

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 28, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 28, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: 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 18, and April 21, 2011. Mr. Norman Moved and Mr. Josephy seconded a motion to accept the minutes of April 18, and April 21, 2011. The motion passed unanimously.

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 081 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 062-041-3C
Grantee: Town of Hampton
Property: Southerly side of Hartford Turnpike

Project Purpose: DOT sale of excess property
Item Purpose: DOT sale of approximately 3.02-acres of vacant land.

Board approval was recommended by staff for this sale. DOT has met the requirements of Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The sale price is based on highest and best using being assemblage with the sole abutting property. The frontage in this location along Route 6 is "limited access" and lies below road grade, with standing water present. The sale price of \$6,000 includes an administrative fee of \$1,000.

The sale parcel is an irregular shaped 3.02 acre parcel. The westerly portion is swamp; the remainder is fine sandy loams (Woodbridge & Paxton complexes) with slopes between 5% and 15% below road grade. The 1,628.86 linear feet of frontage on the southerly side of US Route 6 has significant slope and access is blocked by a guard rail.

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In the appraisal prepared May 12, 2009, Mark J. Mickiewicz of DOT determined a highest and best use of assemblage as excess residential property with the improved residential land that abuts to the south and east. Consequently, Mr. Mickiewicz provided a “before and after” appraisal of the adjacent site, 177 Hartford Turnpike, Hampton, and determined that assemblage would increase the site value by \$5,000.

PRB # 11 - 082 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 17-86-73A
Grantee: Brett Wilson
Property: 35 Wilson Street, Plainville

Project Purpose: DOT Sale of excess property
Item Purpose: DOT sale of approximately 6,645 SF of land improved with a 1,902 SF residential structure

Staff reported that the subject property was acquired as part of a larger parcel for \$159,000 in January 1991 for the construction of CT Route 72. The property is all surplus to highway needs except that the State will retain a slope easement and non-access highway line along the northerly boundary with Route 72. The sale price is \$105,051.01. It was also noted that the proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS; the property was adequately exposed to the market through the public bid process; and the sale would end the state’s requirement to maintain the property, which it has maintained since 1991.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

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 # 11-090 **Transaction/Contract Type:** A/E “New Contract”
Origin/Client: DPW/ECSU

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject contract at 9:40 a.m. and concluded at 9:45 a.m.

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

OPEN SESSION

PRB # 11-086 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-HS-003 **Origin/Client:** DPW / MD
Contract: BOC-DPW-MEP-0023, Task Letter #2A
Consultant: Fuss and O’Neill Inc.
Property: State Armory, Hartford

Project Purpose: Code Compliance and Upgrades
Item Purpose: A/E Task Letter #2A (Provide additional engineering services for the design of a roof hatch access panel to the HVAC system and the development of sub-metering plans for the emergency operations center.)

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In March 2010, SPRB approved Fuss and O'Neill ("F&O") as one of four firms under the latest *On-Call MEP Series* of consultant contracts. Subsequently SPRB approved TL#2 (September 2010) in the amount of \$127,000 for the initial project scope which included HVAC installations including upgrades to the HVAC system to increase cooling capacity for the EOC located in the basement of the Armory and UPS/ Code Compliance tasks including upgrades to sustain electrical supply to essential equipment. The proposed Task Letter 2A will modify the contract to increase the construction budget to \$1,066, and the Architect's total fee will increase by \$8,000 from \$127,000 to \$135,000. The increase is allocated to the Construction Documents and Construction Administration sections of the contract in the amounts of \$6,500 and \$1,500 respectively.

As detailed in the scope letter from F&O, the \$8,000 is intended to compensate the Architect for the following additions to the project scope: review existing conditions and conduct field work; preparation plans and specifications for the construction of a roof hatch with ship ladders within the garage area of the building; preparation plans and specifications associated with the development of sub-metering within the Emergency Operations Center; review of submittals and RFIs for the specified scope; and limited construction administration.

Mr. Dillon recommended approval of the item. The architect's base fee as a percentage of Construction Budget is 12.7% whereas the maximum guideline rate for this Group B construction project is 9.50%, with up to an additional 3% for the renovation work and 1% for construction administration fees for a maximum fee of 13.50%.

PRB#	11-096	Transaction/Contract Type:	AE / Commission Letter
Project Number:	BI-CTC-439	Origin/Client:	DPW /CTC
Contract:	BI-CTC-439-Arc, Commission Letter #1		
Consultant:	Amenta/Emma Architects, P.C.		
Property:	Quinebaug Valley Middle-High School, Danielson		

Project Purpose: New Middle-High School

Item Purpose: A/E Commission Letter #1 (Provide additional engineering services for the separation of the site clearing trade package from the overall project to allow for an earlier construction start date.)

Mr. Dillon explained that Quinebaug Valley Community College ("QVCC") is located on 67-acres of land and is housed in one building originally built in 1983, with an addition to the west constructed in 2006. The entire existing facility is 2-story, with a steel super structure, slab on grade and cast in place concrete spread footings. The existing square footage of the college is 90,000-SF and the college currently serves 2,125 full time and part time college students. Total planned area for the New High School Building and Renovations to the Existing College is approximately 50,150 gross s.f. The New High School Building/Addition is 40,600 GSF. The renovations to the existing College are approximately 9,550 GSF. The total estimated construction cost of the New High School Addition and Renovations to the Existing College is \$17,902,449 (\$357/GSF). The total project budget is \$24,840,304.

This Commission Letter has been requested to compensate the Architect for separating the "site clearing" trade package from the overall project bid package. This request has been necessitated based upon correspondence from the State Board of Education to QVCC granting an extension until June 30, 2011 for the start of this project. The separation of this trade package will allow QVCC to comply with the terms of the directive set forth. The State Board of Education has formally informed QVCC that Section 10-282(9) of the CGS allows the Commissioner of Education to de-allocate approved school construction funding if such work has not commenced within two years of the approval date. As such, should this contract not be approved and work not commence the project funding may be terminated.

The Commission Letter will modify the contract as follows: the Construction Budget will remain at \$17,902,400; the Architect's *total fee* increases by \$2,650 from \$1,781,775 to \$1,784,425. The increase is allocated to the *Construction Document, Master & Tracings* and *Construction Administration* sections of the

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contract in the amounts of \$1,220, \$410 and \$1,020 respectively; and as detailed in the scope letter from Amenta/Emma Architects, P.C. to DPW dated 2/18/2011 the \$2,650 is intended to compensate the Architect for the following additions to the project scope: coordination meetings to define the revised project scope; preparation plans and specifications for the revised site clearing package; preparation of bid documents and all required State BOE forms; and limited construction administration.

Mr. Dillon recommended approval of the item. The architect's base fee as a percentage of Construction Budget is 9.00% whereas the maximum guideline rate for this Group B construction project is 8.50%, with up to an additional 3% for the renovation work and 1% for construction administration fees for a maximum fee of 12.50%

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-081 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-081. The motion passed unanimously.

PRB FILE #11-082 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-082. The motion passed unanimously.

PRB FILE #11-086 - Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #11-086. The motion passed unanimously.

PRB FILE #11-090 – Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #11-090, pending receipt of additional information related to the project. The motion passed unanimously.

PRB FILE #11-096 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-096. The motion passed unanimously.

The meeting adjourned.

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