

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 30, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held a special meeting on August 30, 2011 in the State Office Building.

Members Present: Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice-Chairman Millstein 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 22, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to correct the Board's agenda to reference approval of the minutes of August 22 instead of August 21, 2011. The motion passed unanimously. Mr. Valengavich moved and Mr. Norman seconded a motion to approve the minutes of August 22, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 11 - 179 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 151-296-016
Grantor: RL & B Realty Corporation
Property: 550 Chase Avenue, Waterbury, CT
558 Chase Avenue, Waterbury, CT

Project Purpose: Reconstruction and Widening of Chase Avenue

Item Purpose: 550 Chase Avenue - Acquisition of approximately 1,620 sq. ft. for transportation purposes, 3,680 sq. ft. temporary work area easement and the right to construct a driveway area of approximately 1,965 sq. ft.
558 Chase Avenue - Acquisition of approximately 1,285 sq. ft. for transportation purposes, 125 sq. ft. temporary work area easement, the right to construct a driveway area of approximately 4,160 sq. ft. and the right to grade 1,080 sq. ft.

Ms. Goodhouse reported that this DOT project is generally involves the widening and reconstruction of Homer Street/Chase Avenue in Waterbury. The project activities include but full depth reconstruction, roadway widening, storm drainage improvements, sidewalks, signalization upgrades and curbing. The project limits begin on Homer Street at its intersection with Hanover Avenue and continues approximately 2,500 feet east to the intersection of Chase Avenue and Byron Street for a total project distance of approximately 0.45 miles.

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Ms. Goodhouse summarized the acquisition as follows.

LOCATION	ACQUISITION ITEM	COST	TOTAL
558 Chase Avenue	Taking in fee simple	1,285 SF @ \$7.00/SF	\$9,000
	Temporary Work Area	125 SF @ \$7.00/SF x 8%	\$250
	Loss of 11 Of 39 Parking Spaces	25% of Market Value	\$331,400
550 Chase Avenue	Taking in fee simple	1,620 SF @ \$7.00/SF	\$11,400
	Loss of landscaping/shrubbery	Lump sum	\$5,000
	Base & Wiring for Signage	Lump sum	\$5,000
	Temporary Work Area affecting 3,680 SF causing loss of 12 parking spaces for 3 years	30% loss in rental value for 3 years	\$57,200
	TOTAL COST		\$419,250

DOT is relying on a May 2011 appraisal report prepared by independent fee appraiser Walter Kloss, who employed the Sales Comparison Approach to estimate the site value of \$7.00 per sq. ft., and the Income Approach to estimate market value of the subject premises before and after the DOT acquisition.

Ms. Goodhouse recommended 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 well supported by the appraisal report prepared by Walter Kloss, whose income approach benefited from the use of income and expense data provided for the subject properties.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-173 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-JA-441 **Origin/Client:** DPW/DOC
Contract: BI-JA-441-ENG, Contract Amendment #1
Consultant: BVH Integrated Services, Inc.
Property: Manson Youth Center, Cheshire

Project Purpose: Upgrades, Repairs and Renovations to Hot Water Piping and A/C Systems
Item Purpose: A/E Contact Amendment #1 to compensate the engineer for project related construction administration services.

Consistent with past Board policy, Mr. Dillon recommended that this proposal be returned to the Department of Construction Services until such time as funding for the project was available.

PRB# 11-177 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-2B-241 **Origin/Client:** DPW / DPW
Contract: BI-2B-241-ARC Commission Letter #2
Consultant: Wiles Architects, LLC
Property: 18-20 Trinity Street, Hartford

Project Purpose: 18-20 Trinity Street Renovation Project
Item Purpose: Commission Letter #2 to compensate the consultant for additional design

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services related to Chilled/Hot Water improvements and plumbing riser replacement for stacked toilets.

Mr. Dillon explained that the State Facility located at 18-20 Trinity Street was constructed in 2 phases; the front 4-story structure in 1950 and the rear 6-story tower in 1922, for an aggregate building area of 84,000± GSF. The building is occupied by approximately eight (8) State Agencies and therefore, as part of project scope, the Architect was required to develop construction phasing plans, identify occupancy moves and system shutdowns. Wiles Architects, LLC (“WAL”) was awarded the contract for this design work in March 2007.

The Initial project scope included the complete renovation of 20,000 GSF of interior space on the building’s 3rd and 4th floors and the replacement of 10 air handling units that serve the entire building. The new units are to be integrated into the existing Automated Logic Energy Management System. WAL is also required to inspect the 3rd and 4th floor interior roof leaders & waste water drains to identify those that need be replaced and as necessary, retrofit existing windows.

In January 2008, Commission Letter #1 expanded the project scope to include the renovation of restrooms on the building’s 1st and 2nd floors, including a private restroom located on the 1st floor of the building. In addition it required a design for all existing roof drains & interior rainwater leaders below the 3rd floor down to the basement level to be connected to the existing storm sewer.

Mr. Dillon said that the proposed Commission Letter #2 will modify WAL’s contract to (1) provide additional design services for the removal and replacement of the chilled water and hot water risers in the North and South Mechanical Room. The riser piping is intended to be sized to accommodate additional flows for a new conference room and data/telecomm room. This scope will also involve the replacement of the existing piping in the penthouse units. The anticipated cost of this scope is \$22,085; and (2) provide additional design services for the replacement of the sanitary risers, vent stacks and water piping in the North and South toilets from the existing piping to the basement. The anticipated cost of this scope is \$2,915.

Mr. Dillon recommended approval of the Commission Letter. The Architect’s base fee as a percentage of Construction Budget is 7.89% whereas the maximum guideline rate for this Group B construction project is 8.00%, with up to an additional 3% for the renovation work and 1% for construction administration fees for a total maximum fee of 12%.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11- 173 - Mr. Norman moved and Mr. Valengavich seconded a motion to return PRB File #11-173 due to the lack of available project funding. The motion passed unanimously.

PRB FILE #11- 177 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-177. The motion passed unanimously.

PRB FILE #11- 179 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-179. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary