

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 20, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 20, 2012 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 13, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 13, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-207 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-022
Grantor: Gregory H. Scholl, et al.
Property: 56 Hill Parkway, Middlebury, CT
Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.46+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Ms. Goodhouse reported that in January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 29th acquisition in this project to come before the Board. Staff recommended Board approval for the following reasons:

1. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports.

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- 2. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.
- 3. The appraisal report prepared by Anthony John DeLucco as of 5/25/12 supports the purchase price of \$315,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	12-204	Transaction/Contract Type: AE / New Contract
Project Number:	BI-P-86	Origin/Client: DCS/CAES
Contract:	BI-P-86-CA	
Consultant:	A/Z Corporation	
Property:	Connecticut Agricultural Experiment Station, New Haven	
Project Purpose:	Additions and Renovations to Jenkins-Waggoner Laboratory	
Item Purpose:	New contract for the consultant to provide <i>Construction Administration</i> services from the construction document phase until the completion of construction	

Mr. Dillon reported that this project consists of the planned expansion and renovation to the historically significant CT Agricultural Experiment Station (CAES). In general the project encompasses building and site modifications to accommodate program developments and enhancements at the historic Jenkins Laboratory which was constructed in the 1930’s. The CAES facility contains numerous labs, offices, a library and insect collections. The existing building area to be renovated is approximately 16,200 SF and it will be enhanced with a planned 11,000 SF addition. The overall project budget and construction budget are \$14,990,000 and \$10,500,000 respectively. In January 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Construction Administration Consultant Teams* related to the CAES Jenkins-Waggoner Laboratory Additions and Renovations Project. At the conclusion of the process DCS identified A/Z Corporation (“AZC”) as the most qualified firm.

Staff recommended approval of the item. The compensation rate for this basic service is \$231,530 plus an additional \$79,400 for special service and/or sub-consultants. As such the total contract is \$310,930 for project CA services which amounts to a total fee of 2.96% of the overall construction budget.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-204 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-204. The motion passed unanimously.

PRB FILE #12-207 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-207. The motion passed unanimously.

The meeting adjourned.

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