

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 28, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 28, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Pasquale A. Pepe

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 JANUARY 21, 2016 AND JANUARY 22, 2016. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 21, 2016 and January 22, 2016. The motion passed unanimously.

OTHER BUSINESS

Military Branch 2016 Annual Report. Colonel Gerald Lukowski and Major Benjamin J. Neumon of the Connecticut National Guard joined the Board at 9:30 a.m. to discuss ongoing Military Branch facilities construction, including details of the Armory Construction Purchase Program Report, January 1, 2016, which report establishes priorities for the State funding for new construction or the purchase of armories, buildings and land for military purposes. Colonel Lukowski and Major Neumon left the meeting at 9:58 a.m.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-008 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DAS/DCP/DOE/DoAG
Property: 450 Columbus Boulevard, Hartford
Project Purpose: Assignment of Agencies to State Facilities
Item Purpose: Approval for the assignment of Department of Administrative Services, Department of Consumer Protection, Department of Agriculture, Department of Education and the Office of Early Childhood to 450 Columbus Boulevard pursuant to CGS 4b-29.

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The Department of Administrative Services (“DAS”) is requesting Board approval pursuant to CGS 4b-29 for the relocation of the Department of Administrative Services (“DRS”), Department of Agriculture (“DoAG”), Department of Consumer Protection (“DCP”), Office of Early Childhood (“OEC”) and the Department of Education (“DOE”) from State owned space located at 165 Capitol Avenue to 450 Columbus Boulevard. DAS is requesting SPRB’s approval for the relocation of these Agencies as part of the planned relocation to 450 Columbus Boulevard. These relocations may also include some additional personnel from regional offices for DOE and OEC. These agencies were not originally part of the overall Hartford Acquisition Project but, the program has since expanded to include the State Office Building Renovation Project. As such, the current program now envisions that the Constitutional Officers will be relocated from 55 Elm Street to the renovated State Office Building.

SPRB staff has been informed that subject to Board approval these relocations are planned to occur in between November 2016 and August 2017

Staff recommended Board approval of the item.

PRB #	16-011	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	135-329-001		
Grantor:	Stanley H. Tannenbaum		
Property:	70 Old Long Ridge Road, Stamford		
Project Purpose:	Replacement of Bridge No. 02600 over the Mianus River Project		
Item Purpose:	Acquisition for highway purposes of a 2,897±SF drainage right of way.		

The project area is located on Route 104, Stamford, where Bridge No. 02600 carries the roadway over the East Branch of the Mianus River. In conjunction with this project, the existing box culvert shows signs of deterioration, active leakage and heavy condensation determining it to be hydraulically inadequate.

The subject property taking is on the easterly side of Route 104, Long Ridge Road, and on both sides of the Mianus River (East Branch). The project area is in the rear of a 2.49 acre residential lot that also has frontage and driveway access from #70 Old Long Ridge Road. The project requires a drainage right of way affecting 2,897 SF of the subject parcel, located along 118 feet of the property’s frontage, to a depth of 25 feet, where the River enters the property.

Consistent with DOT’s agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. The EOC recommended compensation in the amount of \$6,000. Staff research into residential land sales in Stamford supported the amount of the award.

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The award for damages in the amount of \$6,000 is supported by the DOT documentation, and by available data on Stamford residential land sales.

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PRB # 16-012 **Transaction/Contract Type:** RE / Lease Renewal
Origin/Client: DAS/JUD
Property: 225 Spring Street, Wethersfield, CT
Lessor: 225 Spring Street Associates, LLC
Project Purpose: Lease Renewal for Judicial Branch Court Operations
Item Purpose: 5-Year lease renewal for continued use of approximately 30,618 NUSF of office space as well as 97 unreserved parking spaces for the Judicial Branch Court Operations Division.

For the Judicial Branch Court Operations & Jury Administration housed on floors 1, 2, & 3 at 225 Spring Street, Wethersfield, DAS seeks approval of an option to renew its lease for a 5 year term, commencing November 3, 2016. The Judicial Branch also occupies the 4th floor, hence the entire building. The Lessor's budget for tenant improvements constructed in 2006 was \$494,500 for floors 1, 2 & 3 (\$16.15/SF) and \$192,000 for floor 4 (\$18.81/SF).

The base lease for floors 1, 2 & 3 was approved in PRB #06-178. On 12/29/2011, the Board approved the First Amendment with the understanding the DAS would negotiate a Second Amendment with a rate reduction to reflect that paint and carpet was not provided in 2011. The Second Amendment (PRB #13-05) reduced the base rent for each renewal. The Lessee is responsible for utilities and increases in the real estate taxes over the base year (2006). Lessee is also responsible for janitorial and rubbish removal.

PRB #16-012 is the DAS request to renew the subject lease from November 3, 2016 to November 2, 2021. The renewal rate of \$17.06/NUSF is as stated in the Second Amendment (#13-051) and is 7.5% above the current rate. The rate does not include carpet and paint. The Second Amendment relieved the Lessor of the responsibility to provide new carpet and paint for the 2016 renewal. If desired, the agency may obtain new carpet or paint at the sole cost of the agency.

Staff recommended Board approval of the item. Staff research indicates that the subject's \$17.06/NUSF renewal rate negotiated in 2013 for the Second Amendment is within the advertised range of office rental rates for Wethersfield. OPM approved the renewal request on 1/8/2016. Required affidavits and certifications regarding non-discrimination, gift and campaign contributions, and a recent statement of financial interest have been provided. The 2015-2020 State Facility Plan authorizes 30,618 SF for this purpose.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 15-232 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RW-295 **Origin/Client:** DCS/ECSU
Contract: BI-RW-295-CA
Consultant: Turner Construction Company
Property: Eastern Connecticut State University, Willimantic
Project Purpose: Fine Arts Instructional Center Project
Item Purpose: Contract Amendment #1 to compensate the consultant for additional construction phase support services required for the oversight and coordination of occupancy and move related activities.

The contract amendment for this project was originally suspended by the Board in October 2015. The original submittal by DCS contemplated a total fee of \$70,000 which was broken down into the following

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three categories: Project Management Staffing Services: \$48,000; Project Overhead & Profit: \$20,000; and Additional Insurance Requirements: \$2,000; for a total of \$70,000. During its deliberation of the file the Board questioned why additional OH&P would be provided when it is already included in the hourly rate as well as the need for additional insurance coverage.

Upon further review with DCS General Counsel, the Agency has confirmed that OH&P is already built into the existing rate and it should be excluded. Although, DCS did concur with the CA that expanded insurance would be required for the additional project scope. These changes reduced the fee from \$70,000 down to 50,000, which is a savings in the amount of \$20,000. The current contract amendment has been revised upwards to \$71,000 reflect the agency request for Turner Construction to provide additional move management and department relocation services. The fee is based upon the utilization of a TCI project manager for one additional month. The scope of services appears to be consistent with the overall project and funding is available for this service.

Staff recommended that the Board approve Contract Amendment #1. This contact amendment includes a savings in the amount of \$20,000 based upon the Board's previous rejection of the inclusion of OH&P into the contract amendment.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-232 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-232. The motion passed unanimously.

PRB FILE #16-008 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-008. The motion passed unanimously.

PRB FILE #16-011 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #16-011. The motion passed unanimously.

PRB FILE #16-012 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-012. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary