

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On April 28, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 28, 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 21, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of April 21, 2016. The motion passed unanimously.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>16-094</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	32-114-56B		
<b>Grantee:</b>	Town of Andover		
<b>Property:</b>	Land, easement and rights located along Wheeling Road, Andover		
<b>Project Purpose:</b>	Assignment to the Town of Andover		
<b>Item Purpose:</b>	Assignment of 1,518± SF of land, slope easement and drainage right of way to the Town of Andover for highway purposes only which was originally acquired for the relocation of U. S. Route 6, not constructed.		

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The legal description in the Quitclaim to release the real property is consistent with the DOT compilation plan dated September 2015.

In 1987 DOT acquired, through eminent domain, 5.10 acres for the relocation of Wheeling Road and U. S. Route 6. The project was not constructed. There was no agreement for this project which was funded

## STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 28, 2016

Page 2

by State and Federal funds. DOT indicates that all Federal funding for the proposed relocation was returned by the State.

The Quitclaim Deed releases 1,518 SF of the originally acquired parcel to the Town of Andover for highway purposes, together with a drainage right of way and a slope easement. The compilation plan shows that the release parcel lies between the town road and land of private property owners, indicating these abutters need to cross State land to access their property. The release is being made to preserve access for property owners and re-establish their frontage along the east side of Wheeling Road, a town road. The drainage right of way and slope easement granted to the Town are for the benefit of the maintenance of Wheeling Road.

<b>PRB #</b>	<b>16-095</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	12-81-52B		
<b>Grantee:</b>	Town of Bolton		
<b>Property:</b>	Land, easement and rights located along Notch Road, Bolton		
<b>Project Purpose:</b>	Assignment to the Town of Bolton		
<b>Item Purpose:</b>	Assignment of 3.48± acres of land, together with slope easements and drainage rights of way to the Town of Bolton for highway purposes only which was originally acquired for the relocation of U. S. Route 6, not constructed.		

Staff recommended Board approval for the release of this real estate to the Town of Bolton for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quitclaim to release the real property are consistent with the description in the DOT acquisition deeds.

The Quitclaim Deed releases five parcels of land acquired in 1986-87 that total 3.48 acres, slope easements and drainage rights of way, now being released to the Town of Bolton for highway purposes. There is no monetary consideration. The land and easements were acquired by DOT in order to relocate Notch Road in conjunction with the relocation of Route 6. However, the project was not constructed, and Notch Road was not relocated. This conveyance preserves the town road access to the properties affected by the DOT acquisitions.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>16-091</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Project Number:</b>	BI-P-91	<b>Origin/Client:</b>	DCS/CAES
<b>Contract:</b>	BI-P-91-ARC		
<b>Consultant:</b>	TLB Architecture, LLC		
<b>Property:</b>	Connecticut Agricultural Experiment Station, Windsor		
<b>Project Purpose:</b>	Renovation and Addition to the Valley Laboratory		
<b>Item Purpose:</b>	New Contract to compensate the consultant for design of renovations to existing facility and new facilities including one story addition, approximately 8,500 SF to house 10 new labs, accessible toilet rooms, mechanical/electrical room, elevator and main entrance lobby; also two new		

## STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 28, 2016

Page 3

greenhouses totaling approximately 2,500 SF; site design to include new paved parking, new sidewalks and repaving existing driveways; new sanitary line, site storm drywells, gas line, new fire protection service, new water service and landscaping.

Staff reported that this project involves the design and construction of a complete renovation to the existing 10,500 GSF facility as well as 8,500 GSF new building addition. The original laboratory, constructed in the 1940's is a registered historic building and as such the overall project will require various review and approval by the State Historic Preservation Office. The overall project scope is intended to include but not be limited to a comprehensive building code upgrade program, reconfigured stair access, a new roof, updated electrical systems as well as new mechanical and plumbing infrastructure. The design program will also include ten new laboratories, ADA accessible toilet rooms, a new elevator and main lobby entrance. The overall construction and total project budget have been established at \$8,500,000 and \$12,450,000 respectively. It should be noted that that the transmittal memo and total project budget include \$50,000 for land acquisition with a statement that the "State does not own the entire parcel and that we are in the process of purchasing the land required for the project."

In September 2014 the Department of Construction Services ("DCS") issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Renovation and Addition to Valley Laboratory Project. DCS elicited eighteen responses to the advertisement of which all of the respondents were considered "responsive". DCS then proceeded to review the eighteen submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, TLB Architecture, LLC, Fletcher-Thompson, Inc., Greg Weiss & Gardner Architects, LLC, Christopher William Architects, LLC, and SviGals and Partners, LLP. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified TLB Architecture, LLC ("TLB") as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Renovation and Addition to the Valley Laboratory 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 \$4,951,240 with an additional \$105,483 for special services. As such the total project fee is \$1,056,723. The special services detailed in the project scope include geotechnical engineering, environmental engineering, storm water management permitting and hazardous materials testing. DCS has confirmed for SPRB that funding is available for this contract.

Staff recommended that the Board suspend action on this item. The fact that the State has not acquired the property may prohibit any project related design expenses.

### **OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-091** – Mr. Valengavich moved and Mr. Pepe seconded a motion to suspend PRB File #16-091 pending receipt of additional information about the project. The motion passed unanimously.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 28, 2016

Page 4

**PRB FILE #16-094** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-094. The motion passed unanimously.

**PRB FILE #16-095** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-095. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary