

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 13, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 13, 2015 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Bruce Josephy, Secretary

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

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF OCTOBER 5, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 5, 2015. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated October 1, 2015 listing property acquisitions, not in excess of \$5,000, processed during the month of September 2015.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

**PRB #** 15-229      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 170-3155-087  
**Grantor:** Yalesville Properties, LLC  
**Property:** 120 Church Street, Wallingford  
**Project Purpose:** New Haven – Hartford – Springfield Rail Corridor Project  
**Item Purpose:** Acquisition for highway purposes of 2,015±SF of land, a 15,267±SF temporary construction easement for bridge construction and a 9,826±SF temporary construction access easement.

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Staff reported that DOT is planning to improve the portion of the Amtrak rail corridor between New Haven and Springfield. It is intended that by 2030, there will be up to 25 daily round trip trains between New Haven and Springfield. Total funding (state: 46%, and federal: 54%) of \$262.8 million is required for upgrading the infrastructure, platforms and stations between New Haven and Hartford. The track improvements will increase top speed to 110 mph and restore the second mainline track.

PRB #15-229 affects a 10.42 acre parcel zoned I-40 (commercial/industrial), and the grantor will be compensated for 3 takings. The property has an industrial building leased to the Door of Hope Community Church; also Hummingbird Heliport, a transport business with a helicopter pad. The takings will not affected the improvements.

DOT estimated compensation at \$9,250 based on an appraisal by DOT staff, which relied on 3 recent sales of vacant industrial land located within a 2.5 mile radius of the subject property in Wallingford that ranged from \$60,647/acre to \$160,319/acre. For the 10.42 acre subject, DOT estimated site value at \$835,000, or \$80,000/acre, which is \$1.84/SF. The recommended compensation to the grantor is \$9,250.

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 damage award of \$9,250 is well supported by the DOT appraisal report valuing the vacant industrial land at \$1.84/SF.

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

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

<b>PRB#</b>	<b>15-232</b>	<b>Transaction/Contract Type:</b>	AE / Contract Amendment
<b>Project Number:</b>	BI-RW-295	<b>Origin/Client:</b>	DCS/ECSU
<b>Contract:</b>	BI-RW-295-CA		
<b>Consultant:</b>	Turner Construction Company		
<b>Property:</b>	Eastern Connecticut State University, Willimantic		
<b>Project Purpose:</b>	Fine Arts Instructional Center Project		
<b>Item Purpose:</b>	Contract Amendment #1 to compensate the consultant for additional construction phase support services required for the oversight and coordination of occupancy and move related activities.		

This project involves the development of an academic program to focus the arts into the university's everyday life. The proposed structure will house the entire fine arts program for the campus. It will contain public space for gathering, display of student and traveling art programs as well as support space for various programs contained within the building. A main focus within the building are three performance spaces, an auditorium to seat 1,100, a proscenium theatre to seat 350 and a black box space with seating of 150. Additionally it will have support spaces, classrooms and faculty offices as well as a Lobby that will include a Cafe, Gift Shop and Student Lounge and Galleries Areas. The total program space is estimated to be 135,612 square feet. This project will be designed and constructed in accordance with all applicable State Regulations and the CT DPW High Performance Building Guidelines revised in May 2010 (including Building Commissioning and Integrated Design) and will be submitted to receive LEED Silver Certification from the U.S. Green Building Council.

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In July 2010 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Owner’s Representative Consultant Teams related to the ECSU Fine Arts Instructional Center Project. In August 2013 as PRB File #13-178 for Turner Construction Company (“TCC”) in the amount of \$2,131,079. The approved compensation rate for this basic service was \$1,943,969 plus an additional \$187,110 for special service and/or sub-consultants. The basic service fee is equivalent to 3.10% of the construction budget estimated at \$62,627,200.

Contract Amendment #1 is being requested to compensate TCC \$70,000 for additional construction administration support for the coordination and oversight of move management and relocation services from October through December 2015. This effort will primarily be focused on the relocation of units from various ECSU locations into the new Fine Arts Instructional Building. The proposed fee is segregated into \$48,000 for staffing services and \$22,000 for insurance, reimbursable expenses and OH&P.

Staff recommended that the Board suspend Contract Amendment #1 and request additional information on this Amendment regarding the proposed fee and scope of services.

<b>PRB#</b>	<b>15-233</b>	<b>Transaction/Contract Type:</b> AE / Contract Amendment
<b>Project Number:</b>	BI-FP-11	<b>Origin/Client:</b> DCS/DESPP
<b>Contract:</b>	BI-FP-11-DBCA	
<b>Consultant:</b>	Tecton Architects, P.C.	
<b>Property:</b>	Various Locations, Statewide	
<b>Project Purpose:</b>	New Regional Fire Training Schools	
<b>Item Purpose:</b>	Contract Amendment #1 to compensate the consultant for expanded construction administration services at the Fairfield and Burrville Regional Fire Training School Projects.	

Staff reported that the project involves the required architectural and engineering services for the design and construction of five new regional fire training schools in Burrville, Fairfield, Willimantic, Beacon Falls and Cheshire. The planned construction and renovation work at each site will be consistent with Facilities Study prepared as part of the CT State Fire Fighter Educational Committee Report. The classroom buildings will meet all of the State’s threshold building requirements and endeavor to be LEED Silver certified. The original RFP for the project identified two schools for the DBCA contract but due to various factors such design similarities, program requirements and increased funding; DCS revised the contract to include DBCA services for five locations.

In August 2011 the Department of Construction Services (“DCS”) selected Tecton Architects, P.C. (“TAC”) as the most qualified firm for this work. The Board approved this contract in March 2013 under PRB #13-039 for a Design Build Criteria Architect Consultant Services for the development of the D-B Criteria through the completion of Project Design Oversight. The total compensation rate for the approved project was \$440,630 with basic services and special services accounting for \$426,630 and \$14,000 respectively. Whereas the approved basic service fee was equivalent to 1.01% of the construction budget which is well below the established guideline rate of 2-3% but did not include the CA phase and is also indicative of the redundant nature of the design at the various locations.

The proposed Contract Amendment is intended to compensate the consultant for expanded CA services at the Fairfield Regional Fire Training School Project (BI-FP-14) and the Burrville Fire Training School

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Project (BI-FP-13). In general, the expanded CA services to be provided by TAC area as follows for each project:

- 480 hours at a maximum of 10 hours per week of on-site construction inspection.
- 240 hours at a maximum of 5 hours per week of A/E Management support services.
- 80 hours of project close-out within the 90 day substantial completion timeframe.
- TAC attend run bi-weekly project meetings, review/approval of project schedules, periodic payment requests, lien waivers and project budget.
- Collect DCS project submittal requirements, prepare monthly reports, review contractor progress, schedule and observe special inspections as required.
- Coordinate commissioning services with VanZelm Engineers as a sub-consultant to TAC.
- Coordinate all State Code Inspections as required.
- Provide weekly reports on conformance with approved D-B Program Criteria.

The total requested fee is \$293,085 which has been established as \$145,512 for the Fairfield Project and \$145,573 for the Burrville Project against a bid contract value of \$10,582, 247 for Fairfield and estimate of \$11,000,000 for Burrville. These fees are equivalent to approximately 1.40% of the construction budget for each project.

Staff recommended that SPRB approve this contract amendment for Tecton Architects, P.C. to provide expanded construction administration services at the Fairfield and Burrville Fire Training Schools Projects.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-229** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-229. The motion passed unanimously.

**PRB FILE #15-232** – Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #15-232, pending receipt of additional project information. The motion passed unanimously.

**PRB FILE #15-233** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-233. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary