

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 5, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 5, 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 28, 2016. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of April 28, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-101	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	301-175-002		
Grantor:	Connors Properties, LLC		
Property:	283 Woodmont Road, Milford		
Project Purpose:	Culvert Replacement Project, New Haven Mainline		
Item Purpose:	Acquisition for transportation purposes of permanent easement over 7,083± SF of land for access to railroad right of way, with use limited to travel purposes only and will not impede use of the area by others.		

Staff reported that this project involves the replacement of a culvert for the benefit of the New Haven Mainline in Milford. The culvert replacement will provide a hydraulically adequate structure and will improve safety for operations on the railroad line. The taking affects 4.14 acres of improved industrial land located on the southerly side of Woodmont Road and Eastern Steel Road, Milford. DOT will acquire a permanent easement for access from the cul-de-sac at the end of Eastern Steel Road to the railroad right of way. The access uses a bituminous driveway through the industrial park. This is a non-exclusive easement limited to travel purposes only. It is not a work area. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 5, 2016

Page 2

taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the DOT appraiser valued the site at \$3.96/SF and recommended compensation in the amount of \$7,205.

Staff recommended Board approval of the item. The acquisition complies with CGS Section 13b-3 which authorizes the commissioner of transportation to implement mass transit transportation systems. The acquisition value is supported by the DOT estimate of compensation.

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

EXECUTIVE SESSION

PRB # 16-103-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

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

PRB # 16-104-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

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

The Board commenced its discussion of the proposed purchases at 9:40 a.m. and concluded at 9:55 a.m.

Mr. Valengavich moved and Mr. Josephy 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# 16-111 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-C-285 **Origin/Client:** DCS/DVA
Contract: OC-DCS-MDE-0029
Consultant: Fuss & O’Neill, Inc.
Property: Veterans’ Home, 287 West Street, Rocky Hill CT
Project Purpose: Campus Fire Alarm & Commissary Sprinkler Project
Item Purpose: Task Letter #3 to compensate the consultant for project related design and construction administration services.

Staff reported that, in general, this project involves the required engineering documents, commissioning and construction administration services for the completion of the DVA Campus Fire Alarm & Commissary Sprinkler Project. The overall scope of the improvements is intended to include but not be limited to the installation of a new fire alarm system on all campus buildings except the new Healthcare Center which was recently constructed as well as the old Farm House Building and Trash Station. This project is intended to install new alarm systems on 31 campus buildings and will include all of the

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 5, 2016

Page 3

required electrical services, control panels, fiber optic cabling, alarms and infrastructure to support a new campus wide system. The project design will require the consultant to use the existing underground tunnel system as much as possible to minimize onsite excavation costs. This project will also include the design and construction of a new fire sprinkler system in the main kitchen, dining room and adjoining operations area. This project is 65% federally funded and under time constraints for the completion of the design process and project funding; consequently DCS has proposed to use an on-call selection versus its formal selection process to complete this project. The Construction Budget and total Project Budget have been established at \$3,750,000 and \$4,827,000 respectively for this project.

In November 2014, SPRB approved Fuss & O'Neill, Inc. ("FON") (PRB File #14-286) as one of seven firms under the 5th On-Call Multi-Disciplinary Consultant Services contracts. The fee of \$297,000 is intended to compensate FON for the following; Completion of an existing conditions evaluation of the current fire alarm equipment, conduct budget discussions, review equipment types, efficiency ratings and permit requirements for various systems; Preparation of SD, DD and CD Level design plans inclusive of threshold engineering services, commissioning requirements, permits and construction cost estimate; Execution of project bid phase including a review of bid proposals, contractor scoping and an evaluation of any value engineering items; Construction administration services which will include a review of shop drawings, construction observation reports, coordination of testing labs, RFI reviews, weekly job meetings, commissioning and review/approval of the contractor requisitions. Staff recommended approval of the item.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-101 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-101. The motion passed unanimously.

PRB FILES #16-103-A & #16-104-A – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB Files #16-103-A & #16-104-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #16-111 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-111. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary