

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 2, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 2, 2016 in the State Office Building.

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

Members Absent: Bennet Millstein
Pasquale A. Pepe

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 25, 2016. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of April 25, 2016. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated April 5, 2016 listing property acquisitions, not in excess of \$5,000, processed during the month of March 2016.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-092 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 092-000-111
Grantee: City of New Haven
Property: Former Franklin Street at Grand Avenue and Interstate 91
Project Purpose: Assignment to the City of New Haven
Item Purpose: Assignment of 6,649± SF of land to the City of New Haven for highway purposes only; originally acquired through the discontinuance of the former Franklin Street.

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

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 2, 2016

Page 2

transportation. The description in the Quit-Claim to release the real property is consistent with the DOT compilation plan dated December 2014.

On the east side of the Interstate 91 (Northbound) corridor, DOT acquired an interest in 6,649 SF of land when the City of New Haven discontinued the use of Franklin Street as a public street. The area is one-half of the former public street, from the centerline to the land of the DOT, I-95.

The City now plans to re-open Franklin Street as a public roadway. The Quitclaim Deed will return the fee simple ownership in the half of the roadway now held by DOT. DOT is retaining an easement for access to Interstate 91 to guarantee constant access to the highway as needed. The conveyance is for highway purposes and there is no monetary consideration for this conveyance.

PRB #	16-093	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	115-113-2A		
Grantee:	Town of Putnam		
Property:	Land, Easements and Rights located along Chase Road, Putnam		
Project Purpose:	Assignment of land to the Town of Putnam		
Item Purpose:	Assignment of 135± SF of land, 2,093± SF easement area and 41± LF easement and other rights to the Town of Putnam for highway purposes only which was originally acquired for the Replacement of Bridge 04761 on Chase Road over Five Mile River Project.		

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 descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the above referenced property to the Town of Putnam which was originally acquired for the Replacement of Bridge 04761 on Chase Road over Five Mile River. The project is complete and it is necessary for the DOT to convey the property to the Town of Putnam for highway purposes, per Item No. 7 of Agreement No. 10.30-01(09). There is no monetary consideration.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-090	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-CTC-442	Origin/Client:	DCS/BOR
Contract:	BI-CTC-442-ARC		
Consultant:	Moser Pilon Nelson Architects, LLC		
Property:	Naugatuck Valley Community College, Waterbury		
Project Purpose:	Renovations to Founders Hall for Allied Health and Nursing		
Item Purpose:	Contract Amendment #3 to compensate the consultant for special inspection services; modified design documents and construction administration services.		

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 2, 2016

Page 3

Staff reported that in general this project involved the completion of a pre-design space planning study and design documents for major renovations and improvements to Naugatuck Valley Community College's Allied Health and Nursing Program. The project is focused on Founders Hall which comprises approximately 97,000 GSF and was originally constructed in 1962. The overall project is intended to include a re-design of the entire building including numerous building and life safety code improvements in addition to complete upgrades to the elevator, telecommunication, MEP and HVAC systems. The overall design is envisioned to incorporate teaching programs, large well equipped lab space, resources for simulated learning and "SMART" technology for conference room, flex space and faculty offices. The pre-design study once completed will assist in the establishment of the project scope and space programming needs based upon the established construction budget.

In December 2012, SPRB approved the contract with Moser Pilon Nelson Architects, LLC ("MPN") for Architect/Engineer Consultant Design Team Services for the completion of the Founders Hall Renovation Project from the initiation of a pre-design study and then schematic design until the completion of construction. The contract was approved with an overall compensation rate for basic services equaling \$3,620,000 and an additional \$528,505 for special services for a total project fee of \$4,148,505. The special services detailed in the project scope included a pre-design study, survey work and geotechnical engineering. In March 2014, the Board approved Contract Amendment #1 in the amount of \$388,120. This contract amendment compensated the consultant for additional services related to the design of an auxiliary food service area, a campus wide signage consultant, telecommunications, A/V and FF&E design consultants and the re-design of an area for a fire protection laboratory. After approval of Contract Amendment #1 the overall fee and basic service fee increased to \$4,536,625 and \$3,692,400 respectively. More recently in March 2015, the Board approved Contract Amendment #2 which compensated MPN an additional \$82,575 for telecommunication and special inspection design services. As part of this contract amendment the overall construction budget increased to \$31,800,205 while maintaining the total project budget at \$43,728,828.

Contract Amendment #3 in the amount of \$82,495 is intended to compensate MPN for the following additional project services: Revised Project Drawings – Development of revised conformance documents required for approved V-E items needed for site drainage, paver walkways and at grade HVAC equipment (\$12,670); Additional Special Inspection Services – Additional special inspection services which are now required due to the identification of deficient welds and moment connections within the existing structure. (\$4,455); Design Services for new X-Ray Equipment– Additional A/E and MEP design services for the lay-out and required MEP support for the installation of new x-ray equipment within the laboratory space. This fee includes an extensive amount of structural engineering to support the new loads that will be created by this equipment. (\$21,930); Additional CA Services for Supplemental Bid Items – The BOR has provided DCS funding in the amount of approximately \$1.2M to accept various supplemental bid items which include third floor faculty offices (\$601K), a multi-purpose room fit-out (\$547K) and Surgery Tech classroom fit-out (\$116K) (\$43,440).

Staff recommended approval of Contract Amendment #3 for Moser Pilon Nelson Architects, LLC to provide additional design related services at the Naugatuck Valley Community College Founders Hall Project.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 2, 2016

Page 4

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-090 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-090. The motion passed unanimously.

PRB FILE #16-092 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-092. The motion passed unanimously.

PRB FILE #16-093 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-093. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary