

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 12, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 12, 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 December 5, 2011.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 5, 2011. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 11 - 256 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 097-094-003  
**Grantor:** Sally Carr Hannafin, et al  
**Property:** 10 North Street, Norfolk, CT

**Project Purpose:** Rehabilitation of Bridge No. 05243 Route 272 over Wood Creek  
**Item Purpose:** Acquisition of approximately 1,768 SF for highway purposes, 3,025 SF temporary construction easement and additional compensation for the contributory value of site improvements.

Ms. Goodhouse said that this DOT project will rehabilitate the existing bridge over Wood Creek, which was built in 1956 as a single span structure comprised of a corrugated metal plate arch set upon stub concrete footings. The curb-to-curb width of the travel way on the bridge is 41 feet. The design for bridge repairs will address some minor structural deficiencies. The existing concrete stub footings will be raised approximately 12 inches to encapsulate deteriorated areas of the plate arch. The masonry walls will be repointed, and the pipe railings will be replaced. The roadway at the bridge site is not being altered. The architectural character of the bridge is being retained. The new reinforced concrete will be faced with cut stone taken from the current masonry retaining walls.

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Information provided by DOT indicates the construction estimate is \$1,500,000 and the acquisition budget is \$75,000. The recent report on vouchers under \$5,000 shows that DOT processed 3 vouchers for this project in November, 2011.

Ms. Goodhouse reported that the subject property at 10 North Street, Norfolk is 10.93 acres of residentially zoned (VR) land. No improvements other than vegetation will be affected by the project. 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. The table shows the valuation.

ACQUISITION ITEM	VALUATION	COST
Land	1,768 SF x \$2.50/SF	\$4,420.00
Value of vegetation taken	Lump sum	750.00
Temporary Construction Easement	3,025SF x \$2.50/SF x 10% x 2.0 years	\$1,512.50
TOTAL COST	\$6,682.50, Rounded to:	\$6,700.00
Negotiated Settlement	Increase of \$3,300 for vegetation	\$10,000.00

Ms. Goodhouse 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 value is supported by the EOC report prepared by DOT for the FHWA, and the negotiated cost increases the payment for loss of vegetation to approximately \$4,050, which is 0.3% of the \$1.19 million site value, and seems a reasonable compromise.

**PRB #** 11 - 258 **Transaction/Contract Type:** RE / Voucher

**Origin/Client:** DOT / DOT

**Project Number:** 131-198-004

**Grantor:** Jody D. Murphy, Trustee

**Property:** 971 Mount Vernon Road, Southington, CT

**Project Purpose:** Reconstruction of Mount Vernon Road Project

**Item Purpose:** Acquisition of approximately 910 SF slope easement, 455 SF temporary construction easement and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that to improve safety, 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.

The subject property at 971 Mount Vernon Road is 1.34 acres improved with a single family residential dwelling. The zone is R-20/25. The takings will not affect the dwelling, parking, or site improvements except as noted on the right of way survey.

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. The table shows the negotiated settlement.

ACQUISITION ITEM	VALUATION	COST
Slope Easement	910 SF x \$3.95/SF x 20%	\$718.90
Temporary Work Area	455SF x \$3.95/SF x 10% x 2 years	\$359.45
Contributory Value of landscaping & natural vegetation	2.5% of site value	\$5,800.00

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<b>TOTAL COST</b>	<b>\$6,878.35, say</b>	<b>\$6,900.00</b>
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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. The increase in the award includes additional compensation for affected plantings on the property's boundary with West Center Street, which became apparent when the slope easement area trees were marked.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**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 Board reviewed this contract at the November 21, 2011 meeting and at that time the compensation rate for this basic service was \$551,400 plus an additional \$46,987 for commissioning consulting services. As such the total proposed contract was \$598,387 for construction phase administration services.

Based on the results of the Board's review and a meeting held with SPRB staff, Mr. Dillon recommended Board approval of the DCS re-negotiated contract with Downes Construction Company. The revised contract now proposed by DCS reduces the overall fee from \$598,387 to \$563,947 which amounts to a savings of \$34,440 to the State of Connecticut.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 11-251 **Transaction/Contract Type:** AE / New Contract  
**Project Number:** BI-JD-299 **Origin/Client:** DCS/JD  
**Contract:** BI-JD-299 -CA  
**Consultant:** Hoffman Architects, Inc.  
**Property:** New Haven Courthouse GA #23

**Project Purpose:** Exterior Restoration to New Haven Courthouse GA #23  
**Item Purpose:** New contract for the consultant to provide construction administration services during the Phase I Courthouse Restoration Project.

Mr. Dillon reported that this project incorporates structural renovation Project #BI-JD-281A into Project #BI-JD-299. The incorporation of the former project includes the architect of record Hoffman Architects ("HAI") as a sub-consultant to the current Architect of Record JCJ Architecture Inc. ("JCJ"). The New Haven Courthouse

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contains a gross building area of 600,000± SF and was constructed in 1914. The facility is on both the State and National Historic Registers and therefore, all restoration work must comply with the standards of the CT Historical Commission and Secretary of the Interior. The combined project will be undertaken in three phases.

*Phase I* – Based on contract documents completed by HAI on 04/20/2007, the 1<sup>st</sup> phase of the project includes repairs to the monumental staircase and deteriorated plaster soffits and marble column capitols that front Elm Street and restoration of the side entry cornice fronting Church Street (structural repairs). HAI will also review current on-site conditions, codes, manufacturers' requirements, etc. and incorporate any modifications that are necessary into the previously completed contract documents. HAI has also been contracted to provide construction administration services for the above work. JCJ will design and administer the restoration of the courthouse doors and windows and the removal of any hazardous materials. JCJ will prepare a separate bid package for Phase I. The estimated construction cost of this phase is \$3,200,000.

This contract PRB #11-251 is for Construction Administration Services during Phase I of the project. The compensation rate for this basic service is \$188,420 which amounts to 5.9% of the construction budget. This scope of construction administration services is in addition to the previously approved contract amendment under PRB #09-117 to compensate JCJ for \$145,000 and their sub-consultant Hoffman Architects \$45,000 for Phase I CA services. As such the total CA fees for JCJ and HAI are \$145,000 and \$233,420 which amount to 4.5% and 7.3% of the construction budget respectively.

Mr. Dillon recommended that the Board suspend taking action on this contract to enable DCS to provide additional information related to the overall fee for HAI to provide CA Services and the possible duplicative scope and effort when compared to PRB #09-117. The Board indicated that DCS should provide SPRB additional information to any possible conflicts or contractual issues that may arise since HAI is currently under contract with JCJ and will be working for DCS under a separate contract as the construction administrator.

**OTHER BUSINESS**

**Reimbursement of meeting and mileage fee.** Mr. Valengavich moved and Mr. Norman seconded a motion to reimburse Mr. Pepe for his December 10, 2011 site inspection in New Milford of PRB #11-252-A. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #11-256** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-256. The motion passed unanimously.

**PRB FILE #11-258** – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #11- 258. The motion passed unanimously.

**PRB FILE #11-234** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-234. The motion passed unanimously.

**PRB FILE #11-251** – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #11-251 pending receipt of additional information related to the project.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary