

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 15, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 15, 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 8, 2015. Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of October 8, 2015. The motion passed unanimously, except for Mr. Norman who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-239 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 058-327-006
Grantor: Stephen Woodruff
Property: 901 State Route 12, Groton
Project Purpose: Crystal Lake Road Reconstruction Project
Item Purpose: Acquisition for highway purposes of 28±SF of land, a 1,027±SF slope easement, a 661±SF multi-use trail construction and maintenance easement, 297±SF drainage right of way and additional compensation for the value of vegetation.

This project is for the reconstruction and widening of 2,050 feet of Crystal Lake Road from Military Highway to Route 12 in Groton, the realignment of Military Highway with the Navy Base Main Entrance, new signal construction, and the construction of 4,000 feet of multi-use trail. DOT and town records document approximately 10 accidents per year (primarily rear-end collisions) at the intersection of Crystal Lake Road and Military Highway. The project will also address the need for expanded non-

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motorized travel facilities (bike trail) between the U. S. Naval Submarine Base/Submarine Force Library and Museum and the residential areas along Route 12.

PRB #15-239 affects a 1.33 acre parcel zoned MNDD (commercial), and located on the west side of CT Route 12 and the south side of Crystal Lake Road, Groton. The current use of the property is for a U-Haul business. The grantor will be compensated for 4 takings as indicated above. The takings will not affected the improvements. On 8/24/15, DOT completed an Estimate of Compensation, which are used by DOT for simple acquisitions that do not impact remaining land, buildings or site improvements. Damages were estimated to be \$5,400. The owner believed his property to be worth more than \$5.00/SF determined by DOT. He initially requested \$13,000 in compensation; and finally indicated he would accept \$8.00/SF, or \$8,500 in compensation.

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. Staff research of vacant land sales in Groton indicates that \$8.00/SF is within the range of values for vacant land sales of less than 5 acres that occurred between 1/1/2012 and 9/30/2015.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

DAS Deputy Commissioner Pasquale J. Salemi joined the meeting at 9:45 a.m.

Mr. Valengavich moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB# **15-241** **Transaction/Contract Type:** AE / New Contract
Project Number: BI-FP-14 **Origin/Client:** DCS/DESPP
Contract: BI-FP-14-DB
Property: 205 Richard White Way, Fairfield
Project Purpose: New Regional Fire Training School– D-B Agreement

Statutory Disclosure Exemption: 1-210(b)(24)

The Board and Deputy Commissioner Salemi commenced its discussion of the above referenced contract at 9:46 a.m. DAS Commissioner Melody A. Currey joined the meeting at 9:50 a.m. The discussion continued until 10:05 a.m.

Mr. Valengavich moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB# **15-240** **Transaction/Contract Type:** AE / New Contract

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Project Number: BI-2B-381 **Origin/Client:** DCS/DCS
Contract: BI-2B-381-ARC
Consultant: Amenta/Emma Architects, P.C.
Property: State Office Building, 165 Capitol Avenue, Hartford
Project Purpose: State Office Building Renovation & New Parking Garage Project
Item Purpose: New contract to compensate the consultant for the development and completion of schematic level design documents for the renovation of the State Office Building, new Buckingham Street Parking Garage and associated public improvements.

Commissioner Currey and Deputy Commissioner Salemi discussed the State Office Building Renovation & New Parking Garage Project. In general this project involves the design and construction for the complete renovation of the existing State Office Building (“SOB”) located at 165 Capitol Avenue in Hartford. The overall project is envisioned to include the complete restoration of the 350,000 GSF state office building, the demolition of the Buckingham Street Parking Garage, construction of a new parking garage, various internal site improvements and public space enhancements. The SOB was originally built in 1931 and is a limestone clad structure with two partial basements, a ground floor access level and five upper floors. The overall project is also envisioned to include additional improvements such as a new surface parking lot, creation of a public plaza, streetscape enhancements and various ADA upgrades.

PRB #15-240 is for Amenta/Emma Architects, P.C. (“AEA”) to provide Architect/Engineer Consultant Design Team Services for the completion of “Programming and Schematic Design Phase Services” as required for the State Office Building Renovation and New Parking Garage Project. The overall scope of this contract is intended to compensate AEA for the initiation and completion of the schematic design and programming phase. This design phase will enable AEA to key the project program around three primary agencies: Office of the Attorney General, Office of the State Comptroller and the Office of the State Treasurer. The project scope will also focus on design standards to achieve initial programming data (20% offices, required conference rooms, support space, shared space and public access), new municipal utility connections, new MEP and life safety systems, installation of all new code compliant plumbing and electrical services as well as a new food servery area. The project will also include the restoration of the limestone panels, roof replacement, new exterior windows, renovation’s to the existing courtyard and all of the required coordination with the State Historic Preservation Office.

AEA is proposing to provide schematic level basic services consisting of: Architecture, Civil Engineering, Landscape Architecture, Structural Engineering, MEP Engineering, Technology Consulting, Sustainability, and Cost Estimating. DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved at the September 2015 Meeting of the State Bond Commission.

Staff recommended the Board approve the Contract for Amenta/Emma Architects, P.C. to provide consulting services required for the schematic design phase level required for the State Office Building Renovation and New Parking Garage Project.

Commissioner Currey left the meeting at 10:20 a.m.

Mr. Valengavich moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

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Property: 205 Richard White Way, Fairfield
Project Purpose: New Regional Fire Training School– D-B Agreement

Statutory Disclosure Exemption: 1-210(b)(24)

The Board and Deputy Commissioner Salemi continued the discussion of the above referenced contract at 10:20 a.m. Mr. Salemi left the meeting at 10:30 a.m. The discussion concluded 10:35 a.m.

Mr. Valengavich moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-239 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-239. The motion passed unanimously.

PRB FILE #15-240 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-240. The motion passed unanimously.

PRB FILE #15-241 – Mr. Valengavich moved and Mr. Norman moved seconded a motion to approve PRB File #15-241. The motion passed unanimously.

The meeting adjourned.

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