

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 27, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 27, 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 SEPTEMBER 21, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to accept the minutes of September 21, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-227	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	17-137-6A	
Grantee:	Benham Properties, LLC	
Property:	Located along the south-easterly side of CT Route 72 and Pine Street, Bristol	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 2,592+/- SF of vacant land to Grantee as a result of an abutter bid	

Staff noted that this item was incorrectly identified in the posted Agenda as PRB File #12-127; however all other information posted was correct with respect to the DOT project number, property and purposes of the agenda item. As such, staff recommended that the Board proceed evaluate the proposal as the DOT project number, grantee and location are all correct.

Ms. Goodhouse reported that this release parcel is a remnant of 0.09 acres improved with a two family house acquired for the relocation of Route 72, Bristol. Because the release parcel does not meet the requirements of the R-10 Residential zone, DOT may offer it for sale through the abutter bid process. There are three abutters: a gas station owned by Getty Properties Corp.; an apartment building owned by

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Granite Apartments, LLC, and a two-family house at 13 Benham Street owned by Benham Properties, LLC.

The DOT project to relocate Route 72 closed the access from Benham Street to Route 72, and constructed a cul-de-sac at the terminus of Benham Street. The release parcel is located on the easterly side of the cul-de-sac.

DOT's Appraiser John P. Kerr's report assumed that the most logical abutting property to assemble the release parcel is the property to the south at 13 Benham Street owned by Benham Properties, LLC. Considering the land only, he valued the 0.07 acre lot at \$32,000. This was based on his analysis of three Bristol lot sales that ranged in value from \$38,000 to \$55,000. The least amount of adjustments were made to a lot located less than 0.3 miles distant from the subject at 29 Hemlock Street, where in September 2011 a 0.12 acre residential parcel sold for \$38,000. This sale and the others considered have better locations than the subject location, because the traffic from Route 72 is both visible and audible from 13 Benham Street.

The property at 13 Benham Street would benefit from the assemblage because the additional land could be used for parking for the two-family house at 13 Benham Street. After assemblage, the appraiser concluded a property value of \$35,000 indicating a release value of \$3,000. In April 2012 DOT held the abutter bid. Two abutters did not respond. The abutter at 13 Benham Street offered the appraised value of \$3,000.

Staff recommended Board approval to Quit Claim 2,592 SF (0.06 acre) of vacant residential land for \$3,000 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. The town did not exercise a first right of refusal to purchase the property; and as stipulated by statute the non-conforming parcel was offered to all (3) abutters. The sale price is supported by the DOT appraisal report as of February 2, 2012. The DOT is retaining a slope easement in the southwesterly corner of the release parcel. The content and form of the Quit Claim Deed are congruent with the survey map.

PRB #	12-228	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	162-139-2A		
Grantee:	Town of Winchester		
Property:	Various areas along Division Street, Winchester		
Project Purpose:	Assignment of Land to the Town of Winchester		
Item Purpose:	Deed revision for the assignment of two easements comprising approximately 96 SF and 9 LF each. The assignment is to the Town of Winchester for highway purposes in connection with the Replacement of Bridge No. 05129 on Division Street over the Mad River.		

Ms. Goodhouse recommended Board approval for the release and assignment of this real estate to the Town of Winchester. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quitclaim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

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In 2006 DOT acquired a defined easement for highway purposes (96 sq. ft.) and an easement to install and maintain guide railing and end anchorage (9 linear feet) in connection with Replacement of Bridge No. 05129 on Division Street over Mad River, Winchester. Item #9 in project Agreement No. 01.19-04(06) stipulates that at completion of construction, properties and rights acquired shall be released for highway purposes to the municipality. The Quitclaim Deed releases two easements to the town as referenced above; the easements were acquired for \$1,930.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-223 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RC-324 **Origin/Client:** DCS/CCSU
Contract: BI-RC-324-CA Commission Letter #1
Consultant: Strategic Building Solutions, LLC
Property: Central Connecticut State University, New Britain
Project Purpose: CCSU New Classroom and Office Building Project
Item Purpose: Commission Letter #1 to compensate the consultant for additional services related to photographic documentation services during construction.

Mr. Dillon reported that this project involves the construction of a new 4-story, 75,055 GSF building that will provide academic classroom space for English, Social Science, Language and Science programs and administration offices. The new building will be located adjacent to an existing campus tunnel & utility system at Central Connecticut State University. The improvements will have a steel structure, brick veneer/metal stud exterior and standing seam copper roof. The design will comply with all building and fire codes, ADA accessibility requirements and qualify for LEED Silver Certification.

In 2009, under PRB File #09-134 the Board approved the contract of Strategic Building Solutions, LLC (“SBS”) to act as the Construction Administrator for the project. The initial contract fee of \$1,568,780 compensated the CA for Commissioning Services and Construction Administration during the building Design and Construction Phases. Design Phase services (design schematics through bidding) were estimated to cover a period of 19.5± months and Construction Phase services are for a construction period not-to-exceed 22 months through project closeout and receipt of record drawings.

Construction and total project budgets were established at \$25,893,500 (\$345/GSF) and \$38,092,000 (\$508/GSF). These budgets numbers are still current at the time of this submittal. Mr. Dillon recommended that SPRB approve Commission Letter #1 in the amount of \$45,096 for Strategic Building Solutions, LLC to provide additional project related services.

PRB# 12-224 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-JD-299 **Origin/Client:** DCS/JD
Contract: BI-JD-299 -CA
Consultant: Gar-San Corporation
Property: New Haven Courthouse GA #23
Project Purpose: Exterior Restoration to New Haven Courthouse GA #23
Item Purpose: New contract for the consultant to provide construction administration services during the Phase I Courthouse Restoration Project.

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Mr. Dillon reported that this project incorporates structural renovation Project #BI-JD-281A into Project #BI-JD-299. The current Architect of record is JCJ Architecture Inc. ("JCJ"). The New Haven Courthouse contains a gross building area of 600,000± SF and was constructed in 1914. The facility is on both the State and National Historic Registers and therefore, all restoration work must comply with the standards of the CT Historical Commission and Secretary of the Interior. The combined project will be undertaken in three phases. This contract is specific to Phase I which includes repairs to the monumental staircase and deteriorated plaster soffits and marble column capitols that front Elm Street and restoration of the side entry cornice fronting Church Street (structural repairs). The Construction Administrator will also review current on-site conditions, codes, manufacturers' requirements, etc. and incorporate any modifications that are necessary into the previously completed contract documents. The estimated construction cost of this phase is \$3,200,000.

In January 2010 the Department of Public Works now known as the Department of Construction Services ("DCS") issued a Request for Qualifications (RFQ) for Construction Administration Services related to the Exterior Restoration Project, New Haven Court House GA #23. DCS elicited fourteen (14) responses to the advertisement out of which two of the respondents were disqualified for being "non-responsive". After completion of the internal review process, four (4) firms were selected for short-listed interviews. These firms were as follows; Beyer, Blinder Belle Architects & Planners LLP, Gar-San Corporation, Giordano Construction Company and Hoffman Architects Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Hoffman Architects Inc. as the most qualified firm. The contract for HAI (PRB #11-251) to act as CA was submitted to the Board on November 17, 2011 and subsequently suspended on December 7, 2011. The Board had suspended the file due to concerns about Hoffman Architects also being under contract with JCJ on the project. On April 19, 2012 DCS formally notified HAI of their intention not to award the contract based on DCS and SPRB issues. As such in June 2012 DCS requested that the file be returned and DCS then proceeded to negotiate a new contract with Gar-San Corporation ("GSC").

PRB File #12-224 is for Construction Administration Services during Phase I of the project. The compensation rate for CA services is \$187,473 which can be further defined as \$10,830 in special sub-consultant services and \$176,643 in basic services. The basic service fee amounts to 5.52% of the overall project construction budget. SPRB Staff recommended that the Board suspend this contract pending receipt of additional information related to the sub-consultant fee identified in the GSC proposal. The contract proposal includes \$10,830 for sub-consultant services.

OTHER BUSINESS

State Properties Review Board Annual Report to the Governor. The Board completed discussions on the SPRB Annual Report to the Governor for FY 2012. Mr. Valengavich moved and Mr. Norman seconded a motion to approve the "Annual Report to the Governor", and to authorize the Chairman to sign the Report, which is based upon the Board's review of the "DAS Annual Report to the State Properties Review Board for Fiscal Year 2012" dated September 13, 2012, as revised. The motion passed unanimously.

The Board took the following votes in Open Session:

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PRB FILE #12-223 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-223. The motion passed unanimously.

PRB FILE #12-224 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #12-224 pending receipt of additional information regarding sub-consultant services to be provided. The motion passed unanimously.

PRB FILE #12-227 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-227. The motion passed unanimously.

PRB FILE #12-228 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-228. The motion passed unanimously.

The meeting adjourned.

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