

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 19, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on November 19, 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 NOVEMBER 12, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 12, 2015. The motion passed unanimously.

COMMUNICATIONS

PRB Files #15-202 & #15-227, DAS/Board of Regents for Higher Education, Naugatuck Community College, Danbury Campus. At the direction of Chairman Greenberg, SPRB Staff is returning the referenced proposed lease agreements to DAS as requested in a November 18, 2015 memorandum to the State Properties Review Board from DAS Leasing Administrator Shane Mallory.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-254 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 102-325-001
Grantor: One Westport Avenue, LLC
Property: 49 ½ East Avenue, Norwalk
Project Purpose: Intersection Improvements at U.S. Route 1 and Westport Avenue Project
Item Purpose: Administrative settlement for the acquisition for highway purposes of 558 ± SF of land, 852 ± SF of defined easement area, a 731± SF temporary construction easement and additional compensation for the replacement of a sign base and landscaping.

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At intersection of Routes 1 and 53, Norwalk, this project is designed to improve safety and traffic operations by providing an exclusive eastbound left turn lane from Route 1 onto East Avenue. The improvements include widening along the northern side of Route 1 and minor widening at the corners of Route 53. Minor drainage adjustments will be required to move catch basins to the new curb locations. A retaining wall will be needed at the northeast corner of the intersection. DOT estimates 6 takings will cost approximately \$600,000; and construction costs will be \$1.2 million, with an 80% federal reimbursement.

The property at 49 ½ East Avenue is 0.25 acres improved with a former residence converted to a 2,547 SF commercial office building, with paved parking in the rear that is accessible from Route 1. There is a medical office (owner) on the first floor and hair salon on the second floor. The driveway from Route 1 is shared with the abutter to the north. The zone is EVD (East Avenue Village District) and the current use is deemed the highest and best use. 558 SF will be taken at the southwest corner of the property, at the intersection of Routes 1 and 53. Adjacent to the land taking is a defined easement for highway purposes affecting 852 SF. Adjacent to that is a taking of 731 SF for a temporary construction easement for constructing a 3 foot high retaining wall due to elevation changes at the intersection of East Avenue and Westport Avenue. Additionally, the owner will be compensated for a row of shrubbery, maple and oak trees, and a sign base. Based on the appraisal completed by Norman R. Benedict (6/15/2015), property value was estimated at \$598,000 (site value only: \$329,000) and all of the permanent damages were attributed to a decrease in site value, with no severance award. Total damages in the amount of \$53,500 were recommended. The parties agreed to a settlement in the amount of \$56,500.

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 damages are supported by the appraiser's opinion of value, and the negotiated settlement is a reasonable accommodation that will result in a "friendly" taking rather than in condemnation proceedings.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-259	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-CTC-467	Origin/Client:	DCS/BOR
Contract:	BI-CTC-467-CA		
Consultant:	Whiting-Turner Contracting Company		
Property:	Norwalk Community College, Richards Avenue, Norwalk		
Project Purpose:	Norwalk Community College Phase III Master Plan Improvements Project		
Item Purpose:	New contract to compensate the consultant for construction administration from the design development phase through the completion of construction phase services inclusive of associated project commissioning requirements.		

In general this project involves the last phase of planning and upgrades for Norwalk Community College. Under this Phase III project, new construction and building renovations will be completed at various areas throughout the campus. The project will include a building addition for a new student center, food service/kitchen and dining area at the West Campus Building as well as a raised pedestrian bridge to connect the East and West Campus over Richards Avenue. The building addition is proposed to be approximately 7,700 GSF and incorporate an additional 7,900 GSF of contiguous building improvements.

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The pedestrian bridge is envisioned to be an enclosed structure of approximately 3,000 GSF and provide stairwell and ADA accessible elevator connections. Building interior renovations will occur at both campuses and focus on library renovations, theater improvements and upgrades within the educational culinary laboratory space. The East Campus building renovations are planned to include over 7,200 GSF of renovations to existing campus facilities as well as 7,000 GSD of new building addition areas to convert the theater into a state of the art venue and provide the required support services such as loading docks, dressing rooms and storage areas. All work is envisioned to be completed while maintaining the non-interrupted daily operations of the college.

On April 30, 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administration Consultant Teams related to the Norwalk Community College Phase III Master Plan Improvements Project. DCS elicited ten responses to the advertisement of which all but one of the respondents were considered “responsive”. After completion of the internal review process four firms were selected for short-listed interviews. These firms were as follows, Newfield Construction, Inc., Turner Construction Company, Whiting-Turner Contracting Company and LiRO Program and Construction Management, P.C. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS approved the selection of Whiting-Turner Contracting Company (“WTC”) as the construction administrator for this project.

PRB #15-259 is a contract is for Construction Administration Consultant Team Services for the completion of the Norwalk Community College Phase III Master Plan Improvements Project from the initiation of the design development phase until the completion of construction. The overall compensation rate for this basic service is \$1,083,548 with an additional \$102,195 for special services. As such the total project fee is \$1,185,743. The special services detailed in the project scope are completely focused on project commissioning requirements. DCS has confirmed for SPRB that funding is available for this contract pursuant to a January 2013 Bond Commission Approval.

Staff recommended that the Board approve the Contract for Whiting Turner Contracting Company to provide design phase support and construction administration services related services at the Norwalk Community College Phase III Master Plan Improvements Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-254 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-254. The motion passed unanimously.

PRB FILE #15-259 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-259. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary