

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 21, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 21, 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

Members Absent: 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 10 and November 14, 2011. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of November 10 and November 14, 2011. The motion passed unanimously.

COMMUNICATIONS

Mr. Dillon received an email from John Woods of Essex, dated November 20, 2011 concerning the proposed transfer of state land in Haddam, copies of which were provided to the Board.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 239 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 131-198-035
Grantor: Edward J. LaRossa
Property: 22 Brentwood Drive, Southington, CT

Project Purpose: Reconstruction of Mount Vernon Road Project
Item Purpose: Acquisition of approximately 300 SF for highway purposes, 2,000 SF easement to slope, 425 SF temporary construction easement, a 550 SF drainage right of way and additional compensation for the contributory value of site improvements.

Ms. Goodhouse said that this is another in the series of DOT acquisitions concerning the Reconstruction of Mount Vernon Road, Southington. To improve safety, this project will reconstruct and widen a portion of Mount

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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.

The subject property at 22 Brentwood Drive is 2.83 acres improved with a single family residential dwelling. The zone is R-80. The takings will not significantly affect the dwelling or 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 \$2.25/SF for this taking. The total damages are \$5,800.

Ms. Goodhouse recommended Board approval. 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.

PRB #	11 - 240	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	171-305-017		
Grantor:	City of New Britain (Fairview Cemetery)		
Property:	120 Smalley Street, New Britain, CT		

Project Purpose:	New Britain/Hartford Busway
Item Purpose:	Acquisition of approximately 1,223 SF for highway purposes, two temporary construction easement comprising 2,599 SF and 1,469 SF each, 1,096 SF easement to slope and an easement to install 45 SF of split rail fence.

Ms. Goodhouse said that this purchase is for the New Britain-Hartford Busway, which is a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. DOT has 120 acquisitions (partial and total takings) planned. The City of New Britain owns Fairview Cemetery, which comprises 64.91 acres, more or less, and the Busway will follow the State of CT's rail line through the cemetery.

DOT proposes to compensate the City of New Britain \$5,100 based on an Estimate of Compensation dated 1/28/2011, prepared by DOT Appraiser Raymond Boucher.

Ms. Goodhouse recommended Board approval. 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 reasonably supported by the Estimate of Compensation prepared by Raymond Boucher as of January 28, 2011.

REAL ESTATE- UNFINISHED BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB# 11-234 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-CTC-426 **Origin/Client:** DCS/CTC
Contract: BI-CTC-426 -CAc
Consultant: Downes Construction Company, LLC
Property: Tunxis Community College, Farmington

Project Purpose: Phase II Campus Development Project

Item Purpose: New contract for the consultant to provide construction administration services and commissioning during the Phase II Campus Development Project.

Mr. Dillon reported that this project consists of an academic program focused on Building 600 at the Tunxis Community College Campus. The project will involve the construction of approximately 56,000 SF of new classroom and office space inclusive of selective demolition, associated site work and miscellaneous building additions. The overall construction will involve the development of a 3-story structure and improvements to adjacent buildings which will require the use of phasing components and swing space to minimize disruptions during the construction program.

Mr. Dillon said that the subject contract is for Construction Administration Services during the construction phase of the project. The compensation rate for this basic service is \$551,400 plus an additional \$46,987 for commissioning consulting services. As such the total proposed contract is \$598,387 for construction phase administration services.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to PA 07-7 at the July 29, 2011 Bond Commission Meeting.

Mr. Dillon recommended that the Board suspend consideration of the contract pending the receipt of additional information from DCS related to the rate of compensation.

PRB# 11-238 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-JA-445 **Origin/Client:** DCS / DOC
Contract: OC-DPW-CA-0007 Task Letter #1
Consultant: Downes Construction Company, LLC
Property: Bridgeport Correctional Center

Project Purpose: Renovations to the North Wing of Bridgeport Correctional Center

Item Purpose: Task Letter #1 to compensate the consultant for construction administration services.

Mr. Dillon reported that the Bridgeport Correctional Center North Wing Renovation Project involves the complete renovation of 17,600 SF 3 story brick building that was constructed in 1959 and is currently used as inmate housing. The renovation project will encompass all new mechanical/electrical/plumbing (“MEP”) systems, a new roof, exterior security windows, visiting and dining areas in addition to a new and modernized security system.

This task letter will authorize Downes Construction Company LLC (“DCC”) to provide full time construction administration services and limited MEP oversight during the construction project which is scheduled for the duration of approximately 52-weeks. The contract with the Architect was executed in June 2007 with Bianco Giolitto Weston Architects Inc now known as Northeast Collaborative Architects Inc. DCS did not procure design phase CA services for this project. In order, construction and total project budgets are \$6,750,000 and \$8,800,000.

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Mr. Dillon recommended approval of the item. The maximum allowable fee under the DCS guidelines for CA services is 5% of the project construction budget. The overall fee for this project is 4.3% which appears to be acceptable based on the scope and information provided.

OTHER BUSINESS

Discussion of State Facilities. Mr. Donald J. DeFronzo, Commissioner of the Department of Administrative Services and Mr. Shane Mallory, Administrator of DAS Leasing joined the meeting at 10:05 a.m. Commissioner DeFronzo briefed the Board concerning on-going DAS efforts to assess and satisfy the space needs of various state agencies. He thanked the Board for their cooperation in working with the Department of Construction Services and the Office of Policy & Management on these initiatives. The Commissioner and Mr. Mallory left the meeting at 10:30 a.m.

The Board took the following votes in Open Session:

PRB FILE #11-234 - Mr. Norman moved and Mr. Pepe seconded a motion to suspend PRB File #11- 234, pending receipt of additional information regarding the project. The motion passed unanimously.

PRB FILE #11-238 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11- 238. The motion passed unanimously.

PRB FILE #11-239 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11- 239. The motion passed unanimously.

PRB FILE #11-240 - Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #11- 240. The motion passed unanimously.

The meeting adjourned.

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