

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 14, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 14, 2016 in the State Office Building.

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

Members Absent: Pasquale A. Pepe

Staff Present: Brian A. 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 March 7, 2016. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of March 7, 2016. The motion unanimously, except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-055 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 170-3155-010A
Grantor: Pan Am Southern, LLC
Property: Northerly Side of State Route 372, Depot Road (Racklife Drive), Berlin
Project Purpose: New Haven – Hartford – Springfield Rail Improvement Project
Item Purpose: Acquisition for transportation purposes of a 9,478± SF defined easement to allow for various maintenance improvements.

The Connecticut DOT is planning to improve the portion of the Amtrak rail corridor between New Haven and Springfield. It is intended that by 2030, there will be up to 25 daily round trip trains between New Haven and Springfield. Total funding (state: 46%, and federal: 54%) of \$262.8 million is required for upgrading the infrastructure, platforms and stations between New Haven and Hartford. The track improvements will increase top speed to 110 mph and restore the second mainline track.

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The subject property is a part of the 7.1 acre area zoned CCD-2 located adjacent to the Berlin Train Station. Racklife Drive, a private road, is a portion of the 7.1 acres. DOT previously acquired a 25 foot wide, for access only, 9,478 SF over Racklife Drive which was valued at 15% of the land value. DOT will now acquire a defined easement for transportation purposes consisting of 9,478 SF over the same area previously encumbered. The site was appraised by DOT at \$4.00/SF. The value of Racklife Drive prior to this taking was determined to be \$4.00/SF x 9,478 SF = \$37,912. This taking reduces value by 75%, which results in damages of \$28,434, rounded to \$28,000.

Staff recommended Board approval of the damages in the amount of \$28,000. 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 damages are supported by the data provided in the DOT appraisal report, dated 11/3/20115.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # **16-057** **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ BOR

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6) (D) & 1-210(b)(24)

The Board commenced its discussion of the proposed lease at 9:43 a.m. and concluded at 9:50 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# **16-056** **Transaction/Contract Type:** AE / New Contract
Project Number: BI-RC-395 **Origin/Client:** DCS/BOR
Contract: BI-RC-395-ARC
Consultant: Amenta/Emma Architects, P.C.
Property: Central Connecticut State University, New Britain
Project Purpose: New Engineering Building Project
Item Purpose: New Contract to compensate the consultant for design and construction administration services required for a new building comprising approximately 100,000-GSF for the newly created School of Engineering, Science and Technology.

Staff reported that this project involves the design and construction of a new 100,000 GSF Building for newly created School of Engineering, Science and Technology at Central Connecticut State University

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("CCSU"). The facility is currently planned to be located between the Student Center Parking Garage and the Burritt Library. The school will be designed and constructed with a 50-year+ life expectancy and is anticipated to provide a collaborative learning environment with enhanced instructional options, expanded research/lab options and public space amenities. The overall project will also include technology specific learning areas, high performance computer infrastructure, collaboration areas, state of the art laboratories and an auditorium. The design of the building will also include a future connection to the library. The overall construction and total project budget have been established at \$44,852,500 and \$62,700,000 respectively. In May 2015 the Department of Construction Services ("DCS") issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the CCSU New Engineering Building Project. DCS elicited eleven (11) responses to the advertisement of which all of the respondents were considered "responsive". DCS selected for short-listed interviews. These firms were as follows, Amenta/Emma Architects, P.C., The S/L/A/M Collaborative, Inc. and Mitchell/Giurgola Architects, Inc. At the conclusion of the process DCS identified Amenta/Emma Architects, P.C. ("AEA") as the most qualified firm.

PRB #16-056 is a contract for Architect/Engineer Consultant Design Team Services for the completion of the CCSU New Engineering Building Project from the initiation of a schematic design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate for this basic service is \$4,026,000 with an additional \$165,437 for special services. As such the total project fee is \$4,191,437. The special services detailed in the project scope include design programming, geotechnical/environmental engineering, site-civil survey design and traffic engineering. It should also be noted that AEA will be partnering with Davis, Brody, Bond, LLP on the Schematic-Programming portion of the project. DCS has confirmed for SPRB that funding is available for this contract.

Staff recommended that the Board this new contract for Amenta/Emma, Inc. to provide design related services at the CCSU New Engineering Building Project.

OTHER BUSINESS

PRB FILE #16-055 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-055. The motion passed unanimously.

PRB FILE #16-056 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-056. The motion passed unanimously.

PRB FILE #16-057 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-057. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary