

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 1, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 1, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich
Pasquale A. Pepe

Members Absent: Bennett Millstein, Vice-Chairman

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 FEBRUARY 23, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 23, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED 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 # 12-044 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/JUD
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed lease at 9:34 a.m. and concluded at 9:59 a.m.

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

OPEN SESSION

PRB # 12-045 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 092-521-001A
Grantee: City of New Haven

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 1, 2012

Page 2

Property: Various areas located along Valley Street, New Haven, CT

Project Purpose: Assignment of Land and Easements to the City of New Haven

Item Purpose: Assignment of approximately 1,492 SF of vacant land, 13,063 SF of easement area, 593 LF of easements and 4,661 SF of drainage right of way to the City of New Haven for highway purposes in connection with the Reconstruction of Valley Street and Pond Lilly Avenue Project.

Ms. Goodhouse reported that DOT acquired and is now releasing premises originally acquired in 35 deeds from various grantors and recorded in the land records of the City of New Haven. The total area is 1,492 SF of land acquired in 2 takings; 26 easement takings totaling 13,063 SF; 7 linear easements of 593 feet; and 3 drainage rights of way totaling 4,661 SF.

The project for the Reconstruction of Valley Street and Pond Lilly Avenue has been completed, and it is now necessary to assign the land acquired to the city for highway purposes. There is no monetary consideration. The DOT File No. is 092-521-001A. The release to the city is specified as Item 11 in Agreement No. 11.30-04(99), dated May 3, 2000, which stipulates that all properties and rights acquired will be released for highway purposes to the municipality upon completion of construction.

Ms. Goodhouse recommended approval of the item. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The description in the Quit-Claim to release the real property is consistent with the descriptions in the DOT acquisition deeds.

PRB # 12-046 **Transaction/Contract Type:** RE / Assignment

Origin/Client: DOT / DOT

Project Number: 82-287-2B

Grantee: City of Middletown

Property: Intersection of Boston Road and CT RTE 66- Washington St., Middletown, CT

Project Purpose: Assignment of Land to the City of Middletown

Item Purpose: Assignment of approximately 41,264 SF of vacant land to the City of Middletown for highway purposes in connection with the Intersectional and Drainage Improvements of CT Route 66-Washington Street Project.

Ms. Goodhouse reported that the land being released to the City of Middletown is required by the city for the municipal Boston Road right of way.

The project for improvements at Route 66 & Boston Road was funded by state and federal funds. After project completion, DOT determined that this portion should be deeded to the City for highway purposes because it lies within the right of way of Boston Road as reconstructed.

Ms. Goodhouse recommended approval of the item. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The description in the Quit-Claim to release the real property is consistent with the description in the survey provided.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 1, 2012

Page 3

PRB # 12-047 **Transaction/Contract Type:** RE / Agency Relocation
Origin/Client: DAS/DCP
Property: 61 Woodland Street, Hartford, CT

Project Purpose: Relocation of the Dept. of Consumer Protection Division of Special Revenue
Item Purpose: Approval pursuant to CGS 4b-29 for the relocation of the Department of Consumer Protection Division of Special Revenue DRU Center from Newington to 61 Woodland Street Hartford.

Mr. Dillon reported that DAS is requesting SPRB approval pursuant to CGS4b-29 for the relocation of the Department of Consumer Protection Division of Special Revenue (“DSR”) -Disaster Recovery Unit (“DRU”). The DRU relocation is from 81-85 Alumni Street Newington to 61 Woodland Street Hartford. This is a relocation of an agency from leased space to state space. Previously, DSR had utilized the warehouse at 81-85 Alumni Street for the storage of sealed lottery tickets and the DRU center. In 2011, legislation was enacted to privatize the sealed ticket lottery program and as such DSR liquidated their remaining inventory of tickets. The State had been paying approximately \$85,700 in annual lease and operating expenses to utilize this space.

DAS has coordinated the drafting and approval of an MOU between the State Board of Regents of Higher Education (“BRHE”) which has custody and control of 61 Woodland Street and the Department of Consumer Protection (“DCP”). The MOU states that BRHE will not charge DCP any fees associated with relocation of the DRU but that DCP shall be responsible for all expenses incurred for such relocation. Mr. Dillon recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-048 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-P-86 **Origin/Client:** DCS/CAES
Contract: BI-P-86-ARC Contract Amendment #1
Consultant: Flad & Associates, Inc.
Property: Connecticut Agricultural Experiment Station, New Haven

Project Purpose: Renovations and Additions to Jenkins-Waggoner Laboratory
Item Purpose: Contract Amendment #1 to compensate the consultant for additional design services related to the expanded project program and scope.

Mr. Dillon reported that the project consists of the planned expansion and renovation to the historically significant CT Agricultural Experiment Station (CAES). In general the project encompasses building and site modifications to accommodate program developments and enhancements at the historic Jenkins Laboratory which was constructed in the 1930’s. The facility receives thousands of requests annually for diagnostic and testing services. The CAES facility also contains numerous labs, offices, a library and insect collections. The existing building area to be renovated is approximately 16,200 SF and it will be enhanced with a planned 11,000 SF addition. The project is subject to review and approval by the State Historic Preservation Office (SHPO) due to the historic significance of the site.

In September 2010 DPW issued a Request for Qualifications (RFQ) for Architect and Consultant Design Services related to the CAES Renovation and Expansion Project. Subsequently, SPRB approved the contract for Flad and Associates, Inc. (“FAI”) in May 2011 under PRB #11-083. The Architect’s initial compensation

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 1, 2012

Page 4

rate for basic services was \$788,471 which is approximately 11.26% of the budget for the new construction estimated at \$7,000,000 at that time. The total fee also included \$120,874 for additional services. After completion of the pre-design study and discussions with the client agency the project scope has expanded and a new construction and project budgets of \$10,000,000 and \$14,875,000 respectively have been established.

Based on the expanded program and budget, FAI has submitted a proposal for Contract Amendment #1 to DCS which covers the following additional scope items all of which are directly related to the expanded project program:

• Expanded Pre-design Study	\$ 22,200
• Expanded Design Development	\$312,000
• Revised LEED SCOPE	<u>\$ 24,300</u>
TOTAL	\$358,500

DCS has confirmed that funding is available for this contract. Project funding was approved pursuant to PA 07-7 Section 1-7 at the July 2010 Bond Commission Meeting. This funding is sufficient to cover the contractual expenses for Flad & Associates to complete basic and special services components of the project under the revised contract amounts. Mr. Dillon recommended that the Board approve Contract Amendment #1 for Flad and Associates to provide additional design related services based on the expanded project program and scope. The Architect's fee for basic services, as amended, is 11.01% of the construction budget, which is below the DCS maximum guideline of 13.5% for projects of this kind.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-044 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12- 044. The motion passed unanimously.

PRB FILE #12-045- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12- 045. The motion passed unanimously.

PRB FILE #12-046- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12- 046. The motion passed unanimously.

PRB FILE #12-047- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12- 047. The motion passed unanimously.

PRB FILE #12-048 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12- 048. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary