

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 22, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 22, 2013 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 July 15, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 15, 2013. The motion passed unanimously.

COMMUNICATIONS

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 # 13-153 **Transaction/Contract Type:** Lease Renewal
Origin/Client: DAS/ JUD
Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed Lease Renewal at 9:35 a.m. and concluded at 9:50 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

REAL ESTATE- NEW BUSINESS

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PRB # 13-161 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 102-324-001
Grantor: Norwalk Parking Authority
Property: 46 Wall Street, Norwalk, CT
Project Purpose: Reconstruction of Bridge No.04046 Burnell Blvd. over the Norwalk River
Item Purpose: Acquisition of a 9,260± SF temporary construction work area easement and an 8,383± SF temporary access easement for a period of two-years.

Staff commented that this item was incorrectly identified under Architect-Engineer Old Business when it should have been placed under Real Estate- Old Business. Since all of the Agenda information was provided under the Open Session of the meeting; staff recommended that the Board proceed to review the file as all of the relevant project information was posted on the agenda for public notice. The Board concurred with this staff recommendation. Staff reported that this project consists of the replacement of Bridge #04046 which carries Burnell Boulevard over the Norwalk River. The project is scheduled to begin in Spring 2014 and end in Spring 2016, a two year period. The City of Norwalk, Norwalk Parking Authority owns and operates a parking lot, known as the Wall Lot, located along the Norwalk River and beneath Burnell Boulevard. DOT will use a portion of the lot (area = 9,260 SF) as a temporary (two year) work area, and will require temporary access (area = 8,383 SF) from Wall Street to the work area.

DOT will compensate for “renting” the temporary easement areas for a two year period. The entire parcel is 31,576 SF, in a commercial riverfront zone. The property is a parking lot with 90 parking spaces. The parcel is subject to flooding and is encumbered by a 30 foot wide, underground utility easement. Therefore the property’s highest and best use is, and is likely to remain, a parking lot. An appraisal report was prepared for DOT by Howard B. Russ, an independent fee appraiser. Based on three comparable sales located in Norwalk, Mr. Russ established a value of \$550,000 or \$17.50/SF, and found damages to be \$46,500.

Staff recommended Board approval. 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 amount is based on the appraisal report by Howard Russ who estimated fee simple market value at \$17.50/SF. An estimate of the fiscal impact from loss of parking revenue due to the project reasonably approximates the appraised value.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 13-159 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-RT-864 **Origin/Client:** DCS/DOE
Contract: OC-DCS-ARC-0039 Task Letter #1A
Consultant: Amenta/Emma Architects, P.C.
Property: Vinal Technical High School, Middletown
Project Purpose: Renovations for Handicapped Accessibility & FOG Improvements
Item Purpose: Task Letter #1A to compensate the consultant for the completion of plans, specifications and construction administration to bring the site into compliance with the general permit regulations for the discharge of wastewater associated with food preparation

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Staff reported that the initial scope of this project involved the design and construction administration for various improvements throughout interior and exterior areas at the Vinal Technical High School (“VTHS”) campus. The United States Department of Education Office of Civil Rights (“OCR”) is requiring the completion of this work as part of a facilities accessibility review recently completed by the Agency. This work was being performed pursuant to a corrective action plan submitted by the State of Connecticut and approved by the OCR with a required construction completion date of December 2014. More recently, the State Department of Education has requested that the consultant provide additional services to bring the site into compliance with the general permit regulations for the discharge of wastewater associated with food preparation.

DCS has confirmed that funding is available for the project and as such has requested that Amenta/Emma Architects (“AEA”) provide a scope for the development and completion of design documents consistent with the requirements of this most recent request.

Task Letter #1A is a new task letter and is subject to SPRB approval because it is an extension of TL#1 which was previously approved by the Board and the cumulative fee exceeds \$100,000. The total Construction Budget for the project has been revised from \$2,000,000 to \$2,455,400 and the Architect’s total fee for the project has increased to \$231,800. The overall project budget is \$3,627,740. Staff recommended approval of Task Letter #1A in the amount of \$39,800.

PRB#	13-160	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-HH-052	Origin/Client:	DCS/DoAG
Contract:	BI-HH-052-ARC		
Consultant:	Market Ventures, Inc.		
Property:	Hartford Regional Market, 101 Reserve Road, Hartford		
Project Purpose:	Department of Agriculture Regional Market Master Plan Project		
Item Purpose:	New contract to compensate the consultant for developing a master plan for the Department of Agriculture to accomplish its goal of converting the Market into a premier hub for the distribution of agricultural commodities through the State of Connecticut.		

Staff reported that, in general, the project involves the completion of master plan services for evaluating the expansion and future development upgrades at the Connecticut Regional Market in Hartford. Under this project scope the consultant shall develop a master plan to guide the Department of Agriculture to accomplish its goal of converting the Market into a premier hub for the distribution of agricultural commodities through the State of Connecticut. The current scope of the project is envisioned to segment the planning into three phases; Orientation and Goal Setting, Vision/Program Development & Financial/Economic Analysis.

In October 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Design Architect/Engineer & Consultant Design Teams related to the Department of Agriculture Regional Market Master Plan Project. DCS elicited four responses to the advertisement of which all respondents were considered “responsive”. After completion of the internal review process, all four firms were selected for short-listed interviews. These firms were as follows, BL Companies Connecticut, Inc., CME Associates, Inc., Market Ventures, Inc. and TranSystems Corporation. The State Selection Panel consisted of five members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Market

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Ventures, Inc. (“MVI”) as the most qualified firm. In their proposal, MVI has identified the S/L/A/M Collaborative, Inc., and Milone and MacBroom, Inc. as their primary consultant for the architectural and engineering aspects of the project.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Department of Agriculture Regional Market Master Plan Project. The overall compensation rate for this basic service is \$413,500. DCS has confirmed for SPRB that funding is available for this contract via a USDA SCBGP Grant and direct funding from the Department of Agriculture.

Various Board Members requested that the Board receive additional information related to the project scope and structure of the study.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-153- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-153. The motion passed unanimously.

PRB FILE #13-159- Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #13-159. The motion passed unanimously.

PRB FILE #13-160- Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #13-160 pending receipt of additional information related to the project. The motion passed unanimously.

PRB FILE #13-161- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-161. The motion passed unanimously.

The meeting adjourned.

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