

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 17, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 17, 2014 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. Norman moved and Mr. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

#### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 14-028 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS/ JUD

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

The discussion of the proposed lease commenced at 9:40 a.m. At 9:57 a.m. DAS Leasing Administrator Shane Mallory and DAS Staff Attorney Thomas Bare joined the meeting. The discussion of the proposed lease concluded at 10:15 a.m. at which time Mr. Mallory and Atty. Bare left the meeting.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF MARCH 10, 2014.** Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of March 10, 2014. The motion passed unanimously.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 17, 2014

Page 2

**REAL ESTATE- NEW BUSINESS**

**PRB #** 14-063 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 93-74-120B  
**Grantee:** Elaine Erwin Matulis  
**Property:** 2116 Main Street, Newington  
**Project Purpose:** DOT, Sale of Excess Property  
**Item Purpose:** Release of approximately 43,600+/- SF of land improved with a 1,680 +/- SF cape style residential dwelling to Grantee as a result of a public bid.

Staff recommended Board approval to Quit Claim 43,600 SF (1 acre) of residential land, improved with a 7 room Cape style single family residence at 2116 Main Street, Newington for \$174,265 to the Grantee for the following reasons:

1. 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 Town of Newington declined an invitation to purchase. The legislative delegation was also notified of the sale. Because this residence was purchased over 25 years ago (1974) there is no requirement to notify the prior residential owner of the property's availability.
2. The property has been exposed to the market since through the public bid process. As a result of a public bid held November 20, 2013, three bids were received: \$130,000; \$144,000 & \$174,265 from this Grantee, which is 120% of the \$145,000 appraised value (Anthony DeLucco, August 2013).
3. The property is being conveyed "as is" with all its faults and defects, one of which is the location of the leach fields in the highway right of way. DOT is providing an encroachment easement that includes the area of the leach fields (320± SF). The easement stipulates that if the area is needed by DOT, DOT can extinguish the easement. Also if the leaching field or piping ceases to function, the easement will terminate and the Grantee will be required to locate a new leach field within the subject property.
4. The sale would return the property to the Newington Grand List and end the state's requirement to maintain the property.

This surplus acreage had been used for a single family residence in 1974 when it was acquired for Interstate 291, a project that was not completed. From 1997 – 2011, the Department of Public Safety had custody & control of the property for covert law enforcement purposes. Until November 2012 it was used by the Department of Consumer Protection for sting operations.

DOT completed a real estate appraisal in December 2012. At that time, the property was zoned commercial (PD) and the appraisal established a value of \$265,000. After Newington Planning and Zoning Commission public hearings on April 20 & April 24 where neighbors voiced support for a zone change to residential use and opposition to the commercial encroachment into a residential neighborhood, the Commission voted on May 8, 2013 to change the zone from commercial to residential.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 17, 2014

Page 3

DOT became aware of the zone change application shortly before the bids were due on the property sale as commercial land, appraised at \$265,000. On the April 17 bid date, no bids were received because of the pending zone change. Following the zone change, DOT had the property reappraised as a single family residence, with the appraiser concluding \$145,000. As noted above, the final bid was held on November 20, 2013 with the highest bid of \$174,265 being accepted by Transportation.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 14-054 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0018  
**Consultant:** Martin A. Benassi, AIA - Architect, LLC  
**Project Purpose:** On-Call Contract Amendment  
**Item Purpose:** On-Call contract amendment to increase the maximum contract amount from \$300,000 to \$400,000 for the purposes of providing the State of Connecticut additional consulting services.

**PRB#** 14-055 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0019  
**Consultant:** Hoffman Architects, Inc.  
**Project Purpose:** On-Call Contract Amendment  
**Item Purpose:** On-Call contract amendment to increase the maximum contract amount from \$300,000 to \$400,000 for the purposes of providing the State of Connecticut additional consulting services.

**PRB#** 14-056 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0020  
**Consultant:** Simpson Gumpertz & Heger, Inc.  
**Project Purpose:** On-Call Contract Amendment  
**Item Purpose:** On-Call contract amendment to increase the maximum contract amount from \$300,000 to \$400,000 for the purposes of providing the State of Connecticut additional consulting services.

**PRB#** 14-057 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0021  
**Consultant:** ARMM Architecture Associates, Inc.  
**Project Purpose:** On-Call Contract Amendment  
**Item Purpose:** On-Call contract amendment to increase the maximum contract amount from \$300,000 to \$400,000 for the purposes of providing the State of Connecticut additional consulting services.

**PRB#** 14-058 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0022  
**Consultant:** Gale Associates, Inc.  
**Project Purpose:** On-Call Contract Amendment  
**Item Purpose:** On-Call contract amendment to increase the maximum contract amount from \$300,000 to \$400,000 for the purposes of providing the State of Connecticut additional consulting services.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 17, 2014

Page 4

Staff reported that this submittal is related to contract amendments for the 5<sup>th</sup> series of On-Call Roof Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). These contracts were awarded at various times between Octobers of 2011and November 2012. The purpose of these contract amendments is to increase the maximum contract amount from \$300,000 to \$400,000 but maintain the common expiration date of April 30, 2014. This request is further outlined in the email and transmittal memo from Donald Ouillette the DCS Assistant Director of Project Management.

Staff recommended Board approval for the following five (5) firms to have the maximum contract amount increased from \$300,000 to \$400,000. All five of the consultants have provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

- PRB # 14-054, Martin A. Benassi, AIA – Architect, LLC..... Contract #OC-DCS-ROOF-0018
- PRB # 14-055, Hoffman Architects, Inc. .... Contract #OC-DCS-ROOF-0019
- PRB # 14-056, Simpson Gumpertz & Heger, Inc..... Contract #OC-DCS-ROOF -0020
- PRB # 14-057, ARMM Architecture Associates, Inc..... Contract #OC-DCS-ROOF -0021
- PRB # 14-058, Gale Associates, Inc..... Contract #OC-DCS-ROOF - 0022

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-028** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-028. The motion passed unanimously.

**PRB FILEs #14-054 through #14-058** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #14-054 through #14-058. The motion passed unanimously.

**PRB FILE #14-063** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-063. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary