

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 28, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 28, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: Bennett Millstein, Vice-Chairman

Staff Present: Brian A. Dillon, Director
Mary E. 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 FEBRUARY 17, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of February 17, 2011. The motion passed unanimously.

ACCEPTANCE OF MINUTES OF FEBRUARY 22, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of February 22, 2011. The motion passed unanimously.

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 038 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 146-56-1B

Grantee : Town of Vernon

Property: Northwesterly side of Reservoir Road

Project Purpose: DOT Sale of Excess Property

Item Purpose: Release of 7,016+/- sq. ft. of land to Town for highway purposes only; with reversion to the State if used otherwise.

Ms. Goodhouse reported that this sale of excess DOT land to the Town of Vernon will satisfy permitting requirements of Condition #25 in the Traffic Investigation Report to the State Traffic Commission, STC #146-0801-02. The report was issued in connection with the proposed construction of a Home Depot building at Reservoir Road.

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The DOT proposes to release said parcel to the Town of Vernon for highway purposes only for an administrative fee of \$1,000. If the Town does not use the property for highway purposes, the parcel shall revert to the State of Connecticut.

PRB # 11 - 043 **Transaction/Contract Type:** RE / Voucher

Origin/Client: DOT / DOT

Project Number: 107-167-011

Grantor: Roy Hemond, II et al

Property: 24 Triangle Boulevard, Middlebury

Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study, Middlebury

Item Purpose: Acquisition of 0.84+/- acres of land, in fee, together with improvements situated thereon, a "total take".

In January 2009, DOT received approval from the Federal Aviation Administration to conduct a federal program for the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

Ms. Goodhouse recommended approval of this item, which is the acquisition of .84 acres improved with a 1,696 sq. ft. single family residence. The acquisition cost is \$330,000, which is supported by an appraisal report prepared by John P. Kerr as of October 27, 2010.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 11-041 **Transaction/Contract Type:** AE / Commission Letter

Contract Number: BI-CTC-406, Architectural

Project Number: BI-CTC-406 **Origin/Client:** DPW / CTC **CL #4**

Consultant: Mitchell/Giurgola Architects, LLP /

Property: Norwalk Community College (West Campus), 188 Richards Avenue, NORWALK CT

Project Purpose: Phase II West Campus Development, Norwalk Community College.

Item Purpose: Additional design services necessary to integrate the planned sculpture by the Dennis Oppenheim Estate into the existing project design.

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Mr. Dillon explained that Commission Letter #4 would compensate Mitchell/Giurgola Architects, LLP in the amount of \$39,500 for additional services in connection with the integration of plans for the installation of a Dennis Oppenheim outdoor sculpture into the existing design. Revisions are required to the site civil plan for the plaza, design and selection of lighting, design of water service for the misting of the sculpture, and inspection of work.

The original contract BI-CTC-406-ARC was for \$1,710,000 in April 2006. The new total fee will be \$2,354,500, of which 11.71% of the project budget. The Board discussed whether or not the requested additional A/E fees should be considered as part of the 1% maximum allowable for art. Mr. Norman concurred with the staff recommendation that additional information concerning the project scope be requested from the Department of Public Works.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-038 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-038. The motion passed unanimously.

PRB FILE #11-041 - Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #11-041, pending receipt of additional information regarding the project scope. The motion passed unanimously.

PRB FILE #11-043 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-043. The motion passed unanimously.

The meeting adjourned.

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