

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 15, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 15, 2011 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 August 8, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of August 8, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 11 - 143 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase of development rights agreement at 10:04 a.m. and concluded at 10:15 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session and enter into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE- NEW BUSINESS

PRB # 11 - 166 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 098-103-005
Grantor: 85 School Ground Road, LLC
Property: 85 School Ground Road, Branford, CT

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3 Branford Road, North Branford, CT

Project Purpose: Reconstruction of CT Route 139 between Marbar Street and Valley Road
Item Purpose: Acquisition of approximately 47 SF easement for highway purposes, 4,097 SF slope easement, 582 SF drainage right of way, a right to install 333 LF of sedimentation control and additional compensation for site improvements.

Ms. Goodhouse said that the project involves approximately six takings that are designed to improve safety along Route 139 in North Branford. Construction budget is \$2.5 million.

The subject property at 85 School Ground Road, Branford and 3 Branford Road, North Branford, is 1.71 acres (1.43 acres in North Branford and .28 acres in Branford) of commercial land with frontage on School Ground Road, Branford Road (Route 139), and Valley Road. 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.

Ms. Goodhouse 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; and the acquisition value is well supported by the EOC report prepared by DOT and the ROW cost estimate and summary report submitted by DOT to FHWA.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-170 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-RC-366 **Origin/Client:** DPW / CCSU
Contract: OC-DPW-CA-0002 Task Letter #3A
Consultant: DPMCT Inc. d/b/a Diversified Project Management
Property: Central Connecticut State University, New Britain

Project Purpose: Phase IV Improvements; Arute Field Stadium and Seating Facilities
Item Purpose: A/E Task Letter #3A for the consultant to provide additional services related to evaluating the contractor's past performance including any required meetings, preparation, research, contractor reference review, preparing preconstruction meeting agendas, pre-contract scope reviews and legal overviews related to project requirements.

Mr. Dillon gave some background on the project. Arute Field Stadium, which is used for recreation, lacrosse and football, has grandstands on the home side of the field but no seating on the visitor's side. The Architect/Engineer of record is Clough Harbour & Associates, (PRB #09-86) whose scope of design included the construction of footings on which new ADA compliant, aluminum bleachers will be installed on the visitor's side of the stadium with a seating capacity of 2,800± persons. The project also includes the construction of a new one-story concrete block support structure beneath the bleachers to house restrooms, lockers, utility/mechanical areas and storage facilities. The support structure will have temporary electric unit heaters and code compliant ventilation and restroom exhaust systems.

Task Letter #3A will increase the firm's total fee by \$13,132 from \$110,000 to \$123,132. This additional scope and compensation is being requested due to the fact that DCS has requested that DPMCT provide additional bid phase CA services. As detailed in the scope letter from DPMCT to DCS dated 6/02/2011 the amended scope is intended to compensate the Architect for the following additions to the project scope:

- Provide DCS assistance in evaluating the contractor's past performance including any required meetings, preparation, research and contractor reference review.

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- Provide DCS support in preparing preconstruction meeting agendas, pre-contract scope reviews and legal overviews related to project requirements.

Mr. Dillon recommended that SPRB approve Task Letter #3A. The maximum allowable fee under the DCS guidelines for CA services is 5% of the project construction budget. The overall fee for this project is $\$123,132/\$2,316,500 = 5.3\%$ which appears to be acceptable. Furthermore, DCS has demonstrated that they have spent a considerable amount of time attempting to negotiate this scope based on the number of revisions identified on the proposal submitted by DPMCT. DCS has also allocated a construction contingency of \$230,000 which will increase the overall construction budget to approximately \$2,548,000 if required; therefore allowing a maximum CA guideline fee of \$127,400.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-166 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11-166. The motion passed unanimously.

PRB FILE #11-170 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-170. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Joseph Dippel joined the meeting at 10:30 a.m. Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 11 - 143 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase of development rights agreement at 10:31 a.m. and concluded at 10:50 a.m. Mr. Dippel left the meeting at this time.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session and enter into Open Session. The motion passed unanimously.

OPEN SESSION

The Board took the following vote in Open Session:

PRB FILE #11-143 - A - Mr. Norman moved and Mr. Valengavich seconded a motion to return PRB File #11-143 – A to the Department of Agriculture, for revision to reduce the acreage of State purchased development rights to allow for the exclusion of a portion of the property that may be impacted by a future roadway improvement project. The motion passed unanimously.

The meeting adjourned.

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