

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 11, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 11, 2018 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 January 5, 2018. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of January 5, 2018. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB #	17-299	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT/DOT		
Project Number:	180-31-13A		
Grantee:	Michael W. Reppucci and Ann Reppucci		
Property:	Adjacent to 100 Rockridge Lane, Stamford		
Project Purpose:	Construction of Merritt Parkway Project		
Item Purpose:	Sale via Abutter Bid of a landlocked parcel containing approximately 5.78 acres and located on the northerly side of Merritt Parkway in Stamford.		

Staff reported that the Grantee lives at 100 Rockridge Lane, Stamford, and requested that DOT release land not required for the Merritt Parkway right of way. Mr. Reppucci wrote to DOT that he was a paralyzed war veteran who would like to purchase adjoining state property “to stable my horse at my home instead of boarding them” in Middletown, New York.

DOT identified a release parcel of 5.78 acres as excess property. It abuts 5 single-family residences. The southerly boundary maintains a non-access highway line that is 50 feet from the edge of the roadway. The rolling terrain includes slopes and rolling topography. In this area along the parkway, DOT has removed mature trees. The remainder of the parcel is wooded. Both the state’s appraiser and the buyer confirmed with the town planner that the parcel can only be used as excess residential land, primarily because it has no access, all access from the Merritt Parkway being denied.

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DOT held an abutter bid (5 abutters) on December 14, 2016, with an asking price of \$145,000 and received two bids: \$51,000 from Leah Heide; and \$68,000 from the Reppuccis. Both offers were rejected. The Reppuccis were asked to their highest and best offer. The submitted an appraisal recommending \$75,000 accompanying a new offer to purchase for \$81,000. This offer was also rejected. On June 2, 2017; the proposed buyers then offered \$100,000 which was accepted by DOT.

The Board reviewed this item at its meeting on November 2, 2017 and voted to suspend consideration pending the receipt of additional information regarding the potential that the release parcel could be used for future residential subdivision. Chairman Greenberg and Mr. Halpert viewed the site, and recommended that the Board reject the sale price of \$100,000 because it is below market value as indicated by the DOT appraisal report.

REAL ESTATE – NEW BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 17-356 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS / DMHAS

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board began its discussion of the proposed lease at 9:45 a.m. and concluded at 10:12 a.m.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 17-357 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DAS/DCF
Licensee: ProPark, Inc.
Property: 94 & 110 Buckingham Street, Hartford
Project Purpose: State Agency Assignment of Space
Item Purpose: Approval pursuant to CGS 4b-29 for the reassignment of 60 parking spaces no longer required by the Department of Children & Families to the Department of Administrative Services.

In January 2010, under PRB File #09-314, the Board approved a license agreement for the Department of Children and Families (“DCF”) to use 60 parking spots at 94 & 110 Buckingham Street. On July 21, 2017, DCF informed DAS that it wished to exercise the 60 day notice requirement for the termination of a parking license agreement. The request was based upon the increase of available parking that was obtained by the relocation of DECD to 450 Columbus Boulevard.

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Due to the ongoing construction associated with the State Office Building Project, parking spaces have become limited for state employees during the interim construction period. Because of the central location, favorable rate and need for additional parking DAS would like to keep the license agreement open and lot available for state employees.

Staff recommended approval for the reassignment of the 60 parking spaces at 94 and 110 Buckingham Street to DAS. All of the existing terms of the license agreement will remain in effect except that parking spaces will now be assigned to DAS for use by various state agencies.

ARCHITECT-ENGINEER - UNFINISHED 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:	DESPP Headquarters Building Re-stack Project		
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).

At 10:03 a.m. David Barkin, DCS Chief Architect and Lisa Humble, DCS Project Manager joined the meeting to discuss Task Letter #8B and how the fee was determined. On December 11, 2017 the Board voted to 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. The Board questioned the determination of fee as a percentage of the amount of change orders which is a departure from normal DCS practice. After a discussion regarding this issue, Mr. Barkin and Ms. Humble left the meeting at 10:25 a.m.

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ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #17-299 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-299. Mr. Valengavich and Mr. Josephy voted in favor; Chairman Greenberg and Mr. Halpert voted against. The motion failed.

PRB FILE #17-333 – Mr. Valengavich moved and Mr. Josephy seconded a motion to return PRB File #17-333 due to the fact that DCS has concurred with the Board that the submitted fee for the additional services is inconsistent with current DCS policies for the negotiation of additional services. The motion passed unanimously.

PRB FILE #17-356 – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB File #17-356 pending the receipt of a Statement of Financial Interest fully disclosing the names of the members of the limited liability companies that own the demised premises; and a floorplan signed by the architect certifying the net useable area leased to DMHAS located on the 5th floor of the demised premises. The motion passed unanimously.

PRB FILE #17-357 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-357. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary