

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 26, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 26, 2012 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 APRIL 19, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 19, 2012. The motion passed unanimously.

ACCEPTANCE OF MINUTES OF MARCH 10, 2011, REVISED APRIL 16, 2012. Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of March 10, 2011, as revised April 16, 2012. Messrs. Greenberg, Millstein, Josephy, Norman and Pepe voted yea; Mr. Valengavich abstained. The motion passed.

COMMUNICATIONS

Filing Required for Statement of Financial Interest. Board members received a notice from the Office of State Ethics that one week remains remain until the May 1, 2012 deadline for filing a statement of financial interest, with instructions on how to file same.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-103 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 127-088-001
Grantor: Joan Kosloff Lord
Property: 3 Old Greenwoods Road, Sherman, CT

Project Purpose: Replacement of Bridge No. 05419
Item Purpose: Acquisition of approximately 456 SF of land and a 2,114 SF Drainage Right of Way for highway purposes in addition to compensation for the contributory value of site improvements.

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Ms. Goodhouse said that this project concerns the rehabilitation in Sherman of Bridge No. 05419 which carries Route 37 over Greenwoods Brook. The repairs will provide protection against scour that is undermining the bridge structure. The estimated construction cost for the project is \$370,000.

The subject property is 0.81 ± acres of residential land. The DOT valuation worksheet indicated that the taking is in the area of an existing streambed. No site or property improvements are affected.

ACQUISITION ITEM	VALUATION	COST
Land	456 sf x \$3.00/SF =	\$1,368
Drainage Right of Way	2,114 sf x \$3.00 x 50%	\$3,171
Contributory value of vegetation	Lump Sum	\$250
TOTAL ESTIMATE OF COMPENSATION	\$4,789, say	\$4,800

The grantor requested additional compensation for the damages due to the d.r.o.w. because she believed that it would greatly impact what is now a sandy beach and shallow water where children play. She asked for an increase in the percentage from 50% to 70% which resulted in an additional \$1,200, for a total payment of \$6,000. DOT agreed, reasoning that the valuation was based on a building lot value of \$110,000. Their market data indicated that a higher lot value could be justified within the range of sales. SPRB staff research supports this opinion. The parties agreed on an increase of \$1,200, for a total payment of \$6,000.

Ms. Goodhouse recommended that the Board approve the item. 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 EOC report prepared by DOT, and by available data for sales of residential land in Sherman.

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 # 12-105 **Transaction/Contract Type:** RE / Lease Agreement
Origin/Client: DAS / JUD
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed Lease at 9:56 a.m. and concluded at 10:14 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# 12-104 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RC-366 **Origin/Client:** DCS/CCSU
Contract: BI-RC-366-ENG Commission Letter #3
Consultant: Clough Harbour & Associates, P.C.
Property: Arute Stadium, CCSU, New Britain

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Project Purpose: Arute Stadium Phase IV Improvements Project

Item Purpose: Commission Letter #3 to compensate the consultant additional project services including implementation of PmWeb software, additional in-field drainage design work and shop drawing reviews

The Mr. Dillon reported on this project for Arute Field Stadium, which is used for recreation, lacrosse and football, has grandstands on the home side of the field but no seating on the visitor's side. Under a contract awarded in 2009, the Engineer's scope of design and construction administration services included the construction of footings on which new ADA compliant, aluminum bleachers will be installed on the visitor's side of the stadium with a seating capacity of 2,800± persons. The project also included the construction of one-story concrete block support structures beneath the bleachers to house restrooms, lockers, utility/mechanical areas and storage facilities. The support structure will have temporary electric unit heaters and code compliant ventilation and restroom exhaust systems.

Additionally, the Engineer was to relocate existing athletic field lighting & poles, design fire alarm/voice evacuation systems and provide utility connections for water, sanitary sewer and electrical service and paved access pathways to the seating system from campus roadways. The improvements were designed to serve the future adjacent track & soccer fields. In order, construction and total project budgets are \$2,316,500 (\$827/seat) and \$3,335,000. CCSU will fund total project cost from its operating budget. The Clough Harbour & Associates (CHA) contract was approved by the Board in May 2009 in the amount of \$198,680 (PRB #09-86). Commission Letter #3 has been submitted to compensate the CHA for additional services related to the project. More specifically, this submittal is requesting additional compensation for the implementation of *PM Web* software on the project, additional design work for the in-field drainage system, and additional services related to the review of shop drawings.

Mr. Dillon recommended that SPRB approve Commission Letter #3 in the amount of \$9,400 for Clough Harbour & Associates to provide additional project services. The architect's *base fee* as a percentage of Construction Budget is 9.64% whereas the maximum guideline rate for this Group B construction project is 9.50%, with up to an additional 1% for construction administration for a maximum fee of 10.50%.

PRB#	12-106	Transaction/Contract Type:	AE / Commission Letter
Project Number:	CFC-RC-353	Origin/Client:	DCS/CCSU
Contract:	CFC-RC-353-ENG		Commission Letter #3
Consultant:	LMG Consulting Engineers, Inc.		
Property:	Seth North Hall, CCSU, New Britain		

Project Purpose: HVAC Conversion Project Phase II

Item Purpose: Commission Letter #3 to compensate the consultant for expanded construction administration services for the Phase II Seth North Hall HVAC Project.

Mr. Dillon indicated that this project will provide for the conversion of heating, ventilating, and air conditioning (HVAC) systems in five residence halls on the campus of Central Connecticut State University, New Britain. The halls are Catherine Beecher Hall, Sam May Hall, Mildred Barrows Hall, Robert Vance Hall and Seth North Hall. The specific building scope elements of the initial project were as follows:

- The replacement of all existing water cabinet heaters with new fan coil heat/AC units.
- Sequencing of construction on a building by building basis.
- The extension of the campus high pressure chilled water system into 3 dormitories.

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- The establishment of a system to convert steam to hot water and high pressure chilled water to low pressure chilled water to feed the fan coil systems.
- Design modifications to the existing air to air heat exchangers to allow for the conditioned makeup/fresh air to be adequate.
- The removal of all gas fired air heat exchangers

In order, total project construction and overall budgets are \$3,554,500 and \$4,887,000 respectively. More specifically the construction and project budgets for this Phase II component are \$1,624,000 and \$2,004,170 respectively. The original LMG Consulting Engineers Inc. (“LMG”) contract did not require Board approval since it was a “Higher Education Contract” less than \$300,000.

Commission Letter #3 in the amount of \$62,450 is intended to compensate the consultant; LMG for expanded CA services related to Phase II Seth North Hall HVAC Conversion Project. Commission Letter #3 will modify the contract as follows:

1. The overall Construction Budget will remain at \$3,554,500 and the Phase II Budget is \$1,624,000.
2. The Engineer’s total fee increases by \$62,450 from \$441,100 to \$503,550. The increase is allocated to Construction Phase line item portion of the project.
3. As detailed in the scope letter from LMG to the Department of Construction Services dated 12/22/2010 the fee is intended to compensate LMG for expanded Phase II CA services for the Phase II Seth North Hall HVAC Conversion Project.

Mr. Dillon recommended that SPRB approve Commission Letter #3 in the amount of \$62,450 for LMG Consulting Engineers Inc. to provide additional project services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-103 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12- 103. The motion passed unanimously.

PRB FILE #12-104 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-104. The motion passed unanimously.

PRB FILE #12-105 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12-105. The motion passed unanimously.

PRB FILE #12-106 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-106. The motion passed unanimously.

The meeting adjourned.

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