

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 7, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 7, 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF SEPTEMBER 30, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of September 30, 2013. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated October 1, 2013 listing property acquisitions, not in excess of \$5,000, processed during the month of September 2013.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-208 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 95-212-10A
Grantee: George D. Aiello, Sr.
Property: 15 Gabriel Circle, New Milford
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 26,729 ± SF of land improved with a vacant 2,894 ± multi-family residential dwelling to the Grantee as the result of a public bid.

Staff recommended that Board approval to Quit Claim 26.729 SF (0.613 acre) at 15 Gabriel Circle, New Milford, improved with a 2,894 SF/GLA two-family house for \$165,000 to the Grantee appears prudent for the following reasons:

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 7, 2013

Page 2

1. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of New Milford declined an invitation to purchase. The legislative delegation was also notified of the sale.
2. The property has been exposed to the market since a public bid that closed in December 2011. The public bid process was conducted again in September 2012. Both offerings resulted unacceptable bids from a low of \$86,000 to an offer of \$143,000. In April 2013 the property was listed on LoopNet, a website that advertises real estate for sale or lease. On April 26, 2013 the DOT received an offer of \$159,000 which was improved through negotiation to \$165,000 from Michael Aiello, the son of this Grantee. This is 69% of the \$240,000 appraised value (August 2011) and is within the range of sales of two-family properties sold in 2012 in New Milford (see below).
3. The property is conveyed as is with all faults and defects; with no warranties as to the condition or suitability of present or future environmental conditions or functionality of any heating, air conditioning, plumbing, electrical, sewage, drainage or other systems. DOT has completed \$8,900 in repairs due to vandalism, and has estimated that additional work in the amount of \$17,000 is needed to repair/replace windows, repair wood decking and stair cases, weather seal doors, power wash building, repair and replacement down spouts; and replace basement exterior door damaged by vandals.
4. The sale would return the property to the New Milford Grand List and end the state's requirement to maintain the property.

The property is a portion of four acquisitions totaling 117,412 sq. ft., with improvements purchased in 2007 and 2008, for the realignment of Grove Street and Prospect Hill Road. Old Grove Street was in the front of the house; the new relocated Grove Street is now in the rear of the property. Formerly this site included a plumbing business, since razed. The subject lot fronts on a new cul-de-sac, Gabriel Circle.

The site is generally rectangular and has 198 feet of frontage on the former Grove Street, now Gabriel Circle. There is frontage also on the newly reconstructed Grove Street but no driveway access to/from the rear of the property onto Grove Street. The improvement is a two-family house constructed in 1900. (During the DOT project, it was used as the DOT project headquarters.) The lead paint disclosure indicates the presence of lead paint. The house is in "fair-average" condition.

PRB #	13-213	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	107-167-051		
Grantor:	Thomas Reynolds, et al.		
Property:	1304 Christian Road, Middlebury, CT		
Project Purpose:	Oxford Airport Federal Aviation Regulation, Part 150 Noise Study		
Item Purpose:	Acquisition of 0.51+/- acres of land, in fee, together with all improvements situated thereon, a "total take".		

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 7, 2013

Page 3

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 48th in this project to come before the Board and is located in the project's Phase 6 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$275,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-205	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RS-311	Origin/Client:	DCS/SCSU
Contract:	OC-DCS-ARC-0045	Task Letter:	#1
Consultant:	S/L/A/M Collaborative, Inc.		
Property:	Southern Connecticut State University Campus, New Haven		
Project Purpose:	Wintergreen Building Interior Renovation Project		
Item Purpose:	Task Letter #1 to compensate the consultant for all of the customary architectural services required for the interior renovations as well as MEP engineering services, A/V consulting and acoustical engineering.		

Staff reported that the initial scope of this project involved the design and construction administration for various interior improvements within the Wintergreen Building at the Southern Connecticut State University (“SCSU”) campus. In general, this project scope includes all of the customary architectural services required for a building renovation as well as MEP engineering services, A/V consulting and acoustical engineering. The building is approximately 47,000 SF and requires that the project be phased to allow occupancy during construction. The project scope assumes that construction will be segregated in four phases and any temporary off-site relocation will be addressed by the client-agency. Upon completion of the project it is anticipated that by relocating all administrative service operations to this building students will have a “one stop shopping” experience to address any campus related administrative issues.

Task Letter #1 is a new task letter and is subject to SPRB approval because it exceeds \$100,000. The total Construction Budget for the project \$1,488,505 and the Architect's total fee for the project has increased to \$218,030. The overall project budget is \$1,862,356. The task letter is intended to compensate the Architect for the following project scope:

- Development of an overall design plan as well as CA services for the complete renovations of the Wintergreen Building.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 7, 2013

Page 4

- Coordination with various sub-consultants for special services related to MEP design components, acoustical requirements. FF&E Programming as well as A/V consultants for the project.
- Construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope.

In an email from SCSU to DCS the client agency has confirmed that project funding is available from SCSU Plant Improvement Funds.

Staff recommended that SPRB approve Task Letter #1.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-205 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-205. The motion passed unanimously.

PRB FILE #13-208 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-204. The motion passed unanimously.

PRB FILE #13-213 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #13-213. The motion passed unanimously.

The meeting adjourned.

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