

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 18, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 18, 2014 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 SEPTEMBER 11, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 11, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-225 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 070-3155-029
Grantor: 89 Colony Street, LLC
Property: 89 Colony Street, Meriden, CT
Project Purpose: New Haven – Hartford – Springfield Rail Corridor Project
Item Purpose: Administrative Settlement for the acquisition for highway purposes of a defined easement totaling 758 ±SF, 2,209 ±SF temporary construction easement, additional compensation for the contributory value of site improvements and severance for the loss of parking.

Staff reported that as part of the New Haven-Hartford-Springfield (NHHS) Rail Program, improvements will be made to the Meriden Railroad Station, which is located on State Street. The project proposes construction of a state-of-the-art passenger railroad station that includes two (2) 500' covered high level platforms to allow for level boarding. The proposed project also includes constructing a pedestrian bridge (walkway) and elevator towers in order to allow for safe pedestrian access across the tracks.

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PRB #14-225 affects 0.65087 acres improved with a 16,290 SF office building (highest and best use) at 89 Colony Street, with 175.03 feet of frontage on Colony Street and 166.75 feet on Brooks Street, and on the westerly side of the railroad tracks, with driveway access from both streets. All public utilities serve the site. The property is zoned TOD H-C (Transit Oriented Development Historic Commercial).

DOT will acquire a 758 SF defined easement for transportation purposes, to construct and maintain a retaining wall and concrete walkway (sidewalk) for public access from Colony Street to the Meriden train station.; also a temporary work area over 2,209 SF within and adjacent to the same area subject to the access easement. The work area will be used for approximately one year.

Independent Fee Appraiser Steven MacCormack valued the property, before and after the taking (4/1/2014). He determined permanent damages (severance) resulting from the access easement area causing the permanent loss of an area (758SF) equivalent to 4 parking spaces measuring approximately 10' by 20' x 4 = 800 SF. Placing equal value on the Sales Comparison and Income Approaches to value, the appraiser estimated that the market value of 89 Colony Street is \$865,000 (\$53.10/SF, GBA); after the taking the value is reduced by \$25,000 to \$840,000. The easement for temporary work area was calculated to be \$1,000. The appraiser concluded \$26,000 in total damages.

Staff 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 compensation in the amount of \$26,000 is supported by the appraisal report by Steven MacCormack, dated April 1, 2014.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-236	Transaction/Contract Type:	AE / Contract Amendment
Project Number:	BI-RT-842	Origin/Client:	DCS/DOE
Contract:	BI-RT-842-OR		
Consultant:	Turner Construction, Inc.		
Property:	J.M. Wright Technical High School, Stamford		
Project Purpose:	Additions and Renovations to J.M. Wright Technical High School		
Item Purpose:	Contract Amendment for the consultant to provide additional construction management and commissioning services required for the completion of the gymnasium HVAC project, Information Technology Laboratory and Digital Media Shop.		

Staff reported that on the basis of a Master Plan dated 2001, the initial project scope at the J. M. Wright Technical High School included the renovation of the entire existing school plant consisting of 196,667± GSF and the addition of a new 3,700± GSF fitness center and chiller plant (on slab) for a total project area of 200,367 GSF. In June 2005 Northeast Collaborative Architects, LLC (“NCA”) formerly known as Bianco Giolitto Weston Architects, LLC were selected by DCS for the project.

In January 2009 the original project design-bid-build construction documents were completed by NCA and accepted by DPW. The project was never put out to bid and then in August 2009 the school was closed due to an anticipated decline in enrollment. Since August 2009, the State Department of Education

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has reversed its decision and plans to reopen the facility with increased programmatic offerings and building design modifications. Since that time the State has allocated additional funding for construction and revised the construction budget to approximately \$59-Million dollars and as such increased the total project budget to approximately \$90.2-Million Dollars.

In May 2011 the Department of Construction Services (“DCS”) issued an RFP for Owners Representative Consultant Teams related to the J.M. Wright Renovations and Improvements Project. At the conclusion of the process DCS identified Turner Construction, Inc. (“TCI”) as the most qualified firm. In August 2012, the Board approved the contract (PRB #12-198) for TCI to provide Owner Representative Services on this project.

This contract was approved for Owners Representative Consultant Services from CMR Procurement until the completion of construction. The overall compensation rate for this basic service was \$1,512,210 with an additional \$294,245 for special consultant services for a total contract of \$1,806,255.

Contract Amendment #1 in the amount of \$66,623 will compensate TCI for additional services based on a request by the Client Agency for the completion of additional project scope items. The additional project scope is intended to include new air conditioning in the gymnasium, build out of an Information Technology Lab as well as a new Digital Media Shop. It is estimated that this additional work will require approximately three months of oversight and the need for commissioning services. Staff recommended that the Board approve Contract Amendment #1

OTHER BUSINESS

Discussion Draft 2014 SPRB Annual Report. Board members reviewed with SPRB staff a draft of the Board’s annual report to the Governor, prepared in accordance with Connecticut General Statutes §4b-2(a).

The Board took the following votes in Open Session:

PRB FILE #14-225 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-225. The motion passed unanimously.

PRB FILE #14-236 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-236. The motion passed unanimously.

The meeting adjourned.

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