

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 18, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 18, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman

Members Absent: Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director
Mary E. Goodhouse, Real Estate Examiner
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 10, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of January 10, 2011. The motion passed unanimously.

COMMUNICATIONS

Appropriations Committee Budget Hearings. Mr. Dillon said that he is preparing information in a Results Based Accounting format as required for DAS agency reporting to the Appropriations Committee of the General Assembly.

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 10 - 340 *Transaction/Contract Type:* RE / Sale
Origin/Client: DOT / DOT
Project Number: 95-220-22B
Grantee: Technic Properties LLC

Property: SW/S of Danbury Road – U.S. Routes 7 and 202, NEW MILFORD CT

Project Purpose: DOT, Sale of Excess Property, New Milford

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Item Purpose: Release of 12,713+/- sq. ft. of vacant land to Grantee as a result of an abutter bid; all rights of ingress and egress are specifically denied to and from U.S. Routes 7 & 202 - Danbury Rd. and Peagler Hill Rd. from and to the land herein conveyed.

Ms. Goodhouse recommended Board approval of the sale of 12,713 sq. ft. of vacant commercially zoned land to the abutting property owner. The sale price is \$40,000. It was noted that the sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The legislative delegation received notice as required. In order, (a) the town did not exercise a first right of refusal to purchase the property; and (b) as stipulated by statute, the non-conforming parcel was offered to all (two) abutters. Further, the release will end the state's liability and obligation to maintain land that is not needed for highway purposes. The state will retain an easement for channel encroachment line and an easement for traffic signalization devices and appurtenances.

Ms. Goodhouse said that although the \$40,000 sale price or \$3.15 per sq.ft. is less than the value indicated in the appraisal prepared by the DOT Staff appraiser (Thomas L. Fox concluded a value of \$65,000, or \$5.11 per sq. ft.), the sale price reflects the fact that assemblage with the Grantee's parcel is the highest and best use, resulting in only one of two possible purchasers offering a bid. Consequently, it is reasonable that the DOT should accept the proffered bid for the release parcel.

An abutter bid was held on April 29, 2010, with no minimum bid required. There are two abutters, being United Water CT, Inc. and Technic Properties. Technic Properties initially bid \$30,000; reconsidered and increased the bid to \$40,000 on April 28, 2010.

The abutter's property currently consists of 14,810 sq. ft. improved with an automobile repair garage that was purchased in 2002 for \$195,000. The excess land is used for a used car sales lot. The acquisition will increase the utility of the site, allowing for more excess acreage for used car sales and car storage for his business. The release parcel is a portion of 22,684 sq. ft. of commercial land acquired by the DOT in 2002.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session. The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 11 - 014 **Transaction/Contract Type:** RE / Purchase
Origin/Client: DPW / CTC

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase option at 11:50 a.m. and concluded at 12:00 p.m.

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Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session. The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB # 10 - 343 **Transaction/Contract Type:** AE / Commission Letter
Contract No.: BI-CTC-426-ARC
Project Number: BI-CTC-426 **Origin/Client:** DPW / CTC **CL #4**
Consultant: DuBose Associates, Inc. Architects

Property: Tunxis Community College, 271 Scott Swamp Road, FARMINGTON CT

Project Purpose: Phase Two Campus Development, Tunxis Community College, Farmington

Item Purpose: Compensates Architect to perform design and construction administration services for engineering revisions, easement, encroachment permitting and survey work to the college campus entry drives and traffic patterns on State Route 177.

Mr. Dillon reported that the Board suspended consideration of this item on January 10, 2010 and subsequently, the DPW project manager provided information that clarified the responsibilities of DuBose Associates under Commission Letter #4. Consequently, Mr. Norman recommended the approval of the Commission Letter in the amount of \$25,300.

ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 10 - 347 **Transaction/Contract Type:** AE / Task Letter
On Call #: OC-DPW-ENGY-0010, Energy Consultant
Project Number: BI-2B-176(33) **Origin/Client:** DPW / DPW **Task #3B**
Consultant: Alternative Resource Management, Inc.

Property: 410-470 Capitol Avenue, HARTFORD CT

Project Purpose: Energy Upgrades: 410-470 Capitol Avenue, Hartford

Item Purpose: To provide construction administration services to DPW for the revision and resubmittal of a new scope of work including a revision of the existing specifications to reflect work already done.

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Mr. Dillon reported that Task Letter #3B in the amount of \$33,060.50 is intended to compensate the consultant; Alternative Resource Management Inc. (ARM) for additional services at the 410 – 470 Capitol Avenue Energy Upgrades Project in Hartford. Specifically, this project will continue the construction administration services required for ARM to coordinate with the manufacturers and contractors installing the perimeter heat pump system in these buildings. ARM will be required to develop a new project scope, revise the existing specifications, mark-up existing plans, re-evaluate energy savings computations and provide routine CA services.

Mr. Dillon said that the new project under Task Letter #3B will involve the approval of an additional lump sum fee of \$33,060.50 to compensate the Engineer for the following additional services related to the Energy Upgrade Project at 410-470 Capitol Avenue.

- Coordinate with vendor and contractor on the resolution of perimeter heat pump issues
- Develop a new scope to address heat pump, bracing, air flow and control board issues
- Revise existing specifications and drawings to reflect current contract conditions
- Perform standard CA duties from pre-construction to project closeout
- Determine eligibility for US EPA Energy Star Certification
- Complete Training for ProLog Management Software
- Reimbursement for work deemed to be beyond normal CA duties such as “numerous meetings, unrealistic sketch requests and multiple payment and submittal reviews.”

The breakdown of this scope is as follows:

| | |
|-----------------------------------------------|--------------------|
| • Coordination work, Scope and Specifications | \$15,033.00 |
| • Energy Star Evaluation and Application | \$10,380.00 |
| • ProLog System Training | \$ 2,042.50 |
| • CA work reimbursement | <u>\$ 5,605.00</u> |
| TOTAL | \$33,060.50 |

Mr. Dillon recommended that Board suspend approval of Task Letter #3B. SPRB staff is requesting more information related to the reimbursement of CA work which may have been included in the original contract scope.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #10-340 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #10-340. The motion passed unanimously.

PRB FILE #10-343 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #10-343. The motion passed unanimously.

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PRB FILE #10-347 – Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #10-347 pending receipt of additional information regarding the project scope. The motion passed unanimously.

PRB FILE #11-014 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-014. It is further understood that if a future purchase and sale agreement is executed for this project; approval by the Board will be required pursuant to C.G.S. 4b-3(f). The motion passed unanimously.

The meeting adjourned.

BAD:MG/alc