

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 22, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 22, 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

Members Absent: John P. Valengavich

Staff Present: Mary 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 September 15, 2011. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of September 15, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 193 **Transaction/Contract Type:** RE / Release
Origin/Client: DOT / DOT
Project Number: 162-73-20A
Grantee: Win 21 LLC
Property: 32 Norfolk Road, State Route 44, Winchester, CT

Project Purpose: Release from Non-Access Highway Line
Item Purpose: Release of a 20 ft wide section of the Non-Access Highway Line along the northerly side of Route 44 for the development of a road to a cellular communication tower.

Ms. Goodhouse recommended that the Board approve the break in the non-access highway line on the northerly side of Route 44, Winchester, to allow access to a cell phone tower site. The DOT divisions for planning maintenance, traffic engineering, engineering and surveys have each concurred with granting the proposed access. The appraisal provided supports the release value of \$29,000.

Cellco Partnership d/b/a Verizon Wireless has requested that DOT provide a break for twenty foot (20') wide access in the non-access highway line located along Route 44 in Winchester to access a cell tower. As is, the subject property is 56 acres of residentially zoned land improved with cell tower facilities. The state highway, Route 44, forms the southerly boundary of the 56 acre property.

DOT commissioned an appraisal from Walter Kloss whose report (2/17/2011) appraised 56 acres of vacant residential land. The appraisal problem was to value the property with no access, and then to value it with a 20 foot wide access. After adjusting for comparability, Mr. Kloss concluded that the subject's value before the

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 22, 2011

Page 2

DOT grant of access is \$4,500/acre; and after \$5,000/acre, an increase of \$500/acre, or \$28,000. DOT will also receive a \$1,000 administrative fee.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 11-197 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-Q-588DB **Origin/Client:** DPW / MD
Contract: BI-Q-588-CA Commission Letter #2
Consultant: Skanska USA Building, Inc.
Property: CTARNG Regional Training Institute, Niantic

Project Purpose: Renovations & Improvements at CTARNG Regional Training Institute
Item Purpose: Commission Letter #2 to compensate the consultant for CA services beyond the contract end date related to additional scope items being performed under the existing project design-build scope.

The Regional Training Institute at Camp Rell, which was renamed Camp Niantic in January 2011, is intended to house the program functions of the Northeast Army National Guard Leadership Training Brigade. The facilities provide classrooms, office, training and support space including dining facilities and sleeping quarters. The original scope of work for this project included building/site demolition of existing improvements; site improvements; utilities; landscaping; state of the art telecommunications; LEED Silver rating; FF&E design and installation; and Anti-Terrorism/Force Protection measures.

The Design-Builder is Fusco Corporation. The final design is a building with two-story blocks at the east (billeting) and west (administration above the class room areas plus auditorium) connected by a one-story link containing multi-purpose training, supply, kitchen, dining and various building support facilities. The original contract amount was \$28,045,358. In June 2011 the Board approved PRB File #11-111 to expand the project scope by \$713,053 to a new contract amount of \$28,758,411 and an extended contract period of 60 days .

Commission Letter #2 will modify SUBI's contract and provide for an additional \$37,523 in consulting fee for an additional 30-days of CA services. In more detail, the additional services will be include 30-days of site supervision, limited project executive, administrative, and accounting support in addition to \$3,000 in general requirements. Lastly, the scope also included approximately \$3,000 of support by the Office Management.

In a Board memorandum, Mr. Dillon recommended that the Board receive additional information related to the scope of services submitted by Skanska USA Building Inc..Mr. Norman concurred with the recommendation.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-193 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11- 193. The motion passed unanimously.

PRB FILE #11-197 - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11- 197, pending receipt of additional information on project scope. The motion passed unanimously.

The meeting adjourned.

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