

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 26, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 26, 2011 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.

**ACCEPTANCE OF MINUTES OF May 19, 2011.** Mr. Norman moved and Mr. Valengavich seconded a motion to accept the minutes of May 19, 2011. The motion passed unanimously.

### REAL ESTATE- OLD BUSINESS

### REAL ESTATE- NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 11 - 106 **Transaction/Contract Type:** RE / Lease Amendment  
**Origin/Client:** DPW / DCF

**Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)**

The Board commenced its discussion concerning the subject lease amendment at 9:51 a.m. and concluded at 10:02 a.m.

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

### OPEN SESSION

**PRB #** 11 - 116 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 033-104-18B  
**Grantee:** Town of Cromwell

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 26, 2011

Page 2

**Property:** East side of North Road and South side of Route 9, Cromwell, CT

**Project Purpose:** DOT, Sale of Excess Property, Cromwell

**Item Purpose:** Release of 16,854 SF of excess property to the Town of Cromwell.

Ms. Goodhouse explained that this agenda item and PRB #11-117 will give DOT approval to release 2 parcels of land to the Town of Cromwell. PRB #11-116 is a release for residential purposes of a non-conforming parcel containing 16,854 sq. ft. acquired by DOT for the relocation of North Road in connection with the construction of Route 9. The Town of Cromwell assumed that after the close of the North Road project, the excess acreage would belong to the Town, and based on this assumption the Town conveyed this parcel to Reed Builders, LLC for development in conjunction with a residential subdivision located on Jennifer Lane and North Road. The release parcel is a portion of Lot 1, a portion of Lot 10, and a portion of Jennifer Lane. For valuation, DOT appraiser Thomas Fox analyzed the market value of abutting property Lot 1, known as 1 Jennifer Lane, a corner lot (residential) consisting of .24 acres in this recently approved Cromwell subdivision. All public utilities are available to the site, and the acceptance of Jennifer Lane as a town road is pending. The appraiser had to make hypothetical and extraordinary assumptions by (1) ignoring the fact that a newly constructed house straddles the property line of the State release and the subject abutter; and (2) assuming that the Town would accept a .24 acre lot as part of the subdivision approval. Based on an analysis of three sales in Cromwell (two of which are located in the subject subdivision), the DOT appraiser concluded a value of \$40,000. After a negotiation with the Town and Reed Builders, LLC, DOT agreed to sell the release parcel for \$27,500.

Ms. Goodhouse recommended approval of the item. The sale complies with 13a-80 governing the release of land that is not needed for highway purposes, in that DOT has notified the legislative delegation. The sale will clear the title to (a) 1 Jennifer Lane as an approved lot in a residential subdivision; (b) the subdivision roadway access to 1 Jennifer Lane; and (c) excess acreage that is a portion of 10 Jennifer Lane. Payment of \$27,500 is reasonable because typically the state parcel would have released the parcel before subdivision approval and would have valued it as being assembled to a raw, unimproved parcel of land, rather than to Lot 1, Jennifer Lane. Therefore, the sale fairly compensates the state for release of the parcel.

**PRB #** 11 - 117 **Transaction/Contract Type:** RE / Assignment

**Origin/Client:** DOT / DOT

**Project Number:** 033-104-18A

**Grantee:** Town of Cromwell

**Property:** Southerly side of Route 9, Cromwell, CT

**Project Purpose:** DOT, Assignment of Land to the Town of Cromwell

**Item Purpose:** Assignment of approximately 1.26-acres of vacant Land to the Town of Cromwell for highway purposes in connection with the relocation of North Road required for the construction of Route 9.

In connection with the prior item, DOT is releasing 1.26 acres, together with an easement to slope and two 20-foot wide drainage rights of way originally acquired for the relocation of North Road. The relocation was needed to construct Route 9. The project is complete and DOT is now assigning the subject property, located in the Town's right of way for North Road, to the Town of Cromwell for highway purposes. There is no monetary consideration paid to the State for the release parcel.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER - NEW BUSINESS**

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 26, 2011

Page 3

**PRB#** 11-104 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-CTC-406 **Origin/Client:** DPW /CTC  
**Contract:** BI-CTC-406-Arc, Commission Letter #5  
**Consultant:** Mitchell Giurgola Architects, LLP  
**Property:** Norwalk Community College, Norwalk

**Project Purpose:** Phase II West Campus Development  
**Item Purpose:** A/E Commission Letter #5 (Provide additional A/E services for the upgrade of the Culinary A-Wing of the Community College.)

Mr. Dillon said that this project is the 2<sup>nd</sup> of 3 phases to implement Norwalk Community College's Master Plan dated May 2002. In general, the project scope includes the complete gut and renovation of the building's A-Wing, consisting of 35,280 SF of general academic space, and the replacement of the Wings roof and exterior façade. Wing-C, an existing gymnasium building, will be demolished and a new 3-story, 50,000 GSF addition constructed to house nursing, science and fitness & wellness center programs. Site improvements include the revision and expansion of existing parking area, new landscaping, site utilities, walks and lighting. Parking improvements will be carried as a supplemental bid to ensure project funds are adequate.

The Board initially approved the above-captioned Architect's Contract for a maximum fee of \$1,710,000 on April 24, 2006. Since this approval, the Board has approved four additional commission letters for pre-design consulting, telecommunication upgrades, special inspections and integration of the planned artwork on the site.

Commission Letter #5 in the amount of \$60,940 is intended to compensate the consultant Mitchell Giurgola Architects, LLP ("MGA") for additional required for the design development and construction administration required to renovate and expand the culinary area in the A-Wing. In their proposal to DPW, MGA stated that this work will be coordinated with their sub-consultant Fletcher-Thompson Inc and the scope being developed is based on the assumption of a \$175 to \$200 GSF cost equivalent to a range of \$455,000 to \$520,000 for a construction cost.

Mr. Dillon recommended approval of the item. The project budget allows for the upgrade of the culinary wing, and the Architect' fee is consistent with DPW's construction fee schedule guidelines.

**PRB#** 11-111 **Transaction/Contract Type:** AE / Contract Amendment  
**Project Number:** BI-Q-588 **Origin/Client:** DPW / MD  
**Contract:** BI-Q-588-DB, Contract Amendment #2  
**Consultant:** Fusco Corporation, Inc.  
**Property:** Camp Niantic, Niantic

**Project Purpose:** Phase I new regional training institute (RTI) for CT Army National Guard  
**Item Purpose:** A/E Contact Amendment #2 to compensate the construction manager for additional services related to site conditions, telecommunications and FF&E contract consulting.

Mr. Dillon explained that in March 2009, the Board approved the above-captioned contract with Fusco Corporation Inc. ("FCI") for a total fee of \$27,500,000 to provide Design-Build services related to the phase I development project at Camp Niantic F/K/A Camp Rell (PRB #09-048). In May 2010, Contract Amendment #1 revised the total fee to \$28,045,358 which was an increase of \$545,358 for electrical upgrades, removal of PCB transformers and the inclusion of an artwork allowance (PRB #10-120).

Contract Amendment #2 is proposed to modify FCI's contract and provide compensation for the following additional scope items:

- Revise the telecommunication system to a single node fiber optic to copper connection system.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 26, 2011

Page 4

- Provide additional data drops as required for FF&E components purchased by the client agency.
- Provide consulting and support services for the FF&E delivery and installation. (The actual furnishing and equipment are being directly purchased by CTARNG)
- Convert the gravel parking lot to a bituminous paved surface.
- Design and construct sidewalk access to the Fallen Soldier Memorial planned for the site.
- Construct a multi-purpose pavilion on a concrete pad.
- Provide fixtures and furniture for the pavilion
- Abandon and fill the existing water meter vault pit.
- Install meters to monitor hot water consumption throughout the facility.
- Provide design services for the above mentioned tasks.
- Provide CM and site administration for the above mentioned tasks.

The total net increase to the contract based on the project components detailed in Contract Amendment #2 is \$713,053.00. DPW has provided SPRB the relevant contractor proposals for this work which all appear to be reasonable when reviewed by SPRB staff. Mr. Dillon recommended approval of the item.

**OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #11-104** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-104. The motion passed unanimously.

**PRB FILE #11-106** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-106. The motion passed unanimously.

**PRB FILE #11-111** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-111. The motion passed unanimously.

**PRB FILE #11-116** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-116. The motion passed unanimously.

**PRB FILE #11-117** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-117. The motion passed unanimously.

The meeting adjourned.

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