

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 30, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 30, 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
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 JULY 23, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 23, 2012. The motion passed unanimously.

State Representative Philip J. Miller, representing the 36th District, joined the meeting at 9:45 a.m. Chairman Greenberg gave a brief overview of the Board's statutory responsibilities. A general conversation followed regarding state policies regarding the surplus properties, property management, rail corridors, and the legislative process surrounding the annual conveyance bill. Representative Miller left the meeting at 10:15 a.m.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-189	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	17-137-88A	
Grantee:	Mr. Neil Gagnon	
Property:	308 Pine Street, Bristol	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 4,832 SF of vacant land improved with a 1,308 SF residential structure to Grantee as a result of a public bid.	

Ms. Goodhouse said that this DOT surplus property was a portion of property purchased for \$145,000 in 2002 for the construction of Route 72. The property is being sold "as is" with "all faults and defects" with the state making no warranties or representation as to the condition or suitability of the premises including any past, present or future environmental conditions or the availability or functionality of any

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heating, air conditioning, plumbing, electrical, sewage, drainage, water or other building, utility or like systems.

On October 2, 2007 the City of Bristol granted variances for lot size, minimum frontage and minimum front set back to enable DOT to sell the property at the completion of the road project. The “bungalow” style dwelling was constructed in 1930 and has 1.45 stories with 5 rooms, 3 bedrooms and 1 ½ baths. Due to water damage, DOT had sheetrock and insulation removed from the hallway, and full bathroom and bedroom located on the first floor. Subsequent to the appraisal, DOT reports that the house was broken into and copper pipes were stolen from the basement. One basement window is boarded up, and the furnace and oil tank need to be replaced.

A public bid was held on March 1, 2012 and two bids were received: \$65,501 and \$70,000. Ms. Goodhouse recommended approval of the proposal to sell 308 Pine Street for \$70,000 to this Grantee.

PRB #	12-190	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	17-137-135A	
Grantee:	Mr. Walter E. Frechette, Jr.	
Property:	359 Pine Street, Bristol	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 4,990+/- SF of vacant land improved with a 1,209 SF residential structure to the Grantee as former owner for appraised value.	

Ms. Goodhouse said that this DOT surplus property was a portion of property purchased for \$118,500 in 2003 for the construction of Route 72. It is improved with a 1,209 SF single family Cape-style residence. The property is being sold “as is” with “all faults and defects” with the state making no warranty or representation as to the condition or suitability of the premises.

The house on the property is in poor condition, has been vandalized, and is not currently habitable. According to the appraisers’ inspections, the interior requires modernization and major repairs. The basement is extremely damp with all the drywall requiring removal because of mold and mildew. The exterior siding needs to be replaced and the rear deck require repairs. Water stains were noted on some first and second floor ceilings. The roof needs repair. Vandals removed all copper piping. Consequently the dwelling is in need of a new heating system.

Two DOT appraisers, Anthony John Delucco and Edward P. Sass, valued the property. They concluded \$50,000 and \$55,000, respectively, based on an analysis of three properties that sold in the range of \$58,000 to \$89,000.

As required by CGS §13a-80, Walter E. Frechette, the prior owner, was contacted and offered the property for \$55,000. He responded on October 18, 2011 that he would like to re-purchase the property. DOT arranged a site inspection and Mr. Frechette made a counter-offer of \$50,000 which DOT accepted.

Ms. Goodhouse recommended that the Board approve the sale to Mr. Frechette for \$50,000. The proposed sale complies with Sections 13a-80 of the CGS which requires that the legislative delegation be notified of the sale. The prior owner is purchasing for appraised value of \$50,000 (Anthony John DeLucco, as of 8/16/2011). The state is retaining and the property is subject to a slope easement as shown on the survey map.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB#	12-186	Transaction/Contract Type: AE / New Contract
Project Number:	BI-T-602	Origin/Client: DCS/DEEP
Contract:	BI-T-600-ARC	
Consultant:	Ames & Whitaker Architects, P.C.	
Property:	Sherwood Island State Park, Westport	
Project Purpose:	Main Pavilion Centennial Improvements	
Item Purpose:	New contract for the consultant to provide design and construction administration services for the overall renovation of all interior and exterior finishes and fixtures associated with the Main Pavilion.	

This contract is for Architect/Engineer Consultant Design Team Services from preliminary design until the completion of construction. The overall compensation rate for this service is \$245,000. On July 23, 2012, the Board suspended action on the proposal, requesting additional information concerning the amount of the contract attributed to special service sub-consultants. On July 23, 2012 DCS provided SPRB staff additional project related information which included a copy of the proposal by Ames & Whitaker Architects, P.C. (“AWA”) dated April 26, 2012 and DCS Scope meeting minutes dated January 11, 2012. After completing a review of this information, SPRB staff was able to confirm that survey and geotechnical services will not be part of the initial contract scope. In addition the proposal by AWA acknowledged that all of the initial contract fees are considered “basic services”. Furthermore, AWA provided a list of additional tasks which would be considered additional services that may be required for the project; this list included but was not limited to geotechnical engineering, survey services, kitchen consultant, LEED programming and commissioning.

Mr. Dillon recommended that the Board approve this contract as all the required documents have been submitted by DCS and the basic service fee of \$245,000 amounts to 11.34% of the construction budget which is within the maximum guideline rate of 13% (12% +1% for CA services) established by the agency for this Group B Renovation Project inclusive of A/E related construction administration services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-186 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-186. The motion passed unanimously.

PRB FILE #12-189 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-189. The motion passed unanimously.

PRB FILE #12-190 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-190. The motion passed unanimously.

The meeting adjourned.

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