

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On January 13, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 13, 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

**Staff Present:** Brian A. Dillon, Director  
Anna L. Candelario, Executive Secretary

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 JANUARY 6, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of January 6, 2011. The motion passed unanimously.

#### **COMMUNICATIONS**

**Reimbursement of Expenses.** Mr. Millstein moved and Mr. Josephy seconded a motion to approve reimbursement of meeting and mileage fees to Mr. Norman for his inspection of property in Bloomfield on January 11, 2011 (PRB File #10-341). The motion passed unanimously.

**Report of Property Acquisitions.** Mr. Dillon reported that the Board has been provided with a copy of a memorandum from Richard C. Allen, Rights-of-Way Administrator, dated January 5, 2011, which provides a list of land payment vouchers, not in excess of \$5,000.00, processed during the month of December 2010 (See Attachment A).

#### **REAL ESTATE - UNFINISHED BUSINESS**

#### **REAL ESTATE - NEW BUSINESS**

**PRB #** 10 - 341 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** (11)51-126-182A  
**Grantee:** Basile Enterprises, Inc.  
  
**Property:** S/S of Cottage Grove Road, BLOOMFIELD CT  
  
**Project Purpose:** DOT, Sale of Excess Property, Bloomfield

STATE PROPERTIES REVIEW BOARD  
 Minutes of Meeting, January 13, 2011  
 Page 2

**Item Purpose:** Release of twelve (12) parcels of vacant land, totaling 7.928+/- acres to Grantee as a result of a public bid.

Mr. Millstein stated that he is abstaining from discussing and voting on this matter.

Mr. Norman reported he conducted a site visit on January 11, 2011 to evaluate the proposed site and to also gather additional information from the local municipality. Mr. Norman referred to both a previous memorandum prepared by SPRB staff and site visit in developing the following conclusions. The Department of Transportation (DOT) assembled 37 acquisitions into twelve (12) parcels, which are described in the following table. Parcels 2 and 7-12 are generally not buildable because of inland wetland soils. Parcel 1 contains 6,000 sq. ft. and is suitable for one small industrial building. Parcels 3-6 can accommodate residential development.

Parcel #	Location/Frontage	Acres	Zone	Wetlands	Potential Use	Appraised Value
Parcel 1	Charter Avenue, 60'	0.14	Ind 1	None	Suitable for small industrial building	\$12,000
Parcel 2	Charter, 250'/Central, 160'/Asher 160'	0.76	R 10	100%	Not buildable	\$2,500
Parcel 3	Central, 340'/Gorham, 340'/Asher 160'	1.14	R 10	60%	1 dwelling site	\$20,000
Parcel 4	Gorham, 340'/Hillcrest, 320'/Asher 194'	1.39	R 10	57%	2 dwelling sites	\$40,000
Parcel 5	Hillcrest, 280'/Asher, 180'/Taft 340'	1.28	R 10	9%	3 dwelling sites	\$60,000
Parcel 6	Albemarle Road, 250'	0.58	R 10	37%	1 dwelling site	\$20,000
Parcel 7	Charter, 160'/Central, 100'/Asher, 160'	0.44	Ind 2	100%	Not buildable	\$2,500
Parcel 8	Central, 70'/Asher, 80'	0.13	Ind 2	100%	Not buildable	\$2,500
Parcel 9	Gorham, 70'/Hillcrest, 160'/Asher, 190'	0.51	Ind 2	88%	Not buildable	\$2,500
Parcel 10	Hillcrest, 130'/Asher, 180'/Taft 100'	0.48	Ind 2	100%	Not buildable	\$2,500
Parcel 11	Taft, 100'/Asher, 200'/Albemarle, 160'	0.60	Ind 2	83%	Not buildable	\$2,500
Parcel 12	Albemarle Road, 210'	0.48	Ind 2	100%	Not buildable	\$2,500
Total		7.93				\$169,500

Mr. Norman reported that the subject parcels were originally acquired for the construction of I-291 (not constructed through Bloomfield) and the relocation of Cottage Grove Road. DOT has planned to release these parcels since 2002, when the Town of Bloomfield expressed an interest in a DOT release for economic development purposes. Pursuant to a proposed development plan, in 2005, Thomas W. Henry, MAI completed an appraisal for DOT of a 20.46 acre site that included the release parcels. The appraisal was based on the hypothetical and extraordinary assumptions that the subject parcels could be combined with 24 non-DOT parcels, including public streets, to create a 20.46 acre site with highest and best use as a retail shopping center. Based on these assumptions, he valued the release parcels at \$2,072,000 (\$6.00 per sq. ft.) as part of a larger, commercial parcel.

Mr. Norman then referred to the staff memorandum which detailed the findings of an appraisal that was completed by Thomas W. Henry as of July 14, 2009. He provided an opinion of value for each of the twelve (12) individual parcels which totaled **\$169,500 (\$49 per sq. ft.)**. He also provided an opinion of value of all parcels to one buyer of **\$120,000**, which reflects a discount based on profit, selling and holding costs the buyer would expect.

Mr. Norman recommended Board approval to Quitclaim 7.928 acres of residential and industrial zoned land for the consideration of \$100,000 for the following reasons:

- The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody and control, and the Town of Bloomfield. The legislative delegation was also notified of the sale.
- After advertising in the Hartford Courant on December 4, 2009 and December 6, 2009, public bids were received and opened on January 7, 2010. No minimum was required. Bids were allowed on any one parcel or for all twelve. No minimum bid was required. The high bid in the amount of \$100,000 was to purchase all twelve (12) parcels and was submitted by the Grantee, Basile Enterprises, Inc.
- The sale would end the State's requirement to maintain the property, which it has done since the 1950's, and return the property to the town grand list.

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

**PRB #** 10 - 286 **Transaction/Contract Type:** AE / Commission Letter  
**Contract No.:** BI-RD-208-A  
**Project No.:** BI-RD-208-A **Origin/Client** DPW / WCSU **CL #8**  
**Consultant:** Fletcher-Thompson, Inc. / Architectural

**Property:** Western Connecticut State University, DANBURY CT

**Project Purpose:** New Science Building, Western Connecticut State University, Danbury

**Item Purpose:** Compensates Architect for design and construction administration for Agency changes; additional engineering services found during commissioning process; and additional construction administration services for punch list items and for the period of January 5, 2006 to August 24, 2006.

Mr. Dillon reported that the Department of Public Works (DPW) has re-submitted Commission Letter #8 to the Board in the revised amount of \$44,532, which represents a savings of \$4,368. This re-submittal is consistent with the Board's suspension of this transaction on October 28, 2010. The reduction in the commission letter is reflective of a reduction in the contract to eliminate additional fees related to Change Order reviews by the CA which were assumed to be part of the original contract scope.

Based upon the re-submittal, Mr. Dillon recommended Board approval of Commission Letter #8 in the amount of \$44,532.

#### **ARCHITECT-ENGINEER - NEW BUSINESS**

**PRB #** 10 - 346 **Transaction/Contract Type:** AE / Task Letter  
**On Call #:** OC-DPW-MEP-0026, Engineer/MEP  
**Project Number:** BI-MH-974 **Origin/Client:** DPW / DMHAS **Task #2**  
**Consultant:** BVH Integrated Services, Inc.

**Property:** Connecticut Valley Hospital, MIDDLETOWN CT

**Project Purpose:** Connecticut Valley Hospital Power Plant Boiler Replacement, Middletown

**Item Purpose:** Design replacement of two 50-yr. old existing boilers with high efficiency units. In addition to the boiler design, structural, mechanical, plumbing, electrical and architectural design will also be required to accommodate the removal/replacement of the boilers.

Mr. Dillon reported that the subject Task Letter #2, in the amount of \$148,000, is intended to compensate the consultant, BVH Integrated Services, Inc. (BVH) for engineering consulting services at the Connecticut Valley Hospital (CVH) *Power Plant Boiler Replacement Project* located at its Middletown facility. Specifically, this project will entail the replacement of two (2) existing 1,200 BHP steam boilers with two (2) new 800 BHP multi-fuel fired boilers.

**CONTRACT** - The Board approved the above-captioned "On-Call" Contract for a maximum total cumulative fee of \$500,000 and a term that expires on June 15, 2012. This "On-Call" contract is for "*Mechanical, Electrical, and Plumbing (MEP) Support Services*" and is intended to utilize consultants to provide services for infrastructure work at property and buildings under the control of DPW. This is the 8<sup>th</sup> such series of these contracts and has been approved under PRB 10-125.

**PROJECT-** The new project under TL #2 will involve the approval of an additional lump sum fee of \$148,000 to compensate the Engineer for the following services.

- Development of schematic and construction documents for two (2) new 800 BHP multi-fired boilers.
- Development of existing conditions survey.
- Coordination with environmental consultants on permitting as required.
- Coordination with utility companies regarding potential incentive programs
- Completion of architectural, plumbing, electrical and HVAC design components.

#### **OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #10-286** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #10-286. The motion passed unanimously.

**PRB FILE #10-341** – Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #10-341. Messrs. Greenberg, Josephy, Norman and Pepe voted affirmatively. Mr. Millstein abstained.

**PRB FILE #10-346** – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #10-346. The motion passed unanimously.

The meeting adjourned.

BAD/alc