highway purposes totaling 325±SF.

Staff reported that the project generally involves the widening and reconstruction of Homer Street/Chase Avenue in Waterbury. The project activities include full depth reconstruction, roadway widening, storm drainage improvements, sidewalks, signalization upgrades and curbing. The current phase of the project involves 18 acquisitions. The purpose of the project is to address existing safety and capacity deficiencies on Homer Street/Chase Avenue. The project will improve safety and increase capacity by providing two

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through lanes in each direction and an additional turning lane at each intersection. The overall project will be 80% funded by Federal TIP dollars and 20% by the State local match.

The Grantor for this voucher is The Orchid Florist, LLC owner of two commercial sites, each improved with going concerns. At 1 Chase Avenue is an owner occupied florist/greenhouse building on 0.21 acres (9,147 SF). The DOT Project will have a negative impact on the value of the property in that the land taken is used for parking, and parking will be reduced from 13 to 9 spaces. At 25 Chase Avenue is an automotive sales and service facility on 0.28 acres leased-out by the Grantor. The DOT taking will not impact the improvements at 25 Chase Avenue.

The compensation is based on January 1, 2014 appraisal reports by Kloss Appraisal Services, LLC. Citing the lack of sales data for comparable properties, Appraiser Kloss employed the Cost Approach to value the property before and after the taking. The land value component is determined using the Sales Comparison Approach.

Staff recommended that the Board approve \$83,000 in damages for the Grantor. 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 acquisition value is supported by the appraisal report prepared by Kloss Appraisal Services, LLC.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-045	Transaction/Contract Type:	AE / Commission Letter
Project Number:	BI-RT-844	Origin/Client:	DCS/DOE
Contract:	BI-RT-844-ARC	Commission Letter #4	
Consultant:	Drummey Rosane Anderson, Inc.		
Property:	Emmett O'Brien Technical High School		
Project Purpose:	Renovations and Additions to Emmett O'Brien Technical High School		
Item Purpose:	Commission Letter #4 to compensate the consultant for various project scope and program changes related to the design of newly required swing space during the renovation, the use of a modular unit as a lunch room and the completion of a new permit application for the development of a Storm Water Pollution Control Plan.		

Emmett O'Brien Technical High School is a 2-story brick faced structure constructed and expanded from 1966 through 1979. Newly proposed project renovation & remodeling will encompass all of the building's existing 123,214± GSF. The project includes 43,640 GSF of new building construction for a total project area of 168,904± SF. In summary, site work includes the demolition & replacement of 2 tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking.

On 01/09/2006, the Board approved the A/E contract with Drummey Rosane Anderson, Inc. (DRA) for a total fee of \$2,493,760 on the basis of a \$29,669,000 Construction Budget and a total project budget estimated at \$41,025,000. Coincident with the 1st Amendment (PRB #07-89), construction and total

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project budgets increased to \$37,456,000 and \$52,367,000. In September 2011 the Board approved Contract Amendment #2 (PRB #11-174) in the amount of \$638,277. This contract amendment converted the project from design-bid-build construction to a Construction Manager at Risk delivery method. In February 2013 the Board approved Contract Amendment #3 (PRB #12-280) in the amount of \$362,132. This contract amendment revised various program deficiencies that had either developed over time or due to changes in the State Building Code. More recently in August 2013 the Board approved Commission Letter #3 (PRB #13-189) in the amount of \$96,820 to modify DRA's contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope which included revisions to the Automotive Program, Machine Shop Program as well as the consolidation of the HVAC and Plumbing Programs.

Commission Letter #4 in the amount of \$57,030 will modify DRA's contract to allow the architect to provide additional design services for the three specific design components:

- Swing Space Design -- Design of "swing space" to accommodate a revised phasing and sequencing plan develop by the CM which will reduce the overall project schedule and minimize disruptions.
- Temporary Modular Lunch Room – Development of a design to convert a modular classroom into a lunch room for off-site shop students during various phases of the renovation.
- Revised Permit Requirements – Completion of a Stormwater Pollution Control Plan ("SWPCP") Permit to DEEP under the new August 2013 guidelines.

Staff recommended that the Board approve Commission Letter #4 for DRA to provide additional project related design services.

PRB# 14-046 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0039
Consultant: Amenta/Emma Architects, P.C.
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$500,000 to \$750,000 for the purpose of providing the State of Connecticut additional architectural support services.

PRB# 14-047 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0040
Consultant: BL Companies Connecticut, Inc.
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$500,000 to \$750,000 for the purpose of providing the State of Connecticut additional architectural support services.

PRB# 14-048 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-041
Consultant: Kenneth Boroson Architects, LLC
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$500,000 to \$750,000 for the purpose of providing the State of Connecticut additional architectural support services.

PRB# 14-049 **Transaction/Contract Type:** "On-Call"

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Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0042
Consultant: Moser Pilon Nelson, Architects, LLC
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$500,000 to \$750,000 for the purpose of providing the State of Connecticut additional architectural support services.

PRB# 14-050 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0043
Consultant: OakPark Architects, LLC
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$500,000 to \$750,000 for the purpose of providing the State of Connecticut additional architectural support services.

PRB# 14-051 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0044
Consultant: Silver Petrucelli & Associates, Inc.
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$500,000 to \$750,000 for the purpose of providing the State of Connecticut additional architectural support services.

PRB# 14-052 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0045
Consultant: The S/L/A/M Collaborative, Inc.
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$500,000 to \$750,000 for the purpose of providing the State of Connecticut additional architectural support services.

PRB# 14-053 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0046
Consultant: Tecton Architects, P.C.
Project Purpose: On-Call Contract Amendment
Item Purpose: On-Call contract amendment to increase the maximum contract amount from \$500,000 to \$750,000 for the purpose of providing the State of Connecticut additional architectural support services.

This submittal is related to contract amendments for the 6th series of On-Call Architect Consulting Service Contracts awarded by the Department of Construction Services ("DCS"). These contracts were awarded at various times between May and June of 2012. The purpose of these contract amendments is to increase the maximum contract amount from \$500,000 to \$750,000 but maintain the common expiration date of August 30, 2014.

Board approval for the above referenced eight firms to have the maximum contract amount increased from \$500,000 to \$750,000 is recommended. All eight of the consultants have provided the required insurance, with Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

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OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-045 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-045. The motion passed unanimously.

PRB FILES #14-046 through #14-053 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB Files #14-046 through #14-053. The motion passed unanimously.

PRB FILE #14-059 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-059. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary