

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 22, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 22, 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 15, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 15, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 11 - 168 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-037
Grantor: Monmouth Real Estate Investment Corporation
Property: 50 Hollow Tree Lane, Newington, CT

Project Purpose: New Britain/Hartford Busway

Item Purpose: Acquisition of approximately 2,581 sq. ft. easement for transportation purposes, 5,560 sq. ft. easement to slope for drainage associated site improvements, 150 lf right to relocate a fence, 35 sq. ft. right to relocate electrical conduit and the right to rebuild a 100 sq. ft. riprap channel.

Ms. Goodhouse reported on the proposed acquisition for the New Britain-Hartford Busway, a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station.

The subject site, located at 50 Hollow Tree Lane, Newington, is zoned industrial and consists of a 6.68 acres irregularly shaped parcel that is improved with an industrial facility. DOT will acquire a 2,581 SF (0.059 Acre) easement for transportation purposes; a 5,560 SF (0.128 Acre) easement to slope for drainage with right to remove, use, or retain the excavated material. As non-compensable items, the DOT will also remove and re-install a chain link fence, and remove and relocate an electric conduit and outlet, and rebuild an existing riprap

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channel. The subject area for this transaction is located along the site's southeasterly boundary adjacent to land of Amtrak. The DOT appraiser has determined that the takings have no impact on the improvements, and he determined the damages by comparing the site value before (\$467,600) and after (\$459,200) the takings and determined the damages to be \$8,400.

Staff noted that survey map provided and the site sketch in the appraisal report reference the owner's "right to use land of National Railroad Passenger Corporation (Amtrak) et al for a pass way." No pass way is evident, and a drainage ditch has been constructed all along the boundary with Amtrak. DOT will submit a corrected survey map that clarifies that the pass way right is being acquired by DOT. Staff recommended that the item be suspended pending receipt of the corrected acquisition map.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-169 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-JA-445 **Origin/Client:** DPW / DOC
Contract: OC-DPW-CA-0007 Task Letter #1
Consultant: Downes Construction Company, LLC.
Property: Bridgeport Correctional Center, Bridgeport

Project Purpose: Additions and Renovations to the North Wing
Item Purpose: Task Letter #1 to compensate the CA for construction oversight services during the construction phase.

Mr. Dillon reported that the Department of Construction Services (DCS) submitted the above-captioned task letter, which has a fixed fee of \$290,000 for construction administration services. He recommended that the Board return PRB File #11-169 due to a lack of available funding for the task letter. Mr. Dillon referenced prior and current communications with DPW/DCS and the State Bond Commission to verify that returning the proposal to DCS was consistent with Board policies and practice.

PRB# 11-175 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-RT-829 **Origin/Client:** DPW / BOE
Contract: OC-DPW-ANLY-0014 Task Letter #2
Consultant: Navigant Consulting Inc.
Property: Henry Abbott Regional Vocational School, Danbury

Project Purpose: Additions and Renovations to Henry Abbott Regional Vocational School
Item Purpose: Task Letter #2 to compensate the consultant for additional claim analysis services.

In order to evaluate and quantify the liability of the claim related to this project, Navigant Consulting Inc ("NCI") was engaged to conduct a forensic schedule delay analysis and review the project's technical scheduling practices. Subsequently, their contract was expanded to compensate NCI for an additional review approximately 200 change orders classified as resulting from design document deficiencies.

Task Letter #2 will further modify the contract by increasing NCI's fee by \$29,459 from \$300,000 to \$329,459. Mr. Dillon recommended that Task Letter #2 be approved. DCS confirmed \$29,459 is available for the Task Letter. The NCI fee is based on the hourly rates stipulated in its current On-Call Contract, which the Board approved of \$1,000,000 and a term that expires on 8/18/2012. Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$870,541. The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 08/09/11.

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OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11- 168 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-168 pending receipt of information regarding the extinguishment of the Grantor's appurtenant right to use land of the National Railroad Passenger Corporation et al for a pass way. The motion passed unanimously.

PRB FILE #11-169 - Mr. Norman moved and Mr. Millstein seconded a motion to return PRB File #11-169 due to a lack of available funding for the project. The motion passed unanimously.

PRB FILE #11- 175 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-175. The motion passed unanimously.

The meeting adjourned.

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