

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 30, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 30, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
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. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF June 23, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of June 23, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-162	Transaction/Contract Type:	RE / Conveyance
Origin/Client:	DAS/DCF		
Grantee:	City of Middletown		
Property:	131 & 155 Wadsworth Street, Middletown		
Project Purpose:	Real estate conveyance pursuant to §30 of P.A. 99-26, as amended by §19 of P.A. 05-279 and §3 of P. A. 090-4		
Item Purpose:	Quitclaim of two parcels of land to the City of Middletown on the condition that the structures be demolished by the City and the land be maintained as open space.		

Staff recommended Board approval for the conveyance of real estate pursuant to Pursuant to Public Act 09-4 Section 3. The conveyance is consistent with Public Act (“PA”) 99-26 Section 30 as amended by PA 05-279 Section 19 and further amended by PA 09-04 Section 3. This Public Act stipulated the transfer of two parcels of land identified as 131 Wadsworth Street and 155 Wadsworth Street in Middletown to the City of Middletown. The parcels to be conveyed comprises approximately 0.52-acres and 0.34-acres respectively. The conveyance appears to be consistent with the Public Act which requires that the parcels be conveyed at fair market value minus the “reasonable demolition costs to prepare the site for use as open space.”

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The City of Middletown has had the properties appraised and solicited demolition quotes for the structures on each parcel. The City has confirmed through this process that the site preparation costs exceed the value of each parcel. As such the properties are being conveyed for a total administrative fee of \$1,000. It was noted that this conveyance required action by the Attorney General's Office to release the original deed restrictions tied to these parcels as a donation to the "Long Lane School" which is no longer in operation and is now the site of the CT Juvenile Training School.

PRB # 16-165 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 090-098-001
Grantor: Heirs of Robert H. Ellsworth
Property: 41 Sawmill Road, New Fairfield
Project Purpose: Replacement of Bridge No. 05104 over Ball Pond Brook, New Fairfield
Item Purpose: Acquisition of 3,780±SF defined easement for highway purposes.

This project is for the Replacement of Bridge No. 05104, carrying Sawmill Road over Ball Pond Brook, New Fairfield. The current bridge structure is functionally obsolete; and the proposed replacement will provide a hydraulically adequate structure and will improve safety for the traveling public. The subject property is 4.74 acres located on the northwest side of Sawmill Road. The building improvements will not be affected by the taking. The project requires DOT to take a 3,780 SF defined easement for highway purposes, measuring 107 feet wide by 35 feet deep, located near the northeast corner of the property, and on both sides of Ball Pond Brook. 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. Using this method, DOT estimated damages based on \$1.56/SF, for a total of \$5,900.

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 award for damages in the amount of \$5,900 is supported by the DOT Estimate of Compensation, dated 4/2016.

PRB # 16-166 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 135-321-009
Grantor: Rajiv Bhati et al
Property: 310 Oaklawn Avenue, Stamford
Project Purpose: Oaklawn Avenue Roadway Improvements
Item Purpose: Acquisition of 253±SF of land in fee simple, with affected site improvements, for highway purposes.

Oaklawn Avenue is to be improved from Halpin Avenue easterly to Camore Street. The purpose is to increase the efficiency of traffic operations by constructing intersection improvements and minor widening in the project corridor, as well as to extend the service life of the roadway and increase bicycle and pedestrian mobility in the project area. The proposed improvements will also include the installation of 5-foot wide concrete sidewalks. The site at 310 Oaklawn Avenue is a residential property, zoned R-10, and contains 10,454 SF, improved with a residence. The DOT will acquire 253 SF located along the property's frontage on the southeasterly side of Oaklawn Avenue. The project will cause the removal of some shrubbery in the project area. Consistent with DOT's agreement with FHWA an estimate of

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compensation (EOC) worksheet was 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 appraiser valued the site at \$25.00/SF, recommending a total of \$6,425 in compensation.

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 acquisition value is supported by the DOT estimate of compensation and is consistent with the compensation paid for other takings reviewed and approved for this project.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-155	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-CTC-455	Origin/Client:	DCS/BOR
Contract:	BI-CTC-455-ARC		
Consultant:	Amenta/Emma Architects, P.C.		
Property:	Housatonic Community College, Bridgeport		
Project Purpose:	Renovations and New Addition to Lafayette Hall Project		
Item Purpose:	Contract Amendment #3 to compensate the consultant for additional geotechnical, special inspection requirements and design services in connection with the creation of a new campus-wide numbering system and wayfinding signage throughout the campus.		

In general the project involves the complete renovation of the existing Lafayette Hall as well as 55,000 GSF of cumulative new additions to the building. The proposed renovation and expansion project is intended to support the increased enrollment at the college as well as expansion space for various program offerings. The existing Lafayette Hall comprises 183,000 GSF and supports a broad mix of campus functions including administrative space, library, daycare/preschool, the new manufacturing center, developmental studies and performing arts. The program expansion is intended to include new/renovated science rooms, computer and general classrooms, expanded cafeteria space and library space. The overall project will also require MEP enhancements to the building such as new chillers, boilers and generators.

In February 2013, the Board approved PRB File #13-013 for Amenta/Emma Architects, P.C. (“AEA”) to provide design services required for the completion of the Phase II Renovations and New Additions to Lafayette Hall Project from the initiation of a pre-design study and then schematic design until the completion of construction. The overall compensation rate for this basic service was \$2,909,000 and an additional \$386,300 for special services for a total fee of \$3,295,000. The special services detailed in the project scope included a pre-design study, survey work, FF&E Consulting and geotechnical engineering. In January 2015 the Board approved Contract Amendment #1 which compensated AEA for additional and expanded design services required for the completion of architectural, engineering and technology design specifications required for the development of A/V, Internet and backbone infrastructure upgrades which were not part of the original project budget. In February 2016 the Board approved PRB File #16-042 which compensated AEA for the use of sub-consultant Haley& Aldrich, Inc. for the completion of supplemental geotechnical and environmental engineering services required for the installation of “drilled

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mini-piles”. The scope of services for this work also included the required environmental soil characterization, soil disposal plan, LEP opinion letter and oversight of the driller pier installation.

Contract Amendment #3 will compensate AEA’s and it’s sub-consultant for the following additional project tasks: AEA and Haley& Aldrich, Inc. for the completion of supplemental geotechnical engineering services required for the excavation, over excavation of unsuitable fill and sub-grade preparation for spread footing foundations (\$44,000); AEA and BVH Integrated Services for special inspection services required for structural steel, concrete, pile installation and masonry construction. The work will include the development of the “Final Statement of Special Inspection” required for OSBI approval (\$27,445); AEA for additional design services required for the completion of a new overall campus signage and way finder concept for the entire campus. The scope of work will include a holistic approach to the campus as well as the inclusion of the recently renovated or planned structures for renovation (\$53,785). The total contract fee will be \$3,474,900 for both basic and special services. As part of this contract amendment the overall project and construction budget will remain at \$37,503,850 and \$29,838,772 respectively. DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to Public Act 11-57 by the State Bond Commission in September 2011.

Staff recommended that the Board approve the Contract Amendment #3 for Amenta/Emma Architects to provide additional design, field observation and special inspection services at the Housatonic Community College Phase II Renovations and New Additions to Lafayette Hall Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-155 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-155. The motion passed unanimously.

PRB FILE #16-162 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-162. The motion passed unanimously.

PRB FILE #16-165 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-165. The motion passed unanimously.

PRB FILE #16-166 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-166. The motion passed unanimously.

The meeting adjourned.

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