

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 25, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 25, 2012 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:** Brian A. Dillon, Director  
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 JUNE 18, 2012.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of June 18, 2012. The motion passed unanimously.

### COMMUNICATIONS

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 12-164      **Transaction/Contract Type:** RE / Lease Out  
**Origin/Client:** DAS/DAS  
**Lessee:** Wheeler Clinic, Inc.  
**Property:** Russell Hall, Eastern Drive, CT Valley Hospital Campus, Middletown, CT  
**Project Purpose:** Lease-out first floor  
**Item Purpose:** Lease-out of approximately 2,600 SF on the first floor of Russell Hall to Wheeler Clinic Inc for use as an "Alternative in the Community" program center.

Ms. Goodhouse reported that the proposal is the result of collaboration between the Judicial Branch and the Department of Mental Health and Addiction Services (DMHAS). The two agencies have a Memorandum of Agreement regarding renovation of space at Russell Hall to house a Court Support Services Division (CSSD) Alternative in the Community (AIC) Program. DMHAS is accommodating clients of the Middletown probation office by offering to house the AIC program at Russell Hall on the campus of Connecticut Valley Hospital. Local zoning prohibits, in every zone, "correctional facilities" and "alternative incarceration centers." The state property at CVH is not subject to the Middletown zoning code.

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CSSD has provided DMHAS with \$174,375 to cover the cost of renovating 2,600 SF of the 1<sup>st</sup> floor of Russell Hall for this purpose. CSSD has contracted with Wheeler Clinic, Inc. to provide transitional services for Middletown and Meriden AIC clients. AIC is a community-based alternative to incarceration that provides intervention services for adults awaiting trial or on probation. Wheeler Clinic, founded in 1968, is an “independent, not-for-profit, community-based organization that provides a comprehensive continuum of mental health and substance abuse recovery services, special education, early childhood, community justice, foster care, employee assistance, and prevention and wellness programs.”

The proposed lease is for the use of the renovated premises for 5 years, with one option to renew for an additional five year term. The rental payment is based on the Lessee’s share of the DMHAS operating expenses at the CVH campus. The initial rent is \$15,519.09/year, and escalates 3% per year thereafter. The Lessee is responsible for janitorial housekeeping, maintenance and minor repairs, including the replacement of fixtures and specialized equipment such as kitchen equipment.

Staff recommended approval of the item.

<b>PRB #</b>	<b>12-168</b>	<b>Transaction/Contract Type:</b> RE / Sale
<b>Origin/Client:</b>	DOT / DOT	
<b>Project Number:</b>	126-000-125	
<b>Grantee:</b>	Bridge Street Partners, LLC	
<b>Property:</b>	Located along the Southerly side of Bridge St. at Howe Ave., Shelton	
<b>Project Purpose:</b>	DOT Sale of Excess Property	
<b>Item Purpose:</b>	Release of approximately 2,711+/- SF of vacant land to Grantee as a result of a sole-abutter bid.	

Ms. Goodhouse said that the release parcel of 2,711 SF was requested by the abutter, Bridge Street Partners, LLC. DOT’s divisions reviewed the request and ultimately approved the release area, and an adjacent area that the petitioner may wish to lease. DOT will retain title to the “lease” parcel for future bridge maintenance. The proposal before the Board is for the “release” parcel only. Because it does not meet the spatial requirements of the commercial zone, DOT could offer it for sale through procedures complying with CGS Sections 3-14b and 13a-80.

Ms. Goodhouse recommended Board approval to Quit Claim 2,711 SF of land for \$37,800 to the Grantee. 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 to purchase the property; and (b) as stipulated by statute, the non-conforming parcel was offered to the abutter for appraised value. DOT retains an easement for existing utilities as shown on the compilation plan. The content and form of the Quit Claim Deed are congruent with the compilation plan. The release value is supported by the appraisal report prepared by John P. Kerr as of October 2011.

## ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>12-165</b>	<b>Transaction/Contract Type:</b> AE / Task Letter
<b>Project Number:</b>	BI-2B-279	<b>Origin/Client:</b> DCS/DAS
<b>Contract:</b>	OC-DPW-ROOF-0015 Task Letter #3A	
<b>Consultant:</b>	Gale Associates, Inc.	

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**Property:** 474 Capitol Ave. Complex Building, Hartford  
**Project Purpose:** Roof Replacement Design and Structural Improvements  
**Item Purpose:** Task Letter #3A to compensate the consultant for additional services related to additional design evaluations and an expanded project scope.

Mr. Dillon reported that the original project approved in 2010 encompassed a plan to evaluate and design the structural augmentations required for the integral roof replacement needed at the 474 Capitol Avenue Building Complex. During the course of the evaluation by the consultant, Gale Associates Inc. ("GAI") it was determined that additional investigations and an expanded project scope would be required to develop the appropriate design needed for the roof replacements at this complex.

DAS has confirmed that funding is available for this project and as such has requested that GAI provide a scope for the completion of the structural evaluations and design documents for the project. This scope is also being revised to incorporate the integration of load bearing improvement on the Boiler and Pump Buildings, restoration of wood timber truss components, installation of supplemental wall plate anchors and additional roof tie members at the side auxiliary and shed building.

The new total Construction Budget for the project has been revised from \$550,000 to \$1,049,976 and the Architect's *total fee* for the project has been increased from \$71,690 to \$120,035. The overall project budget has been increased from \$802,000 to \$1,490,154.

The proposed Task Letter #3A is intended to compensate the Architect \$45,345 for the following project scope: completion of structural evaluations, design development and construction plans/specifications for the project; integration of load bearing improvements on the Boiler and Pump Buildings; restoration of wood timber truss components, installation of supplemental wall plate anchors and additional roof tie members at the side auxiliary and shed building; limited construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope. DCS has confirmed that funding is available for this project.

Mr. Dillon recommended approval of the item.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-164** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12- 164. The motion passed unanimously.

**PRB FILE #12-165** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12- 165. The motion passed unanimously.

**PRB FILE #12-168** - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-168. The motion passed unanimously.

The meeting adjourned.

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