

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 11, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 11, 2011 in the State Office Building.

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

**Members Absent:** Mark A. Norman

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

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF October 3, 2011.** Mr. Pepe moved and Mr. Valengavich seconded a motion to approve the minutes of October 3, 2011. The motion passed unanimously.

### COMMUNICATIONS

Mr. Dillon transmitted copies of an email communication to the Board dated October 5, 2011 from Dr. Steven Goldblatt of Higganum, CT regarding the proposed exchange of parcels of land in Haddam.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 11 - 206      **Transaction/Contract Type:** RE / Conveyance of Property  
**Origin/Client:** DOT/DOT  
**Grantee:** Town of Fairfield  
**Property:** 2021 Cross Highway, Fairfield

**Project Purpose:** Conveyance of Property, Fairfield  
**Item Purpose:** Conveyance of land pursuant to Special Act No. 11-16 Section 3 comprising approximately 1.19-acres of unimproved wooded land for open space purposes.

Mr. Dillon reported that the conveyance includes approximately 1.19-acres of unimproved wooded land and is located at 2021 Cross Highway in the Town of Fairfield. The property is bounded to the North and West by Cross Highway, to the South by the Merritt Parkway and to the east by a private residence.

In August 2009 DOT notified the local legislative delegation of their intention to make this property "surplus" to the State's need. In 2011, the property was inserted into SA 11-16 as a legislative conveyance to the Town of Fairfield. The conditions of the conveyance were that the property remains as Open Space. In addition the deed

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contains reversion clauses should the State need the property for highway purposes, the Town of Fairfield does not use the property for its intended purpose or does not maintain ownership or leases said parcel.

DOT has agreed to release the parcel provided that the Non-Access Highway Line is maintained around the property roadway limits except for 120 LF of open access at the properties northwestern boundary to Cross Highway. This break is further depicted on the plan sheet provided by DOT. The legislative language requires the property to be conveyed for an administrative fee which DOT has determined to be \$1,000 for this transaction.

## ARCHITECT-ENGINEER - UNFINISHED BUSINESS

**PRB #** 10 - 295 **Transaction/Contract Type:** AE /Contract Amendment  
**Contract No.:** BI-NN-627-ENG **Origin/Client:** DPW/DDS  
**Project No.:** BI-NN-627, Contract Amendment #2  
**Consultant:** AECOM Technical Services, Inc.  
**Property:** Southbury Training School, 1461 South Britain Road (Route 172), Southbury

**Project Purpose:** Sewer Plant Closure and Pump Station, Southbury Training School, Southbury  
**Item Purpose:** Compensates Engineer for expanded construction administration services; credit associated with easement mapping services; and additional costs associated with redesign of the septic system in the Farm Area.

Mr. Dillon said that the Engineer's scope of services include the decommissioning and demolition of an existing water pollution control facility (WPCF) that involves the construction of a new mounded septic system for the "farm area", remediation of the sewer system inflow and infiltration onto the Main Campus, and construction of a new force main sewerage transfer system that is tied into the privately owned Heritage Village treatment plant and construction of a new submersible, explosion resistant wastewater pumping station equipped with a valve chamber, electrical and instrumentation equipment, exterior emergency power supply, new electrical service, sewage grinders and odor control. To facilitate closure of the WPCF, approximately 2,500 LF of the schools sewer line will be repaired. The Engineer must also incorporate the requirements contained in the executed sewer agreements between the State and Heritage Village Water Company and ensure compliance with DOT requirements for the construction of a sewer pipe crossing Route 172. In order, construction and total project budgets are approximately \$3,100,000 and \$4,190,000. Total projected cost will be funded by means of a \$4,000,000 DEP grant-in-aid under Special Act 1-1997, Section 32 (b) (1).

Mr. Dillon reported that because of modifications resulting from the Board's review, the subject contract amendment has been revised by the Department of Construction Services for AECOM Inc to provide expanded construction administration (CA) services at the Southbury Sewer Plant project. In general, AECOM will reduce the anticipated man-hours of the resident engineer from 1375 to 960 hours over the 13 month project. Based on the additional information and revised contract amendment, Mr. Dillon recommended approval of Contract Amendment #2 in the amount of \$117,636 which represents a 23% reduction in fees for a savings of \$35,000 to the State of Connecticut. This contract amendment covers \$115,000 in expanded CA services and \$2,636 in additional design services. The acceptance of this revised amendment would reduce the amount of contractual CA services from \$150,000 to \$115,000.

**PRB#** 11-138 **Transaction/Contract Type:** AE / Contract Amendment  
**Project Number:** BI-CTC-401 **Origin/Client:** DPW/CTC  
**Contract:** BI-CTC-401-ARC, Contract Amendment #2  
**Consultant:** Fletcher-Thompson, Inc.  
**Property:** Three Rivers Community College, Norwich

**Project Purpose:** Consolidation of Three Rivers Community College  
**Item Purpose:** A/E Contract Amendment #2 to compensate the architect for additional construction

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administration services, state permit requirements, and an additional design scope related to window and stair replacement.

Mr. Dillon said that this item was initially on the Board's agenda July 11, 2011 when the Board requested additional information from DCS on project scope, lately received from the Department of Construction Services and the Architect; Fletcher Thompson Inc., provided in an email dated August 26, 2011. Mr. Dillon recommended approval of Contract Amendment #2 in the amount of \$126,515 which represents a savings of \$1,400 to the State of Connecticut. Based on the information provided by the Architect and the subsequent review of the billings it appears that this is a fair compromise between the work completed and the additional scope and travel encumbered by the landscape architect for extended project construction administration (CA) services. The acceptance of this revised amendment would reduce the amount of CA services billed by the Landscape Architect from \$16,000 to \$14,600 which amounts to an 8.75% reduction in fees.

The project scope includes the construction of 179,000± GSF of new academic/office/support space, the renovation of 101,100± GSF of existing building area and construction of a new 16,000± SF Central Utility Plant for a total project area of approximately 295,600 GSF. Off-site work includes the widening of the New London Turnpike and intersection improvements. Construction and Total Project Budgets are \$65,130,000 (\$220/GSF) and \$88,824,198 (\$300/GSF of building area), respectively.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

**Mileage and Meeting Fee:** Mr. Valengavich moved and Mr. Pepe seconded a motion to approve meeting and mileage fee to Mr. Greenberg, Mr. Millstein and Mr. Josephy for an October 7, 2011 site inspection in Hartford. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #10-295** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #10-295. The motion passed unanimously.

**PRB FILE #11-138** - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #11-138. The motion passed unanimously.

**PRB FILE #11-206** - Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #11-206. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary