

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 13, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 13, 2013 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF May 6, 2013.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of May 6, 2013. The motion passed unanimously except for Mr. Valengavich, who abstained from voting.

### COMMUNICATIONS

**Letter Regarding Establishing of Rental Rates.** The Board received a copy of a letter dated May 3, 2013 from Office of Policy & Management Secretary Barnes to the Department of Administrative Services Commissioner DeFronzo regarding the process for establishing rental and renewal rates to be charged to non-State entities that use State-owned property.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 13-090 **Transaction/Contract Type:** New Lease  
**Origin/Client:** DAS/ DORS

**Statutory Disclosure Exemptions:** 4b-23(e), 1-200(6) & 1-210(b)(24)

The Board commenced its discussion of PRB File #13-090 at 9:42 a.m. and concluded at 9:57 a.m.

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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

<b>PRB #</b>	<b>13-091</b>	<b>Transaction/Contract Type:</b>	RE / Agency Relocation
<b>Origin/Client:</b>	DAS/DOL		
<b>Property:</b>	786 Enfield Street, Enfield, CT		
<b>Project Purpose:</b>	Relocation of the Department of Labor		
<b>Item Purpose:</b>	Approval pursuant to CGS 4b-29 for the relocation of a Department of Labor ("DOL") unit from Hartford to Enfield. DOL intends to co-locate this unit with the Department of Rehabilitation Services and enter into a Memorandum of Agreement ("MOA") to pay their pro-rata share of expenses.		

DAS is requesting SPRB approval pursuant to CGS 4b-29 for the relocation of Department of Labor ("DOL") staff to space currently under the custody and control of the recently created Department of Rehabilitation Services ("DORS"). The overall goal of this submittal is to allow DOL staff which previously had been located in Enfield to once again provide business support services directly in Enfield. DOL previously leased space at 620 Enfield Street but the office was consolidated into the DOL Hartford office for budgetary purposes in 2011. Since that time DOL staff has been commuting to Enfield for the purposes of conducting ongoing operations.

As part of this relocation DORS is requesting that DOL reimburse the agency for its pro-rata share of the 1,089 SF which will be utilized by the Agency. This will be accomplished via an inter-agency MOA which was executed between the two agencies and subsequently approved by the Commissioner of DAS and Secretary of OPM.

<b>PRB #</b>	<b>13-093</b>	<b>Transaction/Contract Type:</b>	RE / Sale
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	161-118-5A		
<b>Grantee:</b>	TBS Partners, LLC		
<b>Property:</b>	Southwesterly side of State Route 33 adjacent to 251 Danbury Road, Wilton		
<b>Project Purpose:</b>	DOT Sale of Excess Property		
<b>Item Purpose:</b>	Release of approximately 21,840 ± SF of vacant land to the Grantee as the result of an abutter bid.		

This property was acquired for the reconstruction of US Route 7 and is a portion of 47,041 SF that was acquired through one friendly acquisition and two eminent domain proceedings in 1999 for a total cost of \$1,134,700. The proposal is to release 21,840 SF to an abutter, TBS Partners, LLC.

The release parcel does not meet the requirements of the commercial (DRD/GB) zone. DOT offered it for sale through the abutter bid process.

Ms. Goodhouse recommended Board approval to Quit Claim 21,840 SF (0.50 acre) of vacant commercial land for \$490,000 to the Grantee for the following reasons:

1. 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

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exercise a first right of refusal to purchase the property; and (b) as stipulated by statute, the non-conforming parcel was offered to all (2) abutters.

2. The sale price of \$490,000 is supported by appraisal submitted by the Grantee dated September 18, 2012 prepared by Barbara Pape, an independent fee appraiser whose office is located in Wilton. Her conclusion is 96% of the value indicated in an appraisal prepared by the DOT Staff appraiser (Thomas L. Fox concluded a value of \$510,000 as of February 22, 2011). Another appraisal for DOT by independent fee appraiser Stephen MacCormack (May 17, 2011) concluded \$515,000, which is only 5% above the Pape value. Consequently, based on these three value opinions, it is reasonable that the DOT should accept \$490,000 for the release parcel.

3. The release will end the state's liability and obligation to maintain land that is not needed for highway purposes and will return the property to the Wilton Grand List.

4. The content and form of the Quit Claim Deed are congruent with the survey map.

<b>PRB #</b>	<b>13-094</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	63-560-16A		
<b>Grantee:</b>	City of Hartford		
<b>Property:</b>	Various areas along Newington Avenue, Hartford		
<b>Project Purpose:</b>	Assignment of Land to the City of Hartford		
<b>Item Purpose:</b>	Assignment of various areas totaling approximately 73,713 ± SF of drainage right of way and 28,261 ± SF of easement area to the City of Hartford for highway purposes as part of the Reconstruction of Newington Avenue Project.		

Staff recommended Board approval for the release of this real estate to the City of Hartford. 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 Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the following land which was originally acquired for the Reconstruction of Newington Avenue Project. The project is complete and it now necessary for the State to assign the land to the City per Section 11 of Agreement No. 12.20-03(00). This is a release along a city street for highway purposes only and there is no monetary consideration. The project release areas comprise twenty (20) property takings which totaled approximately 73,713 SF of drainage right of way and 28,261 SF of easement area.

<b>PRB #</b>	<b>13-095</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	156-174-15B		
<b>Grantee:</b>	City of West Haven		
<b>Property:</b>	Various areas along Farwell Street and Fresh Meadow Road, West Haven		
<b>Project Purpose:</b>	Assignment of Land to the City of West Haven		
<b>Item Purpose:</b>	Assignment of various areas totaling approximately 27,593 ± SF of land, 5,670 ± SF of drainage right of way and 2,047 ± SF of easement area to the City of West Haven for highway purposes as part of the Reconstruction Farwell Street and Fresh Meadow Road Project.		

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Staff recommended Board approval for the release of this real estate to the City of West Haven. 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 Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the following land which was originally acquired for the Reconstruction of Farwell Street and Fresh Meadow Road Project. The project is complete and it now necessary for the State to assign the land to the Town per Section 12 of Agreement No. 11.15-01(04). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise sixteen (16) property takings which totaled approximately 27,593 SF of land, 5,670 SF of drainage right of way and 2,047 SF of easement area.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>13-100</b>	<b>Transaction/Contract Type:</b>	AE / Commission Letter
<b>Project Number:</b>	BI-Q-660-1	<b>Origin/Client:</b>	DCS/MD
<b>Contract:</b>	BI-Q-660-1-ARC		Commission Letter #1
<b>Consultant:</b>	Ames & Whitaker Architects, P. C.		
<b>Property:</b>	New London Readiness Center, New London		
<b>Project Purpose:</b>	New London Readiness Center Drill Shed Floor Replacement Project		
<b>Item Purpose:</b>	Commission Letter #1 to compensate the consultant for additional services required to complete the development of design documents as well as construction administration services for the New London Readiness Center Drill Shed Floor replacement		

SPRB Staff reported that the published agenda incorrectly identified the consultant but that all of the other information concerning the project was correct. SPRB staff reported that in general the project involves the required architectural and engineering design services to implement the Connecticut National Guard (CTARNG) Facility Vision 2020 Program. The program consists of approximately thirty identified projects throughout the State that are scheduled to be initiated between 2012 and 2020. Projects under the Vision 2020 Program will include but not be limited to repairs, alterations and new construction projects at CTARNG facilities. The outline of these contracts shall be similar to the standard On-Call Format whereas the contract shall be valid for a period of 10-years and the consultant shall be eligible for fees up to \$10,000,000 under each contract. The federal government has limited the construction costs of each individual project to a maximum of \$5,000,000 on any specific project. Exhibit A requires that each new project be added to the contract via an Amendment or Commission Letter. Any increase in fees or amendments to the contract services shall be subject to the review and approval of the Board.

Under PRB File #12-240 SPRB approved the first two projects, Improvements to the New London Readiness Center and Stone's Ranch Military Reservation. The overall project and construction budgets have been established at \$4,000,000 and \$3,120,000 respectively.

Commission Letter #1 will compensate Ames & Whitaker Architects, P. C ("AWA") for additional services under Task E – New London Readiness Center Drill Shed Floor Replacement. This project will involve the removal of the existing floor slab, the placement of a under slab fill, installation of sub-slab

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drainage and overlaying a new 6-inch thick reinforced concrete slab. Based on the proposal prepared by AWA dated April 23, 2013 the overall fee of \$38,500 inclusive of special services is based on the estimated construction budget of \$300,000.

SPRB Staff recommended that the Board approve this contract as all the required documents have been submitted by DCS and the basic service fee of \$35,000 amounts to 11.67% of the construction budget which is within the guideline rate of 14% inclusive of CA services for this Group B Renovation Project. In addition the overall contracted basic service fee is 11.72% of the cumulative construction budget which is within the established guideline rate of 12% inclusive of CA services for these Group B Renovation Projects.

## OTHER BUSINESS

The Board took the following votes in Open Session:

**PRB FILE #13-090-** Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-090 pending the receipt of additional information regarding the proposed lease and agreement. The motion passed unanimously.

**PRB FILE #13-091-** Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-091 pending the receipt of additional information regarding the proposed agency relocation. The motion passed unanimously.

**PRB FILE #13-093** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #13-093. The motion passed unanimously.

**PRB FILE #13-094** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-094. The motion passed unanimously.

**PRB FILE #13-095** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-095. The motion passed unanimously.

The meeting adjourned.

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