

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 15, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 15, 2014 in the State Office Building.

**Members Present:** Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Edwin S. Greenberg, Chairman

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Vice Chairman Millstein 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 MAY 8, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 8, 2014. The motion passed unanimously except for Mr. Josephy who abstained from voting.

### REAL ESTATE- UNFINISHED 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 #** 14-100-A **Transaction/Contract Type:** AG /Purchase of Develop. Rights  
**Origin/Client:** DOA/DOA

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

The Board commenced its discussion of the proposed purchase at 9:32 a.m. and concluded at 9:42 a.m.

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

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-124 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT

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**Project Number:** 070-3155-024

**Grantor:** K & S Meriden, LLC

**Property:** 39 - 49 Colony Street, Meriden, CT

**Project Purpose:** New Haven – Hartford – Springfield Rail Corridor Project

**Item Purpose:** Acquisition of a permanent undefined access easement totaling 4,636 ±SF, a 2,236 ±SF drainage right of way and a temporary work area totaling 2,236 ±SF all for highway purposes as well severance for the loss site improvements.

As a part of the DOT New Haven-Hartford-Springfield (NHHS) Rail Program, improvements will be made to the Meriden Railroad Station, which is located on State Street. The project proposes construction of a state-of-the-art passenger railroad station that includes two (2) 500' covered high level platforms to allow for level boarding. The proposed project also includes constructing a pedestrian bridge (walkway) and elevator towers in order to allow for safe pedestrian access across the tracks. Work is scheduled to begin in 2014 and be complete in 2016. The approximate cost is \$24,000,000 funded through the Federal Rail Administration and with State of Connecticut matching funds.

Staff reported that PRB #14-124 affects 0.295 acres improved with a 13,572 GBA 2-story commercial retail building at 39-49 Colony Street. DOT will acquire an undefined, permanent access easement, limited to travel only, over the existing driveway on the south side of the building, and over the parking area located at the rear of the 2-story commercial building. The access easement is not to be used for storage of materials and equipment, nor may the driveway's use be impeded at any time. The affected area is approximately 4,636 SF. Within the same area subject to the access easement, DOT will also acquire a 2,236 SF drainage right of way located mostly along the rear boundary of the subject property. The project also requires a temporary (1 year) work easement affecting the parking area in the rear of the building. Finally, DOT will acquire a temporary work area over the same 2,236 SF as the defined drainage right of way. The area will be used for one year, and will cause the loss in use of 13 parking spaces and the need to relocate three dumpsters.

The appraiser estimated that the market value of 39-49 Colony Street is \$690,000, of which the site value is \$59,000 (based on \$200,000/acre). The permanent easements only affect the site value; this was estimated at \$9,000, which is a 15% decrease in site value; and a 1.3% decrease in overall property value. The compensation estimate for the temporary easements is \$17,127 for a total of \$26,127.

Staff recommended Board approval of 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 compensation in the amount of \$26,127 is supported by the appraisal report by Steven MacCormack, dated January 23, 2014.

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 #** 14-129 **Transaction/Contract Type:** RE / Lease

**Origin/Client:** DAS/ DORS

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

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The Board commenced its discussion of the proposed lease at 9:50 a.m. and concluded at 10:08 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

<b>PRB#</b>	<b>14-133</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Project Number:</b>	BI-2B-381	<b>Origin/Client:</b>	DCS/DCS
<b>Contract:</b>	BI-2B-381-STUDY		
<b>Consultant:</b>	Amenta/Emma Architects, P.C.		
<b>Property:</b>	State Office Building, 165 Capitol Avenue, Hartford		
<b>Project Purpose:</b>	State Office Building Renovation & New Parking Garage Project		
<b>Item Purpose:</b>	New contract to compensate the consultant for the development of a pre-design study which is envisioned to include the evaluation of the existing building conditions, specific field investigations, early space planning concepts and coordination with local stake holder groups.		

Staff reported that in general this project involves the design and construction for the complete renovation of the existing State Office Building (“SOB”) located at 165 Capitol Avenue in Hartford. The overall project is envisioned to include the complete restoration of the 350,000 GSF state office building, the demolition of the Buckingham Street Parking Garage, construction of a new parking garage, various internal site improvements and public space enhancements. The first step of the project will involve the completion of a pre-design study.

In May 2013 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect & Consultant Design Teams related to the State Office Building Renovation and New Parking Garage Project. DCS elicited nine responses to the advertisement of which all of the respondents were considered “responsive”. After completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, Amenta/Emma Architects, P.C., Tecton Architects, P.C., The S/L/A/M Collaborative, Inc., Clohessy Harris & Kaiser, LLC, and Studio Architecture, D.C., P.C. 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 Amenta/Emma Architects, P.C., (“AEA”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of a comprehensive pre-design study for the State Office Building Renovation and New Parking Garage Project. The scope of this pre-design shall include the following scope components:

- Information & Gathering Process – Review of existing reports, perform benchmarking analysis, assemble existing building and site plans, evaluate pertinent code and regulations.

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- Quantifying Existing Conditions – Confirm field measurements, complete environmental site assessments, construct BIM Modeling, complete historic assets survey, hazardous building materials survey and complete code research.
- Building and Site Programming – Develop site options, space planning diagrams, program area summaries, A-2 site surveys, traffic and parking, review City Ordinances and available plans/studies by other impacted stakeholders.
- Building and Site Planning – Evaluate planning tools, conduct stakeholder interviews, prepare conceptual design sketches, hold public workshops, evaluate potential space utilization, complete a parking study and begin the programming for major MEP system requirements.
- Project Parameter Review – Evaluate potential O&M costs, establish project specific design standards, conduct a sustainability workshop and identify requirements, develop conceptual cost estimates and budget, evaluate potential risk assessments and prepare a preliminary phasing/constructability/logistics plan.

The overall compensation rate for this basic service is \$750,170 with an additional \$232,000 for special services. As such the total project fee is \$982,170. The special services detailed in the project scope include Phase I and II Environmental Site Assessments, Hazardous Building Material Surveys, Site Borings/Geotechnical Engineering, Invasive Structural Engineering Evaluations and Traffic Engineering. DCS has confirmed for SPRB that project funding was approved at the March 2013 Meeting of the State Bond Commission.

Staff recommended approval of the item. The overall basic service fee of \$750,170 is equivalent to 0.51% of the \$146,000,000 construction budget and is generally consistent with the maximum guideline rate of 0.50% for this Group B Renovation Project Pre-Design Studies.

### **OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-100-A** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-100-A. The motion passed unanimously.

**PRB FILE #14-124** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-124. The motion passed unanimously.

**PRB FILE #14-129**– Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-122. The motion passed unanimously.

**PRB FILE #14-133** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-133. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary