

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 11, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 11, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF December 1, 2017. These minutes were previously reviewed in draft form, and Staff reported that revisions were made and are now ready for Board acceptance. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of December 1, 2017. The motion passed unanimously.

ACCEPTANCE OF MINUTES OF December 4, 2017. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of December 4, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-334	Transaction/Contract Type:	RE / Public Act Conveyance
Origin/Client:	DAS/DAS		
Grantee:	Town of Haddam		
Property:	Parcel 1-RR, Jailhouse Road, Haddam		
Item Purpose:	Conveyance of 26,000± SF of vacant land and an easement to a parcel identified as Parcel 2, being land associated with the old Jail House; made pursuant to Section 11, Public Act 17-238. Premises are conveyed with the special limitation that the Town of Haddam use the property for municipal, recreational or economic development purposes.		

Staff recommended Board Approval of this conveyance, submitted pursuant to Public Act 17-238 Section 11. The conveyance is consistent with Section 11 of Public Act 17-238, which stipulates the transfer of the property to the Town of Haddam at the administrative cost of such transaction. The parcel to be conveyed comprises approximately 26,000-SF of land and an easement comprising approximately 990-SF located along the southeasterly side of the Middlesex Turnpike in New Haddam. This information is

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consistent with the legislative act. As required by legislative act, the deed specifies that the Town of Haddam can “use the property for municipal, recreational and economic development purposes.” As required by legislative act, the deed specifies that property will revert to the State in the event (a) the property is not used for “municipal, recreational and economic development purposes”. The deed description is consistent with the legal description of the property.

This conveyance is the final parcel of land that was approved by the legislature for transfer to the Town in 2005 under Public Act 05-279. It appears for some reason that this parcel and easement were inadvertently excluded from the transfer of the property by the Board under PRB File #06-304.

PRB #	17-335	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project Number:	301-176-027		
Grantor:	Palace Theatre Real Estate Associates, LLC		
Property:	29 North Main Street, Norwalk		
Project Purpose:	Walk Railroad Bridge Replacement Project, Norwalk		
Item Purpose:	Acquisition of 1,179 SF construction easement along the easterly boundary of property at 29 North Main Street, for access during the Project between land of Norwalk Museum Partnership LLC and land of Dimitra Christakos.		

DOT is in the design phase for the Replacement of the Walk Bridge, Norwalk. When completed circa 2020, the Walk Bridge Project is expected to cost approximately \$600 million, with the federal government sharing in the project cost. Each day 175 trains cross the bridge, carrying 125,000 passengers. DOT has a website with project information: www.walkbridgect.com. It reports that DOT established a selection process for the Construction Manager/General Contractor. A Request for Qualifications was issued, and DOT received six responses. DOT subsequently issued a Request for Proposals and shortlisted four of the six candidate firms. Cianbro-Middlesex was selected as the Construction Manager/General Contractor based on a combination of technical score and price. Current pre-construction activities include subsurface investigation work in various locations.

PRB #17-335 affects 0.31 acres at 29 North Main Street, a site with 72 linear feet of frontage on the easterly side of the street. This site is improved with a 13,451 SF/GBA theatre, originally constructed in 1915. The zone is RPDE (Reed Putnam Design District; Sub-Area E.) The theatre building will not suffer adversely from the DOT project. The adjacent property is the Norwalk Museum (PRB #17-328).

DOT will acquire a 1,179 SF temporary construction easement for a 5 year term. Use of the easement will not impede legal use of the area by others. The access easement is located in the rear of the theatre building along the property’s west boundary, and is adjacent to the access acquired from the Norwalk Museum Property.

The appraisal was completed by independent fee appraiser Walter Kloss as of 8/4/17. Only the site (land) was valued. The raw data was from 3 land sales in Norwalk (Connecticut Avenue; Westport Avenue) indicated values between \$34.59 and \$77.19/SF. The appraiser’s adjustments indicated \$60.00/SF for the subject property. The compensation is based on DOT renting the property for five years and was calculated as follows: 1,179 SF @ \$60.00/SF x 12% annual rental rate x 5 years = \$42,444; say \$42,500.

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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 of \$42,500 are adequately supported by the appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-333	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-N-338	Origin/Client:	DCS/DESPP
Contract:	OC-DCS-ARC-0042		
Consultant:	Moser Pilon Nelson Architects, LLC		
Property:	1111 Country Club Road, Meriden		
Project Purpose:	Restacking First Floor South, Center & North; Third Floor South and Center		
Item Purpose:	Task Letter 8B to compensate the architect for additional design services in connection with the restacking project at the DESPP Headquarters.		

This project involves the design and construction for a 24,000 GSF interior renovation – restack project at the DESPP Headquarters in Middletown. The scope of services is intended to include the complete reconfiguration the first, third and fourth floors inclusive of new system furniture partitions, repainting of walls, new suspended ceiling system, replacement of existing doors/hardware, revised electrical power service layout, relocation of fire sprinkler heads and HVAC component modifications. The overall project budget was originally established at **\$3,001,700** with **\$2,120,200** allocated for construction including equipment.

In May 2012, SPRB approved Moser Pilon Nelson, Architects, LLC (“MPN”) (PRB #12-127) as one of eight firms under the latest On-Call Architects Consulting Services Contract. This contract was subsequently amended in May 2014 to increase the total fee to \$750,000 (PRB #14-049) and then again in August 2014 to extend the contract term to December 2015.

Task Letter #8B is a new task letter and is subject to SPRB approval because it is an extension of Task Letters 8 and #8A which will now allow the total project fee to exceed the threshold cost of \$100,000. As part of Task Letter #8B the Total Project and Construction Budget will remain at \$3,001,700 and \$2,120,200 respectively. Detailed in the latest scope letter from MPN to DCS dated October 4, 2017, the additional fee is intended to compensate the Architect for the following project scope: additional compensation for in the amount of 13% for \$175,812 of documented change orders in Pm Web. A copy of the change order log was provided with the submittal to DCS (\$17,500); and additional compensation for 56.5 hours of meetings and coordination efforts required prior to the start of construction. (\$11,640).

Staff recommended that the Board suspend PRB File #17-333 and request that DCS provide additional information to support the \$29,140 fee for the services included in the task letter.

OTHER BUSINESS

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The Board took the following votes in Open Session:

PRB FILE #17-333 – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB File #17-333, pending the receipt of additional information about the project. The motion passed unanimously.

PRB FILE #17-334 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-334. The motion passed unanimously.

PRB FILE #17-335 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-335. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary