

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On March 10, 2011 State Office Building, Hartford, Connecticut Revised April 16, 2012

The State Properties Review Board held its regularly scheduled meeting on March 10, 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  
Mary E. Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

#### **OPEN SESSION**

#### **COMMUNICATIONS**

**Statement of Financial Interest.** Mr. Dillon advised the Board that statements of financial interest for calendar year 2010 should be filed with the Office of State Ethics by May 1, 2011.

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

***PRB #***                **10 - 318**        ***Transaction/Contract Type:***    RE / Purchase & Sale  
***Origin/Client:***     DPW / DPW  
***Purchaser:***        Seaside in Waterford, LLC  
***Property:***           Former Seaside Regional Center, 36 Shore Road, Waterford

***Project Purpose:*** Sale of State Surplus Property

***Item Purpose:*** Purchase and sale agreement for the sale of surplus state property located at 36 Shore Road and known as the former Seaside Regional Center. The site is generally comprised of approximately 32-acres and improved with various buildings.

SPRB Staff reported that the project was previously suspended by the Board until the statutory review process was completed under CGS 4b-47. In addition, SPRB staff reported that additional information including a site plan detailing the boundaries of the "conservation and public recreation easement" would be required for the completion of a staff review.

DPW provided a response to SPRB in the form of a memorandum dated March 7, 2011 which explained the need for the "conceptual easement boundaries" versus an actual A- 2 survey. The memorandum also identified the future process and schedule to finalize the easement and associated requirements.

SPRB members discussed the impact of the easement on the established value of the property appraisal and also the fact that the zoning process is a local land use decision and not decided by the State as part of this transaction.

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The Board Members proceeded to discuss the conceptual “public recreation easement” and had concerns that the public access driveway and more importantly parking that would need to be provided and maintained to comply with the intent of this transaction. The Board continued to discuss concerns with this “open ended” approach on ensuring public access but also acknowledged the fact that the proposed developer may need additional flexibility to comply with the agreement and obtain all the required local land use approvals.

The Board as a whole concurred that the best approach would be request an executed copy of the easement agreement once it finalized to confirm consistency with the current documents before the board.

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

**EXECUTIVE SESSION**

**REAL ESTATE - NEW BUSINESS**

**PRB #** 11 - 042 **Transaction/Contract Type:** RE / Lease  
**Origin/Client:** DPW / DCF

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

The Board commenced its discussion of the subject Purchase and Sale Agreement at 10:11 a.m. and concluded at 10:20 a.m.

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

**OPEN SESSION**

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER - NEW BUSINESS**

**PR#11-049** **Transaction/Contract Type:** AE / Commission Letter  
**On Call #:** none  
**Project Number:** BI-RT-841 **Origin/Client:** DPW /CL #5  
**Consultant:** S/L/A/M Collaborative, Inc.  
**Property:** H.H. Ellis Technical High School, Danielson, CT

**Project Purpose:** Expansion and renovation of the school

**Item Purpose:** A/E Commission Letter (Compensate the Architect to modify the garage design to service larger buses, add 4 modular classrooms, revise the phasing plan, complete the updated DPW Checklist for Permits and Approvals and provide updated plan sheets.)

Mr. Dillon reported that H.H. Ellis Technical High School is a 1 -story facility constructed in 1958 and thereafter, expanded in 1974, 1985 and 1995. The school has approximately 640± students. Following project completion, potential enrollment is 700± students. 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

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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.

Mr. Dillon said that the proposed Commission Letter #5 will increase the Architect's total fee by \$54,900 from \$3,984,422 to \$4,039,322. The increase is intended to compensate the Architect for additions to project scope , including design modifications to the new garage to allow for access of larger buses; revisions to the site layout and infrastructure plan to accommodate the addition of four modular classrooms needed to accommodate program changes; revisions to the overall phasing plan; and preparation of revised bid addendums and completion of DPW Permit Checklist revised November 2010.

Mr. Dillon recommended that the contract be returned to Public Works for modification by the deletion of compensation in the amount of \$3,000 for the "administrative mark-up" of consultant fees as identified in the consultant's proposal dated February 7, 2011 and revised March 8, 2011. It is the Boards understanding that basic services are not eligible for an "administrative mark-up" under the existing DPW contract terms.

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

The Board took the following votes in Open Session:

**PRB FILE #10-318** - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #10-318 with a proviso that DPW provide the State Properties Review Board (SPRB) with a file copy of the final recorded *Conservation and Public Recreation Easement* after it is executed by the Commissioner of Public Works and accepted by the Commissioner of Environmental Protection. SPRB anticipates that the file copy will be inclusive of an easement map identified as Schedule A detailing the location and boundaries of the "conservation area" which were identified as "DRAFT" in the submittal. The motion passed unanimously.

**PRB FILE #11-042** - Mr. Josephy moved and Mr. Norman seconded a motion to approve PRB File #11-042. The motion passed unanimously.

**PRB FILE #11-049** - Mr. Norman moved and Mr. Josephy seconded a motion to return PRB File #11-049. The Board anticipates approval of the Commission Letter if it is modified by the deletion of compensation in the amount of \$3,000 for the "administrative mark-up" of consultant fees as identified in the consultant's proposal dated February 7, 2011 and revised March 8, 2011. It is the Boards understanding that *basic services* are not eligible for an "administrative mark-up" under the existing DPW contract terms.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary