

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 28, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 28, 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  
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 21, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 21, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>15-225</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	017-183-005		
<b>Grantor:</b>	Dominic R. Pasquale, Jr., et al		
<b>Property:</b>	25 Peacedale Street, Bristol		
<b>Project Purpose:</b>	Intersection Improvements at State Route 69 and Maple Street Project		
<b>Item Purpose:</b>	Administrative Settlement for the acquisition for highway purposes of 948±SF of land and additional compensation for the contributory value of landscaping.		

The purpose of this DOT project is to address safety and capacity where Maple Avenue and Peacedale Street intersect with Route 69 (Burlington Avenue), Bristol. Left turn lanes will be provided at each leg of the intersection. Intersection sight lines will be improved by raising Maple Avenue and Peacedale Street approximately 2.5 feet and 1.3 feet respectively. The traffic signal will be updated; and ownership of the traffic signal will be transferred from the City of Bristol to the CT DOT. The project involves 11 takings.

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The subject property at 25 Peacedale Street, Bristol is 0.45 acres improved with an owner-occupied single-family residence. The project will shift the roadway 7 feet closer to the residence to accommodate an additional dedicated turn lane. A new sidewalk will be constructed in the easement area, and the area adjacent will be graded.

DOT will acquire a 99% interest in 948 SF along the property's 100 feet of frontage. The grading will cause the removal of 2 maple trees, including a 48" maple.

An Estimate of Compensation (EOC) dated 11/17/2014 recommended \$5,700 in damages of which \$1,000 was compensation for the value of trees. The owner believed that \$5,700 was not adequate compensation, particularly \$1,000 for the loss of the large maple tree and consideration that bringing the street closer to the residence would damage the quiet enjoyment of the premises. DOT acquired the needed property rights through eminent domain on May 21, 2015. The parties eventually agreed to \$7,700 in damages, with DOT agreeing that a total of \$3,000 for the lost trees would be fair compensation.

Staff recommended Board 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 award of \$7,700 appears to be reasonable compensation based on the EOC, the loss of trees, particularly a 48" maple tree and the decrease in the setback distance between the residence and the street.

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

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

<b>PRB#</b>	<b>15-220</b>	<b>Transaction/Contract Type:</b> AE /Contract Amendment
<b>Project Number:</b>	BI-RC-390	<b>Origin/Client:</b> DCS/CCSU
<b>Contract:</b>	BI-RC-390-ARC	
<b>Consultant:</b>	Tai Soo Kim Partners, LLC	
<b>Property:</b>	Central Connecticut State University, New Britain	
<b>Project Purpose:</b>	Renovation & Expansion of Willard and DiLoreto Halls Project	
<b>Item Purpose:</b>	Contract Amendment to compensate the consultant for additional services related to the completion of additional survey requirements, project related construction permits with associated field investigations and environmental soil characterization.	

Staff reported that in general the project involves the complete renovation of the existing Willard (60,100 GSF) and DiLoreto (45,500 GSF) Halls at Central Connecticut State University ("CCSU") as well as a 35,500 GSF addition envisioned as an "in-fill" structure. The proposed renovation project is intended to include all required life safety system code improvements, evaluation and upgrades to existing mechanical systems, new HVAC systems, new windows/roof, building envelope improvements, renovated common space as well as exterior drainage, site lighting and parking lot improvements to the immediate surroundings of these buildings. The overall project is intended to be designed to meet LEED Silver Requirements and also requires the completion of a pre-design study by the consultant design team to evaluate and prioritize the scope within the established \$42.4-Million dollar construction budget. The pre-design study will also assist in the evaluation and plan for the relocation of various operations such as

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Admissions, Financial Aid, Registrar, English Department, Modern Language Department, Health Services, Counseling Center, Veterans Center and Co-operative Education within the buildings.

The base contract in the amount of \$4,260,827 for Tai Soo Kim Partners, LLC (“TSKP”) was approved by SPRB under PRB File #13-269 in February 2014. The approved contract was for Architect/Engineer Consultant Design Team Services for the completion of the Renovation & Expansion of Willard and DiLoreto Hall Project from the initiation of a pre-design study and then schematic design until the completion of construction. The overall compensation rate for this basic service was \$3,920,062 with an additional \$340,765 for special services. The special services detailed in the project scope included a pre-design study, survey work, energy modeling, traffic engineering and FF&E. As part of the approval under PRB #13-269 the contract anticipated a construction budget of \$42,413,500 and a total project budget of \$63,553,138.

Contract Amendment #1 in the amount of \$40,832 is intended to compensate the consultant for the following additional services: completion of an expanded topographic survey to include the balance of quad areas and walkways extending from Willard Hall as well as 3-D modeling of the underground utilities for inclusion into the campus wide infrastructure mapping; preparation of the DEEP General Permit for the “Discharge of Stormwater related to Construction Phase Activities”. Due to the recently added permit requirements, this will require the completion of test pits, infiltrometer testing and a grain size analysis. The final report shall include an analysis of low impact development options; and completion of an initial soil characterization report and analysis to determine any special handling or waste disposal requirements for the project. The final report will also include a series of recommendation and a soil management plan.

Staff recommended that the Board approve Contract Amendment #1 for Tai Soo Kim Partners, LLC to provide additional design related special services for this project. All of proposed work under this contract amendment is considered a special service and as such the overall basic service fee for the project will remain at 9.25% which is within the established guideline rate of 11.5% for Group B Renovation Projects.

<b>PRB#</b>	<b>15-221</b>	<b>Transaction/Contract Type:</b> AE / Task Letter
<b>Project Number:</b>	BI-JA-467	<b>Origin/Client:</b> DCS/DOC
<b>Contract:</b>	OC-DPW-MDE-0022	
<b>Consultant:</b>	Alfred Benesch & Company, Inc.	
<b>Property:</b>	Enfield Correctional Institution, Enfield	
<b>Project Purpose:</b>	Water Storage Tank Replacement Project	
<b>Item Purpose:</b>	Task Letter #4A to compensate the consultant for geotechnical, survey, permit and design services for the construction of a new 500,000-gallon elevated multi-column tank with an associated control system that will be interconnected to the existing water system.	

Staff reported that in general this project involves the design of and construction of a new 500,000-gallon elevated multi-column tank with an associated control system that will be interconnected to the existing water system. The basis of design and construction for this project was developed as part of the site feasibility pre-design study completed by the consultant in January 2014 under TL #4. This project is intended to include completion of all permit requirements, survey support as well as the required site-civil engineering for the associated access road, lighting, utilities and storm water drainage.

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In June 2010, SPRB approved James Purcell Associates, Inc. (“JPA”) as one of six firms under the latest On-Call Multi-Discipline/General Engineering (“MDE”) Support Services consultant contracts. Since that time JPA has been acquired by Alfred Benesch & Company, Inc. (“ABC”).

Task Letter #4A is a new task letter and subject to SPRB approval because the cumulative value of task letters for this project exceeds \$100,000. The Construction Budget and total Project Budget had been established at \$900,000 and \$1,143,000 respectively. As part of this submission they have been revised to \$2,000,000 and \$2,272,500 respectively.

As detailed in the scope letter from ABC to DCS dated May 14, 2015 the contract is intended to compensate the Architect a total of \$201,800 for the following project scope: completion design documents required for the construction of a new 500,000-gallon elevated multi-column tank with an associated control system that will be interconnected to the existing water system; design of associated site improvements intended to include the associated access road, lighting, utilities and storm water drainage; associated topographical survey work as well as geotechnical engineering; completion of required DEEP, DPH and FAA permits; and limited construction administration services based on a 180 day project construction schedule.

Staff recommended that the Board suspend Task Letter #4A and request additional information regarding the project.

**OTHER BUSINESS**

**Discussion and Action – FY 2015 SPRB Annual Report.** Board members reviewed a final draft of the Annual Report to the Governor, prepared in accordance with Connecticut General Statutes §4b-2(1). Mr. Valengavich moved and Mr. Norman seconded a motion to approve the Annual Report for FY 2015 and transmit it to the Governor. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #15-220** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #15-220. The motion passed unanimously.

**PRB FILE #15-221** – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #15-221, pending receipt of additional project information. The motion passed unanimously.

**PRB FILE #15-225** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-225. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary