

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 15, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 15, 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 AUGUST 7, 2013 and AUGUST 8, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 7, 2013 and August 8, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-179 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 034-313-004
Grantor: Slab Realty, LLC
Property: 92 North Street, Danbury
Project Purpose: Connecticut Route 37 Improvement Project
Item Purpose: Acquisition of 224± SF of land as well as additional compensation for the contributory value of site improvements all for highway purposes.

DOT Project 034-313 consists of interchange improvements at the I-84 Interchange 6 “eastbound on” and I-84 Interchange 6 “westbound off” ramps. The improvements to the ramps include adding to the acceleration and deceleration lane lengths. A new signal is proposed at the Route 37/eastbound on-ramp. The project also includes improvements to several intersections along Route 37 from Interchange 6 northerly to the North Street Shopping Center driveway, including widening Route 37 and adding new left turn lanes at the eastbound on-ramp and the Hayestown Avenue intersection.

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As of March 2007 the estimated total project cost was \$7,200,000 of which \$750,000 was budgeted for partial takings affecting 16 parcels. Federal funds will provide 90% of the cost of the Interchange improvements and 80% of the cost of the Route 37 improvements.

The subject property is 0.25 acres improved with 3,530 SF two-story wood frame building (circa 1870) that is a kitchen and bath cabinetry industrial retail outlet; the present use is the highest and best use. The property has 57.39 feet of frontage on Route 37 along which the DOT will take 224 SF of land. A sign will be relocated and the Grantor will be compensated for the sign base and wiring. Vehicular access will be prohibited from Route 37. The property will continue to have access from 154 feet of frontage on Second Avenue. DOT will acquire the right to grade the frontage and install steel bollards on the Grantor's property in front of the building, for safety.

DOT Appraiser Thomas Fox prepared a "before & after" appraisal report (May 2013) in which he valued the site at \$195,600 before the taking and \$186,700 after the taking, for damages in the amount of \$8,900.

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 acquisition value is supported by the appraisal report prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-177	Transaction/Contract Type:	AE / Commission Letter
Project Number:	BI-CTC-440	Origin/Client:	DCS/MCC
Contract:	BI-CTC-440-ENG	Commission Letter #2	
Consultant:	Alfred Benesch and Company, Inc.		
Property:	Manchester Community College, Manchester		
Project Purpose:	B-Lot Parking Lot Renovations and 225 Additional Spaces Project		
Item Purpose:	Commission Letter to compensate the consultant for additional design and construction administration services for an enhanced bus drop off area and traffic circulation pattern from the West Lot Parking Area.		

Staff reported that this project consists of the design and complete rehabilitation of the existing B-Lot at Manchester Community College and the construction of 225 new parking spots at an additional location on campus. The existing B-Lot has 685 parking spaces and DCS has determined that the project will require new access / egress drive relocations and the reconfiguration of interior access aisles. The new parking lot will also include updated sight lighting all required drainage improvements and additional landscaping. The project scope as advertised by DCS identified that a new State Traffic Commission Certificate will be needed. DCS has established the construction and overall project budget at \$2,880,915 and \$3,964,611 respectively.

Commission Letter #2 shall compensate Alfred Benesch and Company, Inc. for additional design services related to the following additional scope items:

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- Design and CA services for an enhanced bus drop off area within the Great Path Academy on the MCC Campus. The project scope shall include a larger queuing area, lane separation, ornamental fencing, additional site lighting and plantings.
- Design Services for the development of revised traffic patterns from the West Lot into the adjacent lot through an additional entrance to alleviate traffic congestion and circulation issues. This work is being completed at the request of campus security.

Staff recommended that SPRB approve this commission letter.

PRB#	13-178	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-RW-295	Origin/Client:	DCS/ECSU
Contract:	BI-RW-295-CA		
Consultant:	Turner Construction Company		
Property:	Eastern Connecticut State University, Willimantic		
Project Purpose:	Fine Arts Instructional Center Project		
Item Purpose:	New contract to compensate the consultant for construction phase CA services from the start of the bid phase through the completion of construction.		

Staff reported that this project involves the development of an academic program to focus the arts into the university's everyday life. The proposed structure will house the entire fine arts program for the campus. It will contain public space for gathering, display of student and traveling art programs as well as support space for various programs contained within the building. A main focus within the building are three performance spaces, an auditorium to seat 1,100, a proscenium theatre to seat 350 and a black box space with seating of 150. Additionally it will have support spaces, classrooms and faculty offices as well as a Lobby that will include a Cafe, Gift Shop and Student Lounge and Galleries Areas. The total program space is estimated to be 135,612 square feet. This project will be designed and constructed in accordance with all applicable State Regulations and the CT DPW High Performance Building Guidelines revised in May 2010 (including Building Commissioning and Integrated Design) and will be submitted to receive LEED Silver Certification from the U.S. Green Building Council.

In July 2010 the Department of Public Works now known as the Department of Construction Services ("DCS") issued a Request for Qualifications (RFQ) for Owner's Representative Consultant Teams related to the ECSU Fine Arts Instructional Center Project. DCS elicited seventeen responses to the advertisement out of which two respondents were considered "unresponsive". After completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows; Hill International, Inc., KBE Building Corporation, LiRo Program and Construction Management, P.C. and Turner Construction Company. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Turner Construction Company ("TCC") as the most qualified firm. During the ensuing contract negotiations and discussions DCS opted to revise this contract back to the standard CA agreement language.

The compensation rate for the basic service is \$1,943,969 plus an additional \$187,110 for special service and/or sub-consultants. As such the total proposed TCC contract is \$2,131,079 for project CA services which amounts to a total fee of 3.40% of the overall construction budget and whereas the basic service fee is equivalent to 3.10% of the construction budget estimated at \$62,627,200. DCS has confirmed for

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SPRB that funding is available for this contract. Project funding was approved pursuant to PA 07-7 Section 105 CSUS 2020.

Staff recommended that SPRB approve this contract as all the required documents have been submitted by DCS.

OTHER BUSINESS

PRB File #13-050. This file concerns DOT Project #042-300 for the construction of two new sections of multi-use (bicycle) Riverfront Recapture trail by a total of 10,500 feet, including 4,500 feet extension from its current terminus at Charter Oak Bridge to the intersection of Willow Street and Main Street. At 28 Meadow Street, East Hartford, the Connecticut Light & Power Company (CL&P) will grant a permanent easement encumbering 4,992 SF (approximately 20 feet by 250 feet) for the construction of a paved multi-use trail. The project also requires the use of 2,496 SF for a temporary (two-year) work area measuring 5 feet in width on each side of the trail. On May 9, 2013 the Board returned the CL&P proposal to DOT because the Board's review found that the \$9,500 cost of acquiring the easements was not supported by current real estate market data.

In email correspondence dated August 9, 2013 DOT informed the Board that as a consequence of the SPRB review, the proposal was re-evaluated and compensation to be paid to CL&P has been reduced from \$9,500 to \$2,000 which is a savings to the State of Connecticut in the amount of \$7,500.

Reimbursement of meeting and mileage fees. Mr. Pepe moved and Mr. Norman seconded a motion to approve meeting and mileage fees to Wallingford for Chairman Greenberg and Mr. Josephy in connection with PRB #13-164. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #13-177- Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #13-177. The motion passed unanimously.

PRB FILE #13-178- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-178. The motion passed unanimously.

PRB FILE #13-179- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-179. The motion passed unanimously.

The meeting adjourned.

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