

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 25, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 25, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Pasquale A. Pepe

Members Absent: Bennet Millstein

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF April 18, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of April 18, 2016. The motion passed unanimously, except for Mr. Josephy who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-087 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DOT/DOT
Grantee: Town of East Hartford
Property: Generally located along 410 – 480 Roberts Street, East Hartford
Project Purpose: Legislative Conveyance of Property
Item Purpose: Legislative Conveyance of approximately 6.90-acres of vacant land generally located along the northerly side of Roberts Road to the Town of East Hartford. This property conveyance is pursuant to Section 9 of Special Act No. 15-1 and is intended to be used for economic development purposes.

In 1983 and 1984 DOT acquired 7 parcels in East Hartford totaling 17.03 acres at a cost of \$2.8 million for the construction of Interstate 84. After completion of the project, in 1991 DOT transferred 6.9 acres located adjacent to a highway ramp to the Department of Public Safety for potential use as a new location for State Police Troop H. The barracks were never constructed.

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In 2015, the Conveyance Bill drafted during the regular session (HB 6998) included the transfer of the subject parcel to the Town East Hartford for economic development purposes. The session ended before the bill could be passed. Special Act 15-1, June Special Session, Section 9 mandated the transfer of the subject parcel from DESPP to DOT, and then from DOT to the Town of East Hartford for economic development purposes.

In addition to the standard language that the property would revert to DOT if not used, sold or leased for economic development purposes, the Special Act stipulated, "Any sale or lease of said parcels in accordance with this section shall be for the fair market value of the property or lease of said property, as determined by the average of the appraisals of two independent appraisers selected by the Commissioner of Transportation. Any funds received by the town of East Hartford from a sale or lease of said parcels in accordance with this section shall be transferred to the State Treasurer for deposit in the Special Transportation Fund."

The DOT has submitted a Quitclaim Deed conveyancing 6.9± acres to the Town of East Hartford for economic development purposes pursuant to Section 9 of Special Act 15-1, June Special Session.

Staff recommended Board approval of the item. The DESPP Commissioner Dora B. Schriro declared the property surplus to the needs of DESPP in a letter dated 10/2/2015 to DOT Commissioner James P. Redeker. The legal description in the quitclaim deed is consistent with a property survey provided to the Board and referenced in the Quitclaim Deed as the same premises conveyed to the Department of Public Safety in 1991, East Hartford Land Records Volume 1358 Page 329. Any funds received by the Town for the economic development of the site will be transferred to the State Treasurer for deposit in the Special Transportation Fund. DOT preserves the no access highway lines along Ramp D of I-84 and along Roberts Street; and limits access to the site from the Access Road shown on the survey. The frontage along the Access Road totals 1,170 feet. DOT reserves slope and drainage rights of way easements, and the right to construct and maintain the drainage facilities.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-088	Transaction/Contract Type: AE / Contract Amendment
Project Number:	BI-JD-299	Origin/Client: DCS/JD
Contract:	BI-JD-299	
Consultant:	JCJ Architecture, P.C.	
Property:	New Haven Courthouse GA#23, New Haven	
Project Purpose:	New Haven Courthouse Exterior Restoration Project	
Item Purpose:	Contract Amendment #4 to compensate the consultant for additional design services required for both phasing plan and bid package modifications.	

This project incorporates structural renovation Project #BI-JD-281A into Project #BI-JD-299. The incorporation of the former project includes the architect of record Hoffman Architects ("HAI") as a sub-consultant to the current Architect of Record JCJ Architecture Inc. ("JCJ"). The New Haven Courthouse contains a gross building area of 600,000± SF and was constructed in 1914. The facility is on both the State and National Historic Registers and therefore, all restoration work must comply with the standards of the CT Historical Commission and Secretary of the Interior. The combined project is currently envisioned to be undertaken in three phases.

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Phase I – Based on contract documents completed by HAI on 04/20/2007, the 1st phase of the project includes repairs to the monumental staircase and deteriorated plaster soffits and marble column capitols that front Elm Street and restoration of the side entry cornice fronting Church Street (structural repairs). HAI will also review current on-site conditions, codes, manufacturers’ requirements, etc. and incorporate any modifications that are necessary into the previously completed contract documents. HAI has also been contracted to provide construction administration services for the above work. JCJ will design and administer the restoration of the courthouse doors and windows and the removal of any hazardous materials. JCJ will prepare a separate bid package for Phase I. The estimated construction cost of this phase was \$3,200,000. This work is considered substantially complete at this time.

Phase II – JCJ will design and administer the restoration of the stone masonry at the roof parapet and replace the roof and associated skylights. JCJ will prepare a separate bid package for Phase II.

Phase III - JCJ will design and administer the restoration of the balance of the masonry façade, waterproof stone gutters, restore historical light standards and retaining walls and statues and remove any hazardous materials associated with the work. JCJ will prepare a separate bid package for Phase III.

Contract Amendment #3 will modify JCJ’s contract and provide for an additional \$18,140 in consulting fees for the following additional project services: Provide additional design services to combine the current Phase II and Phase III Project Plans into one bid package. Provide additional field investigation services to evaluate ongoing moisture infiltration which is running inside the masonry wall and into the electrical panel located along the penthouse. As well as an evaluation of ongoing rusting due to water infiltration within the steel skylight framing system.

Staff recommended the Board suspend this item, pending receipt of additional information. While the overall fee is under the guideline rate for this Class B historic building renovation project, the scope of services currently being requested appears to duplicate work previously approved by the Board.

PRB#	16-089	Transaction/Contract Type: AE / Amendment
Project Number:	BI-CTC-427	Origin/Client: DCS/BOR
Contract:	BI-CTC-427-CA	
Consultant:	Downes Construction Company	
Property:	Northwestern Connecticut Community College, Winsted	
Project Purpose:	Joyner Hall Replacement Project	
Item Purpose:	Contract Amendment #2 to compensate the consultant for fee escalation due to a 16-month delay in the start of the project.	

This project consists involves the complete design and construction of a new Joyner Hall at Northwestern Connecticut Community College (“NWCC”). The project scope includes the development of a new allied health, veterinary technician program as well as other academic courses in a 24,400 GSF building. The overall project program is intended to include all site work, upgraded utility requirements, modernized building components and the demolition of the existing Joyner Hall.

Contract Amendment #2 in the amount of \$297,538 will revise the overall scope for Downes Construction Company by providing additional project services as follows: contract escalation due to a

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16-month delay in the start of the project. The project construction start date was December 2015 with a June 2017 completion date. This is in contrast to the original November 2015 completion date; a delay of approximately 16 months; additional Man-Hours for increased staffing oversight during construction; the installation of an 8-MP web camera to monitor construction over a 12 month period. The overall project budget and construction budget will remain at \$26,990,106 and \$20,176,361 respectively.

SPRB Staff meet with DCS representatives on November 30th and again on December 7th 2015 to review the DCC proposal which was based on a total fee of \$472,263 including approximately \$98,000 of fee escalation. SPRB Staff worked with DCS and recommended that the escalation be calculated based on the Federal Bureau of Laborer Statistics PPI Index for Architectural, Engineering and Related Services; PICU 5413. DCS agreed to this approach and offered to revise the fee consistent with these established indexes. DCS also concurred with the SPRB Staff assessment that excluding the fee escalation increase, the overall fee will still need to be consistent with DCS Guideline Rates for CM Services. The original proposal by DCC was in the amount of \$472,263 which did not include the webcam services most recently requested by the BOR. As such, the overall revisions to this fee based on the analysis prepared by SPRB Staff are as follows: $\$472,263 - \$297,583 = \$174,680 - \$8,925$ (webcam services) = $\$165,755$ which should be considered a savings to the State of Connecticut based on the review and analysis completed by SPRB Staff and the Board. Staff recommended approval of Contract Amendment #2.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-087 – Mr. Josephy moved and Mr. Valengavich seconded a motion to approve PRB File #16-087. The motion passed unanimously.

PRB FILE #16-088 – Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #16-088 pending receipt of additional information about the project. The motion passed unanimously.

PRB FILE #16-089 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-089. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary