

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 8, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 8, 2015 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

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 31, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 31, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

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

**PRB #** 15-203 **Transaction/Contract Type:** RE /New Lease  
**Origin/Client:** DAS/ BOR

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

The Board commenced its discussion of the above contract at 9:34 a.m. and concluded at 9:55 a.m.

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

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**PRB #** 15-206 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 156-170-015A  
**Grantor:** Donald C. Benjamin, Trustee  
**Property:** 252 Boston Post Road (AKA 252 Orange Avenue), West Haven  
**Project Purpose:** Intersection Improvements at U.S Route 1 and State Route 122 Project  
**Item Purpose:** Acquisition for highway purposes of 646±SF of land.

Staff reported that this DOT project is for the realignment of U.S. Route 1 and State Route 122 in West Haven. The overall purpose of the project is to improve sight lines and road safety, as well as improvements to the horizontal geometry to upgrade substandard curves and adjust steep grades.

The affected property is 1.38 acres of commercial land in a Planned Residential Commercial RCPD- Zone. The property is currently improved with a CVS Pharmacy that is operating under a 99-Year Ground Lease. DOT will acquire a crescent shaped portion of the property comprising approximately 646 Sf at the corner of U.S Route 1 and State Route 122. The DOT Appraiser believed that this taking would not have an adverse effect on the remainder of the property. DOT staff reviewed a previous acquisition under File # 150-170-15 prepared by independent Fee Appraiser Howard Russ. This file was approved by SPRB under **PRB #07-210** and compensated the owners \$48,000 based upon a valuation of \$20.00/SF for the acquisition of 1,226 SF of land and various easements. Based upon recent sales data DOT Appraiser Kenneth Goldberg valued the acquisition at \$12/SF - \$30/SF and then finalized the acquisition based on a rate of \$18.30/Sf for a total compensation of \$12,000.

SPRB Staff recommended Board approval for the following reasons:

1. 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.
2. The acquisition value is supported by the DOT Appraisal Report.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 15-205 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-RT-874 **Origin/Client:** DCS/BOR  
**Contract:** OC-DCS-ROOF-0024  
**Consultant:** Hoffman Architects, Inc.  
**Property:** Bullard Havens Technical High School, Bridgeport  
**Project Purpose:** Building A Roof Replacement Project  
**Item Purpose:** Task Letter #4 to compensate the consultant for expanded construction administration services as a continuation of Task Letter #6 under On-Call Contract OC-DCS-ROOF-0019.

Staff reported that In August 2014, Hoffman Architects, Inc. (“HAI”) was contracted by the Department of Construction Services (“DCS”) to perform testing and an in-depth visual inspection of the existing EPDM roof on Building A at the Bullard Havens Technical High School Campus. The overall scope of work was intended to include design and construction administration services for the removal and

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replacement of the EPDM roof down to the tectum deck, demolition of an existing antennae, removal and replacement of RTU screens and replacement of built-up roofing systems and standing seam copper sections. The main roof area was estimated to be 19,300 GSF with three stair towers totaling approximately 825 GSF. The work was approved was approved by DCS as Informal Task Letter #5 in the amount of \$87,155 under Contract # OC-DCS-ROOF-0019. At that time the overall project budget and construction budget were established at **\$900,000** and **\$655,000** respectively.

**TASK LETTER #4** is subject to SPRB approval because the cumulative fee for the project will now exceed \$100,000. This fee is considered an extension of Task Letter #5 in the amount of \$87,155 which was approved under the OC-DCS-ROOF-0019 Contract Series. The total Construction Budget for the project has been increased to **\$688,000** and the Architect's total fee for the project is now **\$122,955**. The overall Architects fee also includes expanded CA services. The overall project budget is **\$913,049**.

As detailed in the scope letter from HAI to DCS dated May 12, 2015 the scope is intended to compensate the Consultant for providing 17-weeks of Expanded CA services on the project inclusive of two site visits a week, attendance at bi-weekly job meetings, RFI reviews, contractor payment reviews and development of a PM Web portal for project information.

SPRB Staff recommended Board approval of the Task Letter.

**OTHER BUSINESS**

The Board took the following vote in Open Session:

**PRB FILE #15-203** – Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #15-203. The motion passed unanimously.

**PRB FILE #15-205** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-205. The motion passed unanimously.

**PRB FILE #15-206** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-206. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary