

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 19, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 19, 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

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JANUARY 12, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 12, 2012. The motion passed unanimously.

COMMUNICATIONS

Mr. Dillon provided all Board Members a copy of the *Transmittal of Proposed Final Decision* concerning Docket #FIC 2011-141. The Board held a brief discussion regarding this correspondence and Mr. Dillon stated that additional discussions will occur with DAS Counsel in the near future regarding this matter.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-006 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 17-137-140A
Grantee: Kevin J. Cavanaugh
Property: 103 Lyons Road, Bristol

Project Purpose: DOT sale of excess property

Item Purpose: DOT sale of approximately 8,201 SF of land improved with a 912-SF residential structure.

Mr. Dillon stated that this DOT surplus property was part of 8,245 SF purchased in 2003 for \$129,000 and used for the relocation of Route 72. The rear boundary is Route 72, and is encumbered by a slope easement in favor of the State. Because the lot does not conform to the 10,000 SF requirement of the zone, DOT obtained a variance from the Zoning Board of Appeals (May 2010). The lot has 63 feet of

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frontage on Lyons Road, and has a depth of 126 feet. The house is a one-story, 912 SF ranch. There is no garage. The windows are original. Kitchen and bathroom require renovation. The living room and three bedrooms have oak flooring that needs refinishing. There is a fuse box, no circuit breakers. The exterior is cedar shakes with paint peeling. The driveway asphalt is cracked and heaving.

The property was adequately exposed to the market through the public bid process. After advertising in the Hartford Courant and New Britain Herald/Bristol Press, and following two open houses held in March 2011, a public bid was held on April 14, 2011. No minimum bid was required. The appraised value of \$105,000 was included with the bid notice. Five (5) bids were received: \$32,500; \$41,351; \$52,999; \$62,500 and the highest bid of \$74,025 (Kevin Cavanaugh).

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 Bristol declined to purchase for \$74,025. The legislative delegation was notified of the sale. The prior owners of the sale property did not respond to letter advising availability of property for purchase as required by 13a-80(c). Considering that the bid is 70.5% of appraised value, the similar public response to prior bids, and considering the condition of the house, the sale price of \$74,025 is reasonable. The property is excess to DOT's needs, and the sale ends the state's requirement to maintain the property.

Staff has informed DOT, and DOT concurs that there is an error in the legal description in the Quitclaim deed. The easterly boundary has two abutters (only one is named) and the source of title does not refer to the small portion in the northeasterly corner of the property obtained from RI-MUS Realty Company by virtue of certificate of condemnation recorded in Volume 605 Page 892 of the Bristol Land Records. As such, staff recommended suspension of this item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-004 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-T-601 **Origin/Client:** DCS/DEEP
Contract: OC-DPW-ARC-0036 Task Letter #4
Consultant: Northeast Collaborative Architects, LLC
Property: Hammonasset Beach State Park, Madison

Project Purpose: Meigs Point Nature Center
Item Purpose: Task Letter #4 to compensate the consultant for design and construction administration of a new park nature center.

Mr. Dillon informed the Board that the project involves the design and construction administration of a new building for the Meigs Point Nature Center at Hammonasset Beach State Park. The project will scope will include the development of a new nature center inclusive of full ADA accessibility requirements, a bus drop off area, public contact station, public toilets in excess of the minimum code requirements, a large multi-purpose seating room for up to 100 people, exhibit space/touch tanks, outdoor reception area and the integration of green and passive energy technologies at the facility.

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TASK LETTER #4 is a new task letter and is subject to SPRB approval because it is over \$100,000. The Construction Budget for the project is \$991,136 and the Architect's *total fee* for the project is \$114,000. The overall project budget is \$1,400,000. As detailed in the scope letter from NCA to DCS dated September 26, 2011 the \$114,000 is intended to compensate the Architect for the following project scope:

- Completion of schematic, design development and construction plans and specifications for the project. The contract plans are required to include the development of a bus drop off area, public contact station, public toilets in excess of the minimum code requirements, a large multi-purpose seating room for up to 100 people, exhibit space/touch tanks, outdoor reception area and the integration of green and passive energy technologies at the facility.
- Limited construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope.
- Provide MEP consultant support services and engage a licensed engineer to provide percolation testing and septic design services.
- The contract specifically excludes environmental assessments, LEED documentation, special inspections, commissioning, STC requirements, DEEP environmental permits & FF&E coordination

The Board held a short discussion on previous design and construction scope changes on prior projects at Hammonasset State Park which resulted in increased costs to the State. The Board concluded that the scope appears to be sufficient to identify any potential design or construction issues early in the design process.

SPRB Staff recommended approval based on the evaluation that the architect's *base fee* as a percentage of Construction Budget is 9.23% whereas the maximum guideline rate for this Group B new construction project is 10.00%, with up to 1% for construction administration for a maximum fee of 11.00%

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-004 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-004. The motion passed unanimously.

PRB FILE #12-006- Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #12- 006 pending review and receipt of a revised quick claim deed. The motion passed unanimously.

The meeting adjourned.

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