

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 5, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 5, 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  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director

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 November 28, 2011.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 28, 2011. The motion passed unanimously.

### COMMUNICATIONS

Mr. Dillon received an email from Dr. Jelle Zeilinga de Boer of Haddam, dated November 30, 2011 concerning the proposed transfer of state land in Haddam, copies of which were provided to the Board.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 11 - 254      **Transaction/Contract Type:** RE / Renewal  
**Origin/Client:** DPW / JUD  
**Statutory Disclosure Exemptions:** 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease at 9:40 a.m. and concluded at 9:55 a.m.

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

### OPEN SESSION

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 5, 2011

Page 2

**PRB #** 11 - 249      **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 17-86-54A  
**Grantee:** S. Carpenter LLC  
**Property:** Southeasterly side of RTE 72 and easterly side of Lincoln Ave., Bristol

**Project Purpose:** DOT Sale of excess property

**Item Purpose:** DOT sale of approximately 14,684 SF of vacant land generally located on the southeasterly side of RTE 72 and easterly side of Lincoln Avenue in Bristol via a sole-abutter bid. All rights of ingress and egress are specifically denied directly to and from Lincoln Avenue and the reconstructed RTE 72.

The release parcel is 0.34 acres of R-10 Residential land located at the intersection of Lincoln Avenue and Route 72 in Bristol. Frontage on Route 72 is 117 feet (no access allowed). Frontage on Lincoln Avenue is 137 feet, and DOT has extended the Route 72 non-access line to include the Lincoln Avenue frontage.

The sole abutter owns the adjacent Forestville Commons Plaza, and had previously requested a portion of the property in order to expand the driveway for truck traffic. DOT's office concurred with the present release with the understanding that a non-access line be established along the entire frontage, on both Route 72 and Lincoln Avenue. The buyer would need to make an application to the State Traffic Commission for any future break in the non-access line.

The subject parcel's highest and best use is assemblage with the adjacent shopping center, which is a 14.60 acre parcel in the BG commercial zone. As of May 6, 2011 DOT Appraiser Michael J. Corazzelli determined a value of \$23,500 for the release parcel. He noted that the release parcel is in a different zone (R-10), is "fairly steep", and access from adjacent streets is denied. In the appraiser's opinion, after assemblage the most likely use of the parcel is for a sign.

Staff recommended Board approval for this sale to the sole abutter of non-conforming, vacant residential land that is no longer necessary for highway purposes. The valuation is reasonable and supported by the data in the appraisal report.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 11-250      **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-RS-250      **Origin/Client:** DCS / SCSU  
**Contract:** OC-DPW-EPA-0016 Task Letter #1  
**Consultant:** Fuss & O'Neill, Inc.  
**Property:** Southern Connecticut State University ("SCSU"), New Haven

**Project Purpose:** SCSU Campus Master Plan and STC Consulting

**Item Purpose:** Task Letter #1 to compensate the consultant for preparation of an STC application and additional consulting related to the campus flood management permit and stormwater drainage analysis for the SCSU Master Plan.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 5, 2011

Page 3

This project involves the development and submission of an application for a *State Traffic Commission Certificate* (“STC”) and a *Flood Management Permit* (“FMP”). These permits will be requested from the Department of Transportation (“DOT”) and the Department of Energy and Environmental Protection (“DEEP”) respectively. The scope of the task letter will be based on the master plan and environmental impact evaluation (“EIE”) developed for the Southern Connecticut State University (“SCSU”) campus. As part of this task letter; Fuss and O’Neill Inc (FOI) will be required to provide supplemental services to prepare permits for the complete build-out of the campus as envisioned under the master plan.

In general the task letter will authorize FOI to complete the development of the required STC and FMP submittals for the projected master plan components to be completed over the next 5 to 8 years at SCSU. It is anticipated that these permit applications will include at a minimum the proposed New Academic Building, a parking garage, demolition of the existing Seabury Hall and revising the campus entry by establishing a “main gate” along Fitch Street. The consultant will be tasked reviewing all of the existing studies, master plan assumptions, generated traffic data, site civil plans and existing plans of the campus wide storm water system. Based on the review of these documents and the completion of a final engineering analysis FOI will develop both the STC and FMP applications for submittal.

SPRB staff recommended approval of Task Letter #1 for Fuss and O’Neill to provide consulting services related to the completion of required permits for future development of the SCSU Master Plan components.

**PRB#** 11-255 **Transaction/Contract Type:** AE / Contract Amendment  
**Project Number:** BI-RT-841 **Origin/Client:** DCS/DOE  
**Contract:** BI-RT-841ARC  
**Consultant:** S/L/A/M Collaborative, Inc.  
**Property:** H.H. Ellis Technical High School, Danielson

**Project Purpose:** Additions and Major Renovations to H.H. Ellis Technical High School  
**Item Purpose:** Contract Amendment #2 to compensate the consultant for additional design phase services, expansion of project scope, re-bidding, FF&E coordination and expanded construction administrations services.

The scope of the Project renovation area includes all of the building’s **180,000± GSF**. New building construction consists of approximately **12,000 GSF** allocated as follows: Shop area - 3,000 SF; Trade Area - 3,000 SF; Gymnasium expansion - 1,500 SF and new Storage Garage – 4,500 SF, for a total project area of **192,000 GSF**. Construction and total project budget estimates were originally **\$28,221,000 (\$146.98/GSF)** and **\$39,350,000**. Public Act 04-213 authorized an expenditure of \$39,750,000 for this project. Public Act 08-169 expanded the project for a third time and authorized raising the total project budget from \$59,747,000 to \$84,000,000, effective 7/1/2008.

In October 2006 the schematic design was completed and additional funding was then allocated to support a larger project with an increased design scope. Subsequently, in 2007 the Department of Public Works (“DPW”) since renamed the Department of Construction Services (“DCS”) chose to implement the *H. H. Ellis Roofing Project* on an accelerated and separate basis to the overall project. This project was completed at an approximate total cost of \$3-Million Dollars. Then again in January 2009 the state proceeded to bid the project; which resulted in base bids of \$47.5-Million dollars. DCS then opted to put the project on hold. In the Fall of 2010 DCS authorized SLAM to again modify the documents and project scope in anticipation of an early 2011 bid period. This was completed and the project has since been bid and accepted by DCS .

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 5, 2011

Page 4

Based on these issues, SLAM has submitted a proposal for Contract Amendment #2 to DCS which covers the following additional scope items:

• Additional Project Scope and Design Modifications	\$300,010
• Special Inspections	\$155,600
• Construction Administration Services	\$121,410
• Move Coordination/ FF&E Services	<u>\$417,824</u>
<b>TOTAL</b>	<b>\$994,844</b>

SPRB staff recommended suspension of this item until additional information is provided concerning the scope and fee schedule for the additional construction administration services.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #11-249** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-249. The motion passed unanimously.

**PRB FILE #11-250** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-250. The motion passed unanimously.

**PRB FILE #11-254** - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11- 254. The motion passed unanimously.

**PRB FILE #11-255** - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-255 to request additional information concerning the scope and fee for additional construction administration services.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary