

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On September 12, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 12, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Pasquale A. Pepe

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

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

#### OPEN SESSION

**ACCEPTANCE OF MINUTES OF September 6, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of September 6, 2016. The motion passed unanimously.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>16-217</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	077-214-001A		
<b>Grantee:</b>	Town of Mansfield		
<b>Property:</b>	Various Land and Easements located along Laurel Lane, Mansfield		
<b>Project Purpose:</b>	Assignment of land to the Town of Mansfield		
<b>Item Purpose:</b>	Assignment of 3,445± SF of land and 2,448± SF of slope easement area to the Town of Mansfield for highway purposes only which was originally acquired for the Mount Hope River Bridge Replacement Project.		

Staff recommended Board approval for the release of the above referenced real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing land and easements which were originally acquired for the Mount Hope River Bridge Replacement Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 7 of Agreement No. 08.21.02(08). This is a release along a town street for highway purposes only and there is not any monetary consideration.

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**PRB #** 16-218 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 043-123-002A  
**Grantee:** Town of East Haven  
**Property:** Various Right and Easements located along Maple Street, East Haven  
**Project Purpose:** Assignment of land to the Town of Easement  
**Item Purpose:** Assignment of 1,332± SF of Drainage Right of Way, 2,160± SF of highway easement area and 2,497± SF of slope easement area to the Town of East Haven for highway purposes only which was originally acquired for the Maple Street Over Farm River Bridge Replacement Project.

Staff recommended Board approval for the release of the above referenced real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the following land and easements which were originally acquired for the Maple Street over Farm River Bridge Replacement Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 9 of Agreement No. 06.15.03(06). This is a release along a town street for highway purposes only and there is not any monetary consideration.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 16-223 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-2B-382 **Origin/Client:** DCS/DAS  
**Contract:** OC-DCS-CA-0018  
**Consultant:** HAKS Engineers, P.C.  
**Property:** Capitol Avenue and Washington Street Areas, Hartford  
**Project Purpose:** CAS Capitol Street Crossing and Washington Street Extension Project  
**Item Purpose:** Task Letter #7 to compensate the consultant for pre-construction, bidding and construction phase project administration services.

Staff reported that in general this project involves the design and construction for an extension of the Capital Area System (“CAS”) Heating and Cooling Pipeline. This extension is envisioned to include the construction two new 20” Chilled Water and two new 14” Hot Water Lines. The pipeline will be extended from the North side of Capitol Avenue, connecting to the State Office Building and then down Washington Street until termination at the existing Courthouse. The project scope does not include the on-site interconnection to existing buildings but it envisioned that upon completion of the loop; State Government Buildings located at 80, 90 and 95 Washington Street as well as 101 Lafayette Street will be connected to the CAS. The overall project scope will also include all of the required site-civil engineering, geotechnical engineering, environmental evaluations, MEP system design and related support such as surveys and local traffic control. In October 2015 the Board approved the contract for RMF Engineering Inc. to provide the engineering design phase services for the project under PRB 15-242. This approval established the initial overall construction and total project budgets at \$6,500,000 and \$8,290,000 respectively.

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In June 2014, SPRB approved HAKS Engineers, P.C., (“HAK”) (PRB #14-166) as one of six firms under the latest On-Call Construction Administration Consulting Services Contract. Task Letter #7 is a new task letter and subject to SPRB approval because it is a Task Letter that will exceed \$100,000. As detailed in the proposal memo from HAK to DCS dated May 9, 2016 the \$205,400 fee is intended to compensate the consultant for the following additional project scope:

- Schematic Design Phase CA Review Services
- Design Development CA Review Services
- Contract Document Review Services at the 50% and 100% Completion Periods
- Bid Phase Services and Bid Reviews
- Construction Phase Services – Inclusive of On-Site Inspection (30 Weeks), Project Meetings, Scheduling Reviews, Payment Reviews and Owner Services.
- Materials Testing Allowance – Soils, Concrete, Asphalt, grout and UT/Mag Part Welds
- Commissioning Services Allowance – Scope to be developed on T&M Basis with Engineer (Not included at this time).

The scope of services does not include X-Ray weld inspections which will be required by most likely procured directly by RMF Engineering.

Staff recommended that the Board approve Task Letter #7 for HAK Engineers, P.C. to provide construction administration services on this project.

<b>PRB#</b>	<b>16-224</b>	<b>Transaction/Contract Type:</b>	AE / Contract Amendment
<b>Project Number:</b>	BI-T-604	<b>Origin/Client:</b>	DCS/DEEP
<b>Contract:</b>	BI-T-604-ENG		
<b>Consultant:</b>	Stantec Consulting Services, Inc.		
<b>Property:</b>	Silver Sands State Park, Milford		
<b>Project Purpose:</b>	Silver Sands State Park Phase IB Enhancements Project		
<b>Item Purpose:</b>	Contract Amendment #2 to compensate the consultant for additional services related to regulatory meetings, public hearings and the development of project documentation.		

In general this project involves the design and construction of various improvements at Silver Sands State Park in Milford. The improvements are intended to include but not be limited to new lifeguard and first aid stations, new bathhouses with changing rooms, a concession stand area, a separate family public picnic area, a new maintenance building, a revised entrance road, new utility infrastructure and various site amenities. The overall project budget and construction budget were initially established at \$6,245,800 with \$4,258,000 respectively.

In September 2013 the Board approved SCS’s contract (PRB #13-184) for Architect/Engineer Consultant Design Team Services for the completion of the Silver Sands State Park Improvements Project from the initiation of the design phase through the completion of construction. The overall compensation rate for basic services was \$375,000 with an additional \$38,900 for special services. As such the total fee approved under PRB #13-184 was \$413,900. The special services detailed in the project scope included surveys, wetland mapping and geotechnical engineering.

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In October 2014 the Board approved Contract Amendment #1 (PRB File #14-265) which authorized SES to provide additional design services to increase the size the proposed maintenance building from approximately 1,500 GSF to 4,950 GSF. The additional size of the building is intended allow for the design to include a conference room, office space, larger workshop, more storage area and bay style garage doors. This additional design services also included an evaluation regarding the incorporation of solar panels into the project. As part of these design changes SES was required to update/revise the rare species survey and provide additional geotechnical engineering services. This contract amendment also increased the overall project and construction budgets to 6,815,845 and \$4,700,000 respectively.

Contract Amendment #2 is an expansion of the project scope identified under the base contract as well as Contract Amendment #1. As part of this contract amendment SES will provide additional services related to meeting preparation, regulatory reviews, graphic and literature reproduction as required to complete the DEEP Office of Long Island Sound (“OLISP”) Permit Review and Public Hearing Process. This scope of services will not impact the overall project and construction budgets. In a proposal dated March 4, 2016 SES has provided a lump sum fee of \$12,000 to completed this work under a timeline of (1) Public Informational Meeting and (1) OLISP Permit Hearing.

Staff recommended that the Board approve Contract Amendment #2 in the amount of \$12,000 for Stantec Consulting Services, Inc. to provide additional consulting services for the Silver Sands Phase I Enhancements Project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-217** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-217. The motion passed unanimously.

**PRB FILE #16-218** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-218. The motion passed unanimously.

**PRB FILE #16-223** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-223. The motion passed unanimously.

**PRB FILE #16-224** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-224. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary