

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 2, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 2, 2014 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 27, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 27, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	14-141	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	92-586-1B		
Grantor:	New Haven Terminal, Incorporated		
Property:	31 Waterfront Street, New Haven, CT		
Project Purpose:	Reconstruction of Waterfront Street Project		
Item Purpose:	Acquisition for highway purposes of a 12,906 ±SF temporary construction easement for the construction of a railroad grade crossing.		

Staff reported that this DOT project will install an at grade railroad crossing across Waterfront Street. The project requires that Waterfront Street be closed, requiring a temporary detour to manage the area's traffic flow. In order to construct the temporary detour, the DOT shall acquire a 30 foot wide easement for a temporary work area across the southern portion of the Grantor's property.

DOT began this project in 2008, at which time they estimated acquiring 3 parcels of industrial land and 2 easements. The total budget for acquisition purposes was \$2.9 million. The plans sheets identify the subject property in connection with "Advanced Railroad Work for Waterfront Street Spur Track "A" Breakout." The overall project is for the Reconstruction of Waterfront Street. A portion of Waterfront Street will be closed, and the detour takes traffic over the easement.

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The subject parcel is 6.64 acres of industrial land that is a part of a terminal for moving and storing bulk petroleum products. The products move in and out of the terminal via vessel, barge, railcar, truck, and pipelines.

DOT requires approximately 12,906 SF for a temporary work area, as shown on the right of way survey provided. The easement is near the southerly boundary of the parcel, and is 30 feet in width extending from land of the New Have Port Authority, across the subject property to Waterfront Street. The temporary easement is expected to be needed for one year.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject 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 damages are \$6,500 based on a unit value of \$5.00/SF for the 6.64 acre industrial site.

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 damages are supported by the Estimate of Compensation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

<i>PRB#</i>	14-140	<i>Transaction/Contract Type:</i> AE / Task Letter
<i>Project Number:</i>	BI-RC-343	<i>Origin/Client:</i> DCS/CCSU
<i>Contract:</i>	OC-DPW-MDE-0026	
<i>Consultant:</i>	Fuss and O'Neill, Inc.	
<i>Property:</i>	Central Connecticut State University, New Britain	
<i>Project Purpose:</i>	Burritt Library HVAC Improvements Phase II Project	
<i>Item Purpose:</i>	Task Letter #11 to compensate the consultant for additional design and construction phase services for the re-design of the project based on the revised scope and budget request of the client agency.	

Staff reported that Burritt Library was constructed in 1972 and consists of 165,059 SF on 4 floors and a stack wing with 8 half-levels. The existing HVAC utilizes constant volume air handlers. The 1st and 2nd floors are supplied by 2 new air handling units installed in Phase I (2001). The original ductwork remained in place and the distribution was not converted to Variable Air Volume (VAV). In general, this project involves the removal of the existing penthouse air handler that serves the 3rd and 4th floors, the stack air handler for the stack ventilation system and the replacement of this equipment and constant volume ductwork with new VAV air handlers and VAV distribution system throughout the building. The work will include the removal of grid ceilings and replacement with new suspended ceilings and new lighting, new ceiling mounted fire alarm and communication devices connected to existing systems and the provision of steam to steam humidification in the rare book section of the library. The initial construction and total project budgets were estimated at \$1,784,500 and \$2,182,000 respectively.

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In May 2010, SPRB approved Fuss & O'Neill, Inc. ("FON") as one of six firms under the latest On-Call Multi-Disciplinary Engineering ("MDE") Support Services consultant contracts. In January 2014, SPRB approved an amendment (PRB #14-005) which increased the threshold value for these contracts from \$500,000 to \$750,000 and maintained the common expiration date of July 15, 2014.

Task Letter #11 in the amount of \$24,500 IS a new task letter and subject to SPRB approval because the value of the task letter for this project is an extension of a previous approval under PRB #09-033 in the amount of \$193,000. This approval was provided under the On-Call MEP Series which has since expired. The Construction Budget and total Project Budget have now been revised to \$1,500,000 and \$1,888,000 respectively. As detailed in the scope letter from FON to DCS dated January 9, 2014 the additional \$24,500 is intended to compensate the Engineer for the following project scope:

- Re-Design to accommodate reduced project funding
- Elimination of HVAC modifications in the stack area, revised 2nd and 4th floor layouts and the inclusion of wireless infrastructure
- Coordination of revised MEP improvements and systems in conjunction with modified building plans and layouts, revised phasing plans and an updated cost estimate.

DCS has confirmed that funding is available for this project.

Staff recommended that SPRB approve Task Letter #11 for Fuss and O'Neill Inc. to provide additional consulting design and construction administration services on this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-140 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-140. The motion passed unanimously.

PRB FILE #14-141 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-141. The motion passed unanimously.

The meeting adjourned.

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