

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 16, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 16, 2015 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF March 9, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 9, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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|-------------------------|---|-----------------------------------|--------------|
| PRB # | 15-039 | Transaction/Contract Type: | RE / Voucher |
| Origin/Client: | DOT / DOT | | |
| Project Number: | 051-260-017 | | |
| Grantor: | Farmington Land Trust, Inc. | | |
| Property: | 8529 Mountain Spring Road, Farmington | | |
| Project Purpose: | Route 4 Safety and Operational Improvements Project | | |
| Item Purpose: | Acquisition for highway purposes of a 27±SF of land, a 1,556 ±SF drainage right of way, a 187 ±SF slope easement and an 865±SF temporary construction easement. | | |

Staff reported that the purpose of this DOT project is for improvements on Route 4 within the Farmington Village Center, along Route 4 from Garden Street to Mountain Spring Road, for a length of 2,270 feet. Between the years 2000 and 2005 there were 445 accidents with 124 injuries in the project area. The project will add left turn lanes eastbound and westbound on Route 4 where it intersects with Route 10; a left turn lane from High Street onto Route 4. The project also includes the construction of a “backage road” to improve traffic circulation. The backage road will be constructed on the north side of Route 4, where several individual driveways will be consolidated into one signalized access onto Route 4 opposite

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 16, 2015

Page 2

High Street. In 2008, the total project cost was estimated to be \$10.676 million of which \$3.5 million was budgeted for rights of way.

The subject property for this DOT taking is 4.63 acres of residentially zoned land with 40 feet of frontage on the north side of Farmington Avenue (Route 4) and 353.62 feet on Mountain Spring Road. The site is two conforming residential lots of 2.761 acres in front; and a rear residential lot of 1.869 acres. Only the front 2.761 acre parcel is affected by the project. The two lots are desirable residential lots serviced by all public utilities including water, sewer & gas. Site improvements include a paved driveway, lawns and trees.

DOT will acquire the property and rights indicated above. The damages in the amount of \$5,150 are based on an appraisal by Steven MacCormack as of 9/2014, who determined a value based on \$164,000/acre (\$3.76/SF). The slight reduction in lot size, the drainage and slope easements slightly diminish the property value. The temporary construction easement is valued as rent paid for the use of 865 SF for a 5 month period.

Staff recommended approval of the item.

PRB # 15-041 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 051-252-004(A)
Grantee: Town of Farmington
Property: Various areas along River Road, Farmington
Project Purpose: Assignment of land to the Town of Farmington
Item Purpose: Assignment of various parcels of land totaling approximately 60,926 ± SF
13,951 ± SF of easement area and 8,572 ± SF of drainage right of way to the
Town of Farmington for highway purposes only as part of the Reconstruction of
River Road Project.

Staff recommended that this item be suspended, pending receipt of additional information that has been requested from the DOT Office of Rights of Way regarding the proposed release of property to the Town of Farmington, along River Road, for highway purposes.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-038 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-CTC-455 **Origin/Client:** DCS/CTC
Contract: BI-CTC-455-CA
Consultant: Arcadis U.S., Inc.
Property: Housatonic Community College, Bridgeport
Project Purpose: Phase II Renovation and New Addition to Lafayette Hall Project
Item Purpose: Contract Amendment to compensate the consultant for construction
administration services required for the procurement, scheduling and oversight
of the move management phase of this project.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 16, 2015

Page 3

Staff reported 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.

In March 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Owners Representative Teams related to the Phase II Renovations and New Additions to Lafayette Hall Project. At the conclusion of the review and interview process DCS identified Arcadis U.S., Inc. (“AUI”) as the most qualified firm. In May 2013, the SPRB approved the Construction Administration Contract for this project. The compensation rate for the basic services under this approval was \$1,281,719 plus an additional \$203,385 for special service and/or sub-consultants. As such the total proposed contract approval was for \$1,485,104 which amounted to a total fee of 4.97% of the overall construction budget and whereas the basic service fee was equivalent to 4.30% of the construction budget.

This item, Contract Amendment #1 in the amount of \$131,860 will compensate the AUI for additional services related to a comprehensive FF&E – Move Management Scope of Services. As part of this contract amendment AUI shall be responsible for managing all aspects of the phased move inclusive of scheduling, swing space utilization, FF&E inventory, computer/hardware installation and the actual bidding and scoping of a contract for the moving vendors.

Staff recommended approval of the item.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-038 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-038. The motion passed unanimously.

PRB FILE #15-039 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-039. The motion passed unanimously.

PRB FILE #15-041 – Mr. Pepe moved and Mr. Millstein seconded a motion to suspend PRB File #15-041, pending receipt of additional information. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary