

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 21, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 21, 2015 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 14, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 14, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>15-106</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	158-201-004		
<b>Grantor:</b>	Alexey Syomichev, et al.		
<b>Property:</b>	469 Main Street, Westport		
<b>Project Purpose:</b>	Route 57 & Route 136 Intersection Improvements at Clinton Avenue Project		
<b>Item Purpose:</b>	Acquisition for highway purposes of a temporary construction easement totaling 1,139±SF, severance for the loss of privacy and additional compensation for the contributory value of site improvements.		

Staff reported that the purpose of the project is to improve the safety of the intersection of Route 57 (Main Street), Route 136 (Compo Road North) and Clinton Avenue. From 2007 to 2011, there were 93 vehicular accidents, 25 of those involving injuries. The existing geometry of the offset intersection creates conflicting left turns between the two Route 57 (Main Street) approaches. The interlocking left turns have resulted in various types of accidents.

The subject at 469 Main Street, Westport consists of 0.37 acres of residentially zoned land, the site of a single family, ranch-style residence. The grantor will be compensated for the effects of DOT taking a temporary (180 days) construction easement for a work area for the replacement of a retaining wall. A

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 21, 2015

Page 2

fence on the subject property will be relocated. The easement area is 1,139 SF located along the westerly side of Route 57 & 136 (Main Street). The project will require the removal of a large privacy hedge and some trees and shrubs located within the construction easement area. DOT determined damages as follows: \$1,185 for the temporary easement is an 8% ground rental rate for 180 days (0.5 year); severance due to loss of privacy will be \$45,815 which is 8% of the property value as improved; and \$10,000 is awarded for affected site improvements, including the loss of landscaping.

Staff recommended 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 award totaling \$57,000 is supported by the appraisal data provided, and fairly compensates the property owner for the loss of the privacy from State Route 57.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>15-105</b>	<b>Transaction/Contract Type:</b> AE / Task Letter
<b>Project Number:</b>	BI-2B-378	<b>Origin/Client:</b> DCS/DAS
<b>Contract:</b>	OC-DCS-ARC-0042	
<b>Consultant:</b>	Moser Pilon Nelson, Architects, LLC	
<b>Property:</b>	Uncas On Thames Campus, Norwich	
<b>Project Purpose:</b>	Campbell Building Roof Replacement Project	
<b>Item Purpose:</b>	Task Letter #7A to compensate the consultant for additional design and construction administration services required for repair and replacement of various masonry areas along the building roof elevations.	

In February 2014, the Department of Administrative Services (“DAS”) requested consultant services for a roof replacement project at the Campbell Building located on the Uncas on Thames Campus. The Campbell Building is a five story office building which was constructed in 1938 and has a roofing surface of approximately 36,000 square feet. The roof although flat, is divided into many separate sections and elevations which are part of the original building and also part of a number of additions to the original building. The roof has a number of exhaust fans, skylights, penthouses, a microwave antenna, a parapet around each roof section and an extensive drainage system. The scope of work includes the replacement of the complete roof, flashing and roofing accessories.

In May 2012, SPRB approved Moser Pilon Nelson, Architects, LLC, (“MPN”) as one of eight firms under the latest On-Call Architects Consulting Services Contract. This contract was subsequently amended in May 2014 to increase the total fee to \$750,000 and then again in August 2014 to extend the contract term to December 2014.

Task Letter #7A is a new task letter and subject to SPRB approval because the cumulative value of Task letters for this project now exceeds \$100,000. As detailed in the scope letter from MPN to DCS dated December 1, 2014 the \$24,700 fee is intended to compensate the consultant for the following additional project scope: revised plan layout areas for DEMHS, CTIC and Legal Affairs based on recent program and staffing changes; provide additional layout support meetings for the recently created DWOU and

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 21, 2015

Page 3

OSET Departments; develop updated concept plans for all user groups and obtain client agency approval; develop project wide conceptual FF&E Program arrangements for review; evaluation of a phased implementation schedule.

Staff recommended that the Board approve Task Letter #7A for Moser Pilon Nelson, Architects, LLC to provide additional planning and design consulting services on this project. The revised overall project basic service fee percentage of 11.60% is consistent with the established guideline rate of 12.50% for this Group B.

**PRB#** 15-107 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DPW-STR-0026  
**Consultant:** DiBlasi Associates, P.C.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** To provide engineering and consulting services to identify, evaluate and recommend appropriate structural related maintenance, repair and design concepts for structures and/or buildings under the care of the Department of Construction Services.

**PRB#** 15-108 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DPW-STR-0027  
**Consultant:** GNCB Consulting Engineers, P.C.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** To provide engineering and consulting services to identify, evaluate and recommend appropriate structural related maintenance, repair and design concepts for structures and/or buildings under the care of the Department of Construction Services.

**PRB#** 15-109 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DPW-STR-0028  
**Consultant:** Macchi Engineers, LLC  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** To provide engineering and consulting services to identify, evaluate and recommend appropriate structural related maintenance, repair and design concepts for structures and/or buildings under the care of the Department of Construction Services.

**PRB#** 15-110 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DPW-STR-0029  
**Consultant:** BVH Integrated Services, P.C.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** To provide engineering and consulting services to identify, evaluate and recommend appropriate structural related maintenance, repair and design concepts for structures and/or buildings under the care of the Department of Construction Services.

**PRB#** 15-111 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DPW-STR-0030  
**Consultant:** Diversified Technology Consultants, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** To provide engineering and consulting services to identify, evaluate and recommend appropriate structural related maintenance, repair and design

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 21, 2015

Page 4

concepts for structures and/or buildings under the care of the Department of Construction Services.

Staff reported that this is the 7<sup>th</sup> series of On-Call Structural Engineering Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The five On-Call Contracts referenced above have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 08/1/2017.

Four of the five (5) selected firms under this current 7<sup>th</sup> series RFP have been previously approved for Structural Engineering On-Call Contracts. DiBlasi Associates was awarded a contract under the 3<sup>rd</sup> and 6<sup>th</sup> Series, Macchi Engineers was awarded contracts on the 2<sup>nd</sup> through 6<sup>th</sup> series, GNCB was awarded a contract on the 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup> and 6<sup>th</sup> series, BVH Integrated Services, P. C. was awarded a contract on the 2<sup>nd</sup>, 4<sup>th</sup> and 6<sup>th</sup> series. Diversified Technology Consultants, Inc. has previously not been awarded a contract under this on-call series.

A Request for Qualifications for the consultant services was released in June 2014 and elicited 14 responses. Thereafter, the DCS selection panel began the process of evaluating all 14 proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system.

Staff recommended Board approval of PRB Files #15-107 through #15-111, for the referenced firms to contract for on-call structural engineering consultants for projects of various sizes and scope. Each consultant provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-105** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-105. The motion passed unanimously.

**PRB FILE #15-106** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-106. The motion passed unanimously.

**PRB FILES #15-107 through #15-111** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #15-107 through #15-111. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary