

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 16, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 16, 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
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 May 9, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of May 9, 2011. The motion passed unanimously.

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 # 11 - 067 -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 concerning the subject contract at 9:35 a.m. and concluded at 9:49 a.m.

REAL ESTATE - NEW BUSINESS

PRB # 11 - 097 -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 concerning the subject lease renewal at 9:50 a.m. and concluded at 9:52 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.

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OPEN SESSION

PRB # 11 - 098 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 102-275-007
Grantor : Townhouse Gardens Cooperative, Inc.
Property: 25 Monroe Street, Norwalk

Project Purpose: Metro North Railroad Bridge over Monroe Street
Item Purpose: Compensation for continued use of a temporary work area easement comprising approximately 6,070 SF.

Ms. Goodhouse reported that PRB #11-098 concerns the layout, alteration, extension, widening, change of grade, drainage, reconstruction and improvement of the Metro-North Railroad Bridge over Monroe Street, Norwalk. DOT proposes to compensate the Grantor \$26,750 for continued use of 6,070 sq. ft. temporary work area. Grantor was compensated for a period of 2 years, being 2004 and 2005. The Grantor has demanded that DOT either restore the area or pay for the prolonged use of the Grantor's property. Because the work will not be completed and the work area cannot be released until the fall of 2011, DOT proposes to pay for the use of the temporary work area for five years (2006-2011).

Staff recommended approval of payment of \$26,750 for damages. 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 cost is based on an appraisal as of June 1, 2000, that indicated rental payment based on a unit value of \$11.00/sf. A staff review of raw data of Norwalk residential and commercial land sales indicate \$11.00/sf to be a rate favorable to the state.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-099 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-842 **Origin/Client:** DPW / BOE
Contract: BI-RC-842-ARC, Contract Amendment #2
Consultant: Northeast Collaborative Architects, LLC
Property: J.M. Wright Technical High School, Stamford

Project Purpose: Additions and Renovations to J.M. Wright Technical High School
Item Purpose: A/E Contact Amendment #2 to compensate the architect for additional services related to the expansion of the project scope and conversion to a CMR delivery.

Mr. Dillon reported that on the basis of a Master Plan dated 2001, initial project scope at the J. M. Wright Technical High School included the renovation of the entire existing school plant consisting of 196,667± GSF and the addition of a new 3,700± GSF fitness center and chiller plant (on slab) for a total project area of 200,367 GSF. In June 2005 Northeast Collaborative Architects, LLC ("NCA") formerly known as Bianco Giolitto Weston Architects, LLC were selected by DPW for the project. The NCA's initial total fee for the above work was \$1,910,580 based on a \$21,929,000 Construction Budget. Then in June 2006 Commission Letter #1 in the sum of \$21,804, increased the Architect's total fee and Construction Budget to the respective amounts of \$1,932,384 and \$22,356,584 while keeping the overall project budget constant at \$31,194,000. Furthermore, in November 2006 a contract amendment was executed with the Architect in the amount of \$510,000 for additional design and construction administration services attributable to the expansion of the project scope. The revisions to project scope requested by the Agency to meet new programmatic needs increased the Architect's total fee to \$2,442,384 and the Construction and Total Project Budgets to \$28,190,000 and \$40,023,991 respectively.

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In January 2009 the original project design-bid-build construction documents were completed by NCA and accepted by DPW. The project was never put out to bid and then in August 2009 the school was closed due to an anticipated decline in enrollment. Since August 2009, the State Department of Education has reversed its decision and plans to reopen the facility with increased programmatic offerings and additional funding. Since that time the State has allocated additional funding for construction and the revised A/E fee is now based on a construction budget of \$55,410,000.

Contact Amendment #2 will modify NCA's contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope in addition to a new project delivery system; a *Construction Manager at Risk*. DPW has provided SPRB correspondence from State BOE that project funding is available under three existing project grants.

Mr. Dillon recommended approval of the item.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-067-A - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11-067-A. The motion passed unanimously.

PRB FILE #11-097 – A - Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #11-097 – A, subject but not limited to the satisfactory results of a site inspection. The motion passed unanimously.

PRB FILE #11-098 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-098. The motion passed unanimously.

PRB FILE #11-099 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-099. The motion passed unanimously.

The meeting adjourned.

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