

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 3, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 3, 2013 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 SEPTEMBER 26, 2013.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of September 26, 2013. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

### COMMUNICATIONS

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 13-206 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 083-258-001  
**Grantor:** D'Amato Investments, LLC  
**Property:** 746-762 Boston Post Road, Milford  
**Project Purpose:** Reconstruction of Bridge No. 00330 Route 1 over Wepawaug River Project  
**Item Purpose:** Acquisition of a 1,667± SF temporary construction easement, 194± SF slope easement and severance for the temporary loss of five parking spots.

Staff reported that this project involves the reconstruction of Bridge No. 00330 Route 1 over Wepawaug River, Milford. The subject property is 0.76 acres (33,106 SF) located on the northerly side of Route 1, Boston Post Road at the intersection with Route 121, North Street. The site is improved with two retail buildings, being 6,400 SF and 1,100 SF. The site has level topography. The zoning is CDD-1, Community Design Zone, which is planned to enhance this portion of Route 1 as a gateway to Milford.

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DOT will acquire (1) a permanent slope easement of 194 SF in the southwest corner of the property; and (2) a temporary construction easement area of 1,667 SF (0.0383 acre) also located in the southwest corner of the property. The work area will include a temporary pedestrian bridge.

The temporary easement is required for a period of 3 years and will affect the property adversely due to the loss of 5 parking spaces which cannot be relocated on the property, temporarily affecting the ability of the grantor to lease retail space. There is a potential loss of income to the property owner if unable to retain the affected tenant during the construction period.

Independent Fee Appraiser Norman R. Benedict completed an appraisal report (7/1/2013) which was accepted by DOT. The DOT Staff appraisal review dated 8/16/2013 summarizes the damages as follows:

### *DOT Appraisal Review*

<i>Item</i>	<i>Calculation</i>	<i>Total</i>
Permanent slope easement	194 SF @ \$21.00/SF x 99%	\$ 4,000
Temporary construction easement	1,667 SF @ \$21.00 x 9% x 3 years	\$ 9,500
Temporary damages due to loss of 5 parking spaces		\$76,500
<i>Total:</i>		<b><i>\$90,000</i></b>

The SPRB Staff recommended to the Board that this item be suspended so that DOT could provide additional information regarding the valuation of the damages to the subject property resulting from the project.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB#** 13-203 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-CTC-431 **Origin/Client:** DCS/MCC  
**Contract:** OC-DPW-CA-0008 **Task Letter:** #2A  
**Consultant:** A/Z Corporation  
**Property:** Manchester Community College, Manchester  
**Project Purpose:** Lowe Building Fire Wall and Sprinkler Project  
**Item Purpose:** Task Letter #2A to compensate the consultant for additional CA services due to an extension of the contractual end for the construction project

Staff reported that the Lowe Building Sprinkler Project involves the design and construction of a fire protection system for the west side of the building that comprises approximately 80,000 SF of office and classroom space. The abbreviated scope of the project will involve the design of a new fire protection system in accordance with NFPA 13, development of plans and specifications for a new water line service to support the system, modifications to the existing sprinkler head plan and development of a dry system for the IT rooms within the project area. In order, the initial construction and total project budgets were \$920,000 and \$1,799,514 respectively. Manchester Community College will fund the total project costs from its operating budget. DCS has confirmed that funding is available for this project.

This item appeared on the Board's agenda for September 30, 2013, at which time the Board requested additional information related to the initial fee awarded to the consultant (Task Letter #2). The DCS Project Manager contacted SPRB Staff to discuss this project in more detail. The project manager stated that the overall fee which exceeded the DCS guideline rates was primarily due to the fact

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the CA provided some pre-construction services and that the project was completed entirely on a 3<sup>rd</sup> shift basis. Due to the timing and 3<sup>rd</sup> shift schedule for the project, DCS incurred a premium fee for the CA services. The DCS project manager has also provided SPRB a copy of the invitation to bid which detailed the 3<sup>rd</sup> Shift work requirements as well as the contractor evaluation that confirmed the high level of service provided by A/Z Corporation on the project. Consequently, SPRB Staff recommended that the Board approve Task Letter #2A based on the additional information provided by DCS.

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>13-204</b>	<b>Transaction/Contract Type:</b> AE / Commission Letter
<b>Project Number:</b>	BI-JD-305	<b>Origin/Client:</b> DCS/JD
<b>Contract:</b>	BI-JD-305-ARC	Commission Letter #3
<b>Consultant:</b>	Martin A. Benassi, AIA - Architect, LLC	
<b>Property:</b>	Courthouse G.A. #2, Bridgeport	
<b>Project Purpose:</b>	Roof Replacement and Masonry Restoration Project	
<b>Item Purpose:</b>	Commission Letter to compensate the consultant for additional design and CA services required to rebuild the clock tower.	

Staff reported that this project scope includes the replacement of the underlying roof structure and roof and the repointing of the brick masonry exterior to the historic 4-story, 93,000 SF Superior Courthouse for Juvenile Matters at 172 Golden Hill Street, Bridgeport. The project scope also includes the replacement of 18 windows above the roof and 8 louvers at the upper section of the clock tower above the gutter line. This contract was approved by the Board in 2007 as PRB File #07-034.

More recently in 2008 and 2009 the Board approved PRB Files #08-280 and #09-232 for Commission Letters #1 and #2 respectively. In general both of these commission letters expanded the project scope and included a re-evaluation of cost estimate, plan revisions, supplemental bid requirements and project CA services.

Commission Letter #3 will modify the Architect's contract and provide for an additional \$45,000 in consulting fees to provide additional design and CA services required to rebuild the clock tower. Due to the numerous project delays since its approval in 2007 and the more recent start of construction it has become apparent that the clock tower has deteriorated to a point where reconstruction is now required. Due to this situation the construction budget was expanded from \$2,000,000 to \$2,692,000 which included approximately \$364,100 for the restoration of the clock tower. This additional scope of work also extended the final project completion date from December 2011 until July 2012.

SPRB Staff recommended approval of Commission Letter #3.

### OTHER BUSINESS

The Board took the following votes in Open Session:

**PRB FILE #13-203** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-203. The motion passed unanimously.

**PRB FILE #13-204** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-204. The motion passed unanimously.

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**PRB FILE #13-206** – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-206, pending receipt of additional information regarding the project. The motion passed unanimously.

The meeting adjourned.

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