

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 24, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 24, 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 JULY 17, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 17, 2014. 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 # 14-162-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:34 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

PRB # 14-186 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-022

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Grantor: Rejean Carrier
Property: 760 Camp Street, Bristol, CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington Project
Item Purpose: Acquisition of a defined easement for highway purposes totaling 4,100±SF as well as a slope easement totaling 286±SF.

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals.

The subject property is 3.93 acres comprised of several parcels located in 5 separate zones in Bristol and Farmington at the corner of Farmington Avenue and Camp Street. Most of the subject property is in Farmington. DOT will acquire a 4,100 SF defined easement for highway purposes, and a 286 SF slope easement, affecting 234 front feet on the east side of Camp Street and 88 front feet on the south side of Route 6. The DOT Appraiser Anthony J. DeLucco established a site value of \$856,000 (\$5.00/SF) based on his analysis of three recent land sales located in Bristol and Southington.

Staff recommended approved 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 in the amount of \$19,000 are supported by the appraisal report by Anthony J. DeLucco dated 3/17/2014.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-184 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-CTC-426 **Origin/Client:** DCS/BOR
Contract: BI-CTC-426-ARC
Consultant: Tecton Architects, P.C.
Property: Tunxis Community College, Farmington
Project Purpose: Phase II Campus Development Project
Item Purpose: Contract Amendment #1 to compensate the consultant for additional design services related to Building 600 3rd Floor interior renovations which will include typical design services, building commissioning, IT programming and A/V enhancements.

In brief, the project consists of the construction of (i) a new 30,000± GSF classroom/office building, (ii) renovations to a 7,700± GSF building k/a Bidstrup Hall to accommodate the Early Childhood Education Program, (iii) renovations to the existing façade of the 300 Building, a one-story, 31,457 GSF facility, (iv) the demolition of the 200 Building, a one-story, 21,000± GSF improvement and (v) reconfiguration of the Library to serve as swing space. The project will conform to all applicable building, fire health & safety codes and the design must be eligible to obtain Green Building LEED Silver certification.

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In 2008, the Department of Construction Services entered into a contract with DuBose Associates for the design of Phase II Campus Improvements for a maximum fee of \$1,413,225. In 2011, Tecton Architects Inc. acquired DuBose Associates as such this contract is now held by Tecton Architects, P.C. ("TAP").

The most recent construction and total project budgets were estimated at \$11,829,000 and \$18,395,005 respectively. In 2012 the Board approved Commission Letter #6 which modified TAP's contract to compensate the consultant for additional services related to the renovation of the 3rd Floor in Building 600. The 3rd floor comprises approximately 7,800 SF and is intended to be converted into administrative office space as part of the ongoing campus improvement project. The scope of the overall commission letter also included updating the LEED program requirements for the project and FF&E coordination. Upon completion of the design scope, the project was released to the general contractor as a change order proposal and was priced significantly higher than the project budget and estimates. TAP has now revised the project program with a stand-alone construction budget of \$1.1-Millon dollars.

PRB #14-184, Contract Amendment #1 in the amount of \$55,900 will modify TAP's contract to compensate the consultant for additional services related to the following additional project services: (1) design revisions to the existing 3rd floor layout inclusive of CA Services (\$41,500); and Commissioning Agent, IT Programming and AV (\$14,400). Staff recommended that the Board approve Amendment #1 for Tecton Architects, P.C. to provide additional project services.

PRB#	14-185	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-CTC-437	Origin/Client:	DCS/BOR
Contract:	BI-CTC-437-ARC		
Consultant:	Tecton Architects, P.C.		
Property:	Asnuntuck Community Technical College, Enfield		
Project Purpose:	Campus Renovations Project		
Item Purpose:	Contract Amendment #2 to compensate the consultant for extended construction phase services, FF&E project coordination, Food Service equipment consulting and A/V programming support.		

Staff reported that this project initially involved the completion of a pre-design study and schematic design documents for major renovations and improvements to Asnuntuck Community Technical College ("ACTC") which was originally constructed in 1969. The existing facility is one building containing 166,000 SF situated on 36.7-acres. This contract was intended to include the complete design services required for the expansion of the Manufacturing Technology Program which currently resides at ACTC. ACTC has dedicated \$1.1-Million of funding to this program as part of the overall project. The pre-design study was completed by Tecton Architects, P.C. ("TAP") in the winter of 2012 and became the basis for schematic design documents which were approved by the Department of Construction Services and ACTC in June 2013. The overall project is intended to include a re-design of the main entrance, roof replacement of the entire building area and expansion to the manufacturing program as well as limited upgrades to both the MEP and HVAC systems. The plan also includes the construction of a 3,500 GSF building addition and the complete renovation of an 11,700 GSF area for student services. This portion of the project will include the development of a new bookstore, student lounge, café, ADA accessible restrooms and adjacent corridor circulation.

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Contract Amendment #2 in the amount of \$85,880 is for additional Architect/Engineer Consultant Design Team Services for the project. Based on the project proposal by TAP revised June 17, 2014 the consultant will be providing the following additional services:

- Extended Construction Administration Support and Additional CA Duties (\$19,500)
- FF&E Project Coordination from Programming through Installation (\$34,500)
- Food Service Equipment Consulting from Design through Installation (\$9,630)
- Audiovisual, IT and Telecommunication Design and Planning (\$22,250)

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to Special Act 05-1 Section 21(j)(4) by the State Bond Commission. Staff recommended that SPRB approve Contract Amendment #2 for Tecton Architects Inc. to provide additional design related services at the Asnuntuck Community Technical College Campus Renovations Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-162-A – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-162-A. The motion passed unanimously.

PRB FILE #14-184 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-184. The motion passed unanimously.

PRB FILE #14-185 – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #14-185 pending receipt of additional project information. The motion passed unanimously.

PRB FILE #14-186 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-186. The motion passed unanimously.

The meeting adjourned

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary