

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On March 3, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 3, 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

**Staff Present:** Brian A. Dillon, Director  
Mary E. 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 24, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of February 24, 2011. The motion passed unanimously.

#### **REAL ESTATE - UNFINISHED BUSINESS**

#### **REAL ESTATE - NEW BUSINESS**

**PRB #** 11 - 039 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 137-70-8A  
**Grantee :** Gill, Jason

**Property:** Easterly side of John Fitch Boulevard, South Windsor, CT

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

**Item Purpose:** DOT Quitclaim of 1,950 sq. ft. of land to sole abutter

Ms. Goodhouse said that the grantee petitioned DOT to purchase 1,950 sq. ft. of land on the easterly side of Route 5, South Windsor, abutting his business and its parking lot. The DOT divisions concurred with the release as being excess property. Based on an appraisal prepared by Anthony J. DeLucco and Kenneth N. Goldberg of DOT, the parcel was valued at \$8,000 (unit value of \$174,240/acre). The Town of South Windsor refused the opportunity to purchase, and the legislative delegation was notified of the sale, all as required by Section 3-14b and 13a-80 of the General Statutes.

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**PRB #** 11 - 040 **Transaction/Contract Type:** RE / Voucher

**Origin/Client:** DOT / DOT

**Project Number:** 171-305-048

**Grantor :** Rong Chang Ni, et al

**Property:** 11 Chapman Road, Newington, CT

**Project Purpose:** New Britain/Hartford Busway

**Item Purpose:** Acquisition of 1,114 sq. ft. of land and 1,572 sq. ft. easement for transportation purposes and associated site improvements

Mr. Richard C. Allen, DOT Rights of Way Administrator, and Mr. John Randazzo, DOT Division Chief, Office of Acquisition/Relocation, joined the meeting at 9:55 a.m. to discuss the New Britain/Hartford Busway project.

Chairman Greenberg said that the issue before the Board was whether to suspend review of the DOT's Busway acquisition proposals based on media reports that Governor Malloy's Administration is currently reevaluating the project. Mr. Allen gave a summary of the status of the project, including the federal funding sources. The State of Connecticut will receive a grant of \$275,000,000 from the U.S. Federal Transportation Administration (FTA) program called New Starts. Projects eligible for New Starts (49 USC §5309) funding include any fixed guideway system which uses and occupies a separate right-of-way for the exclusive use of mass transportation and other high occupancy vehicles, such as the proposed rapid transit Busway. Mr. Allen and Mr. Randazzo left the meeting at 10:30 a.m.

**PRB #** 11 - 046 **Transaction/Contract Type:** RE / Sublease

**Origin/Client:** DPW / DDS

**Sublessee:** Sound Community Services, Inc.

**Representative:** Gail Lawson, PhD, Chief Executive Officer

**Property:** 932 Bank Street  
NEW LONDON CT 06320

**Project Purpose:** Sublease of a State Leased Property

**Item Purpose:** To sublease 4,100 NUSF of leased space formerly occupied by the Department of Developmental Services, in accordance with Article 3.05 of 2008 Lease Agreement, until its expiration on June 15, 2013

Ms. Goodhouse recommended approval of this DPW proposal, which would permit use of state-leased space by the Sublessee, Sound Community Services, Inc. (SCS). The rental rate stated in the master lease is \$21.01/NUSF. SCS will pay DDS \$12.00/NUSF, or \$49,100 annually, plus janitorial and security services. DDS will pay the balance of the lease payments, which are \$36,941.04 annually.

The terms of the Sublease Agreement are essentially equivalent to the standard lease-out language employed in State leases to second parties, including insurance requirements. Any modification of the Sublease Agreement requires approval of SPRB and the Attorney General. SCS assumes all the state's obligations under the Master Lease. The Lessor is 932 Bank Street, LLC.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB #** 11-041 **Transaction/Contract Type:** AE / Commission Letter  
**Contract Number:** BI-CTC-406, Architectural  
**Project Number:** BI-CTC-406 **Origin/Client:** DPW / CTC **CL #4**  
**Consultant:** Mitchell/Giurgola Architects, LLP /

**Property:** Norwalk Community College (West Campus), 188 Richards Avenue,  
NORWALK CT

**Project Purpose:** Phase II West Campus Development, Norwalk Community College.

**Item Purpose:** Additional design services necessary to integrate the planned  
sculpture by the Dennis Oppenheim Estate into the existing project.

The Board suspended discussion of this item on February 28, 2011 so that more information could be obtained related to the artwork and A/E fees.

Mr. Dillon explained that Commission Letter #4 would compensate Mitchell/Giurgola Architects, LLP in the amount of \$39,500 for additional services in connection with the integration of plans for the installation of a Dennis Oppenheim outdoor sculpture into the existing design. Because the artwork had not been finalized when the contract documents were prepared, revisions are required to the site civil plan for the plaza, design and selection of lighting, design of water service for the misting of the sculpture, and inspection of work.

**ARCHITECT-ENGINEER - NEW BUSINESS**

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

The Board took the following votes in Open Session:

**PRB FILE #11-039** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-039. The motion passed unanimously.

**PRB FILE #11-040** - Mr. Norman moved and Mr. Pepe seconded a motion to suspend PRB File #11-040, pending receipt of further information confirming the overall status of the Busway project. The motion passed unanimously.

**PRB FILE #11-041** - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-041. The motion passed unanimously.

**PRB FILE #11-046** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-046. The motion passed unanimously. The Board acknowledged the fact that the approval is based on *Connecticut's Art in Public Spaces Program* which was established by the General Assembly in 1978 and requires that not less than 1% of the cost of construction or renovation of publicly accessible state buildings be allocated for the commission or purchase of artwork for that building as detailed in CGS 4b-53.

The meeting adjourned.

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