

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 7, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 7, 2011 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 November 1, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 1, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 11 - 218 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DPW / DSS-BRS
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease at 9:33 a.m. and concluded at 9:53 a.m.

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

OPEN SESSION

PRB # 11 - 222 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 131-198-015
Grantor: Jacalynn Sorbo

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 7, 2011

Page 2

Property: 1073 Mount Vernon Road, Southington, CT

Project Purpose: Reconstruction of Mount Vernon Road Project

Item Purpose: Acquisition of approximately 1,100 SF for highway purposes, 1,440 SF easement to slope and additional compensation for the contributory value of site improvements.

This project will reconstruct and widen a portion of Mount Vernon Road to a uniform width of 30' from an area 350 feet south of West Center Street to 350' north of Roaring Brook Drive. Sight lines at intersections will be improved. To improve drainage, ditches will be constructed along the west side of Mount Vernon Road and additional catch basins and adequate sized pipes will be installed. Whitman Road will be reconstructed. The total project cost estimate is \$6,309,300. DOT developed a property value estimate of \$144,650 for 38 acquisitions. All but 2 are estimated to cost less than \$10,000 to acquire.

Mr. Dillon said that the subject property at 1073 Mount Vernon Road is 1.04± acres improved with a single family residential dwelling and other associated improvements. The zone is R-20/25. The takings will not significantly affect the dwelling, access driveway, or remaining site improvements.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. DOT established a rate of \$4.90/SF for this taking. The Grantor will be compensated \$9,100 for the land, easements & drainage area. Mr. Dillon 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 acquisition value is supported by available market data and the EOC report prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 11-228 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-JA-217 **Origin/Client:** DPW/DOC
Contract: BI-JA-217-R-2, Contract Amendment #7
Consultant: Hoffman Architects, Inc.
Property: York Correctional Institute, Niantic

Project Purpose: Exterior Masonry and Building Envelope Repairs
Item Purpose: A/E Contract Amendment #7 to compensate the architect for additional and expanded construction administration services related to Phases I through V of the project. More specifically involving the investigation, identification, evaluation, design and administration of various hidden construction defects identified at the operating facility.

Constructed between 1992 and 1996, York Correctional Institution is comprised of 20 high security residential structures and miscellaneous operational support structures that house approximately 1400 inmates and a staff of 500± personnel on 425-acres. The structures are built with a concrete masonry block veneer which has exhibited a significant number of cracks and fractures in addition to roofs with water penetration problems.

Since the initial project approval the Board has reviewed and approved the Architect's Contract with Hoffman Architects, Inc. (HAI) and six (6) contract amendments for the purpose of evaluating and investigating the nature and causes of the masonry cracks and to develop schematic design recommendations and cost estimates to remediate this problem.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 7, 2011

Page 3

Contract Amendment #7 is intended to revise the HAI contract from \$2,659,568 to \$3,104,059 for an additional fixed fee contract amount of \$444,491. The overall contract amendment has been requested based upon the following scope revisions:

- Additional expanded CA services and a schedule revision increasing the oversight from 36 weeks to 52 weeks. The 36 weeks was budgeted at \$541K and the contract will be increased to \$791K or \$250,235 for the additional project duration.
- Additional services related to the investigation and evaluation of existing conditions, issuing contract directives, responding to RFIs and expediting construction activity due to the hidden deficiencies at the facility. This work will now be completed at the Project Executive/Director Level to expedite the required approvals due to constraints of working within an operating institution. This portion of the contract also requires that HAI now provide continuous on-site construction administration services from the staff level. These services will be provided for a fee of \$194,256.

HAI has also provided DCS a revised proposal dated October 2011 in which they further detailed the breakdown of the expenses needed to provide the services as detailed in the amended scope for the project. Mr. Dillon recommended that the Board approve Amendment #7 for HAI to provide expanded construction administration and additional services to supplement DCS as part of the ongoing investigation, evaluation and renovations of the York Correctional Center.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #11-218 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-218. The motion passed unanimously.

PRB FILE #11-222 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #11- 222. The motion passed unanimously.

PRB FILE #11-228 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-228. The motion passed unanimously.

The meeting adjourned.

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