

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On September 22, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 22, 2016 in the State Office Building.

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

**Members Absent:** Bruce Josephy, Vice Chairman

**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 15, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of September 15, 2016. The motion passed unanimously.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>16-227</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	135-321-002		
<b>Grantor:</b>	Mitchell Kaufman et al		
<b>Property:</b>	180 Old North Road, Stamford		
<b>Project Purpose:</b>	Oaklawn Avenue Roadway Improvements		
<b>Item Purpose:</b>	Acquisition of 1,118±SF of land, a 290±SF temporary construction easement for the purpose of reconstructing roadway access and additional compensation for the contributory value of site improvements.		

Oaklawn Avenue is to be improved from Halpin Avenue easterly to Camore Street. The purpose is to increase the efficiency of traffic operations by constructing intersection improvements and minor widening in the project corridor, as well as to extend the service life of the roadway and increase bicycle and pedestrian mobility in the project area. The proposed improvements will also include the installation of 5-foot wide concrete sidewalks.

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The site at the corner of Oaklawn Avenue and Old North Stamford Road is a residential property, zoned R-7.5, and contains 14,000 SF (0.32 acre), improved with a single family residence. The DOT will acquire 1,118 SF located along about 116 feet of the property's frontage on the southerly side of Oaklawn Avenue at its intersection with Old North Stamford Road. Additionally, DOT requires a 290 SF temporary construction easement for the purpose of constructing a cast-in-place retaining wall.

The real estate appraisal was completed by independent fee appraiser Ronald McInerney, Jr. as of March 18, 2016. His data and analysis support a site value of \$265,000 (\$18.93/SF) based on an analysis of three 2014 lot sales in Stamford. Regarding the site improvements, the project will result in the removal of trees, landscaping, shrubbery, and the relocation of 5 sprinkler heads. An attractive stone wall and fence will be removed, and replaced with a cast-in-place retaining wall that will have an inferior curb appeal than the existing site improvements. The appraiser estimated these lost site improvements result in damages of \$20,000. The recommended compensation for the land taking and temporary construction easement is \$22,100 for a total of \$42,100.

Staff recommended Board approval of damages in the amount of \$42,100. 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 supported by the appraisal data provided and is consistent with the compensation paid for other takings reviewed and approved for this project.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

### **ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>16-222</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Origin/Client:</b>	DCS/ECSU		
<b>Contract:</b>	BI-RW-329-CA		
<b>Consultant:</b>	Downes Construction Company, LLC		
<b>Property:</b>	Eastern Connecticut State University, Willimantic		
<b>Project Purpose:</b>	Goddard Hall – Communications Building Renovations Project		
<b>Item Purpose:</b>	New Construction Administration Contract to provide consulting services in connection with the complete renovation and upgrades to the Goddard Hall and Communications buildings.		

Staff reported that in general this project involves the design and construction of a planned major renovation to Goddard Hall and the Communications Building at the Eastern Connecticut State University Campus. Goddard Hall is a two story structure comprising approximately 44,245 GSF. The building was constructed in 1967 and is comprised of steel and concrete with a brick veneer. The Communication Building is a two story structure comprising approximately 36,498 GSF. The building was constructed in 1975 and is also comprised of steel and concrete with a brick veneer. A connector currently exists between both of the buildings which will be upgraded as part of this project as well. The overall goal of the project is to complete the replacement of primary building components (HVAC, plumbing, elevator replacement, electrical, window, doors and storefronts) to both of the existing structures inclusive of minor space re-programming and utilization. The primary goal of the project is to upgrade the major building systems and provide some minor internal renovations and finish upgrades for classrooms, faculty offices, toilet rooms and support services area. The current project schedule anticipates a phased

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construction program starting with the renovation of the Communications Building first. The overall construction and total project budget have been established at \$22,458,000 and \$31,382,000 respectively.

In August 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administrator Consultant Teams related to the Goddard Hall & Communication Building Renovation Project. DCS proceeded to review the submittals and after the completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows, Downes Construction Company, LLC, Hill International, Inc., O&G Industries, Inc. and BVH Integrated Services, P.C. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Downes Construction Company, LLC (“DCC”) as the most qualified firm.

This contract is for Construction Administrator Consultant Team Services for the completion of the Goddard Hall & Communication Building Renovation Project from the pre-construction phase, into bidding, through construction and the subsequent completion of the project close-out requirements. The overall compensation rate for this basic service is \$1,353,678 with an additional \$179,498 for special services. As such the total project fee is \$1,533,176. The special services detailed in the project scope include PM web hosting, MEP commissioning and Building envelope commissioning requirements.

Staff recommended that the Board approve this new contract for Downes Construction Company, Inc. to provide CA services at the ECSU Goddard Hall & Communication Building Renovation Project. While the overall basic service rate of 6.65% of construction budget exceeds the established guideline rate of 5.0% for this Group B Phased Renovation CA Project, SPRB Staff has conducted an additional analysis to validate the fee due to the extended project duration necessitated by the project phasing plan. DCS has confirmed for SPRB that funding is available for this contract.

**OTHER BUSINESS**

**Discussion - 2016 SPRB Annual Report.** Board members reviewed a draft of the Annual Report to the Governor, being prepared in accordance with Connecticut General Statutes §4b-2(1).

The Board took the following votes in Open Session:

**PRB FILE #16-222** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-222. The motion passed unanimously.

**PRB FILE #16-227** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-227. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary