

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 24, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 24, 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. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MARCH 17 & MARCH 18, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 13, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-065 **Transaction/Contract Type:** RE / Release
Origin/Client: DOT / DOT
Project Number: 28-128-30C
Grantee: Town of Lebanon
Property: Generally located along Lynch Road & east of Camp Mowen Rd., Lebanon
Project Purpose: Release of Deed Restrictions
Item Purpose: Release of deed restrictions on two parcels of land located within the Lynch Road right of way comprising 2,656 ±SF and 1,743 ±SF respectively to allow for the possible construction of a water storage tank.

Staff reported that this is a release of any and all rights, title, interest, including the restriction that land be used for highway purposes only, that the State may have in Lynch Road between Station 6+32.94 and approximate Station 10, left and right of the Base Line of Lynch Road, Lebanon. The Town of Lebanon will receive the release from the State.

The Town of Lebanon is in the process of purchasing 0.5088 acres of excess State property for public utility use (\$5,000 to the State, PRB #13-152). The Town owns an adjacent 0.4776 acre parcel that

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includes portions of Lynch Road. Together these parcels are 0.9864 acres. Portions of the 0.9864 acre parcel are encumbered by a “highway purposes” use restriction.

DOT has no need to retain any rights it may have in Lynch Road. The Release of Deed Restriction indicates that the restriction regarding highway purposes was reserved by the State when in December 1988 the Town of Lebanon was deeded 12 parcels of vacant land acquired by DOT in connection with Route 2 (PRB #89-018). DOT Appraiser John Kerr completed a “before and after” land appraisal that concluded the State’s release of interest would add \$900 in value to the 0.9864 acre parcel. The Town of Lebanon has agreed to pay \$1,900 for the release of the highway use restriction, which includes a \$1,000 administrative fee.

Staff recommended Board approval of the Release of Deed Restriction to the Town of Lebanon. The commissioner has authority under §13a-80 of the CGS to release property no longer required for highway purposes. The compensation of \$1,900 is well supported by the DOT appraisal. The release will enable the Town of Lebanon to lease or convey the property to Norwich Public Utility to construct water supply tanks in support of a nearby water treatment plant. The content and form of the Release are congruent with the map provided.

PRB #	14-067	Transaction/Contract Type:	RE / MOU
Origin/Client:	DAS/OAG		
Property:	1-3 Long Wharf Drive, New Haven		
Project Purpose:	Memorandum of Understanding for the use of state-owned space		
Item Purpose:	Approval pursuant to CGS 4b-29 for the assignment of approximately 1,500-SF of first floor office space and seven parking spots to the Office of the Attorney General within space currently occupied by the Department of Children and Families per the terms of a memorandum of understanding.		

The Department of Administrative Services has requested Board approval pursuant to CGS 4b-29 for the Office of the Attorney General (“OAG”) to occupy space leased to Department of Children and Family (“DCF”). The DCF lease at 1-3 Long Wharf Drive was approved by the Board under PRB #13-001. The demised premises are 49,529 SF on floors 1, 3, 4 & 5 with 393 parking spaces of which 238 are on-site and 155 are off-site in the Sargent Street Lot.

In the Memorandum of Understanding, DCF agrees to provide 1,500 nuf of first floor office space; and 7 on-site parking spaces. OAG will pay DCF \$27,750 annually, which is the base rental rate recited in the lease for years 1-5. This is \$18.50/nusf. OAG will also pay 3% of the expenses for electricity and ADT Security System. Section 3.05 of the lease allows the Lessee (State of Connecticut) to use the demised premises for any governmental purpose.

Staff recommended Board approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-066	Transaction/Contract Type:	AE / Commission Letter
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Project Number: BI-JD-299 **Origin/Client:** DCS/JD
Contract: BI-JD-299 Commission Letter #3
Consultant: JCJ Architecture, P.C.
Property: New Haven Courthouse GA#23, New Haven
Project Purpose: New Haven Courthouse Exterior Restoration Project
Item Purpose: Commission Letter #3 to compensate the consultant for extended construction administration services.

Staff reported that this project incorporates structural renovation Project #BI-JD-281A into Project #BI-JD-299. The incorporation of the former project includes the architect of record Hoffman Architects (“HAI”) as a sub-consultant to the current Architect of Record JCJ Architecture Inc. (“JCJ”). The New Haven Courthouse contains a gross building area of 600,000± SF and was constructed in 1914. The facility is on both the State and National Historic Registers and therefore, all restoration work must comply with the standards of the CT Historical Commission and Secretary of the Interior. The combined project will be undertaken in three phases.

Commission Letter #3 will modify JCJ’s contract and provide for an additional \$44,624 in consulting fees to provide “extended” CA services beyond the original contract end date. DCS has confirmed the current substantial completion date for this project has exceeded the base contractual end date by 130 calendar days. DCS has stated that part of the extended contract duration has been due to the approval of 46 project specific change orders that have increased the construction contract cost from \$3.285M to \$3.812M.

SPRB Staff recommended suspension of Commission Letter #3 based on concerns that the fee for construction phase services is approximately to 11.50% of the construction budget. The Board requested additional information regarding the role of the Architect and its sub-consultants during the construction phase of the project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-065 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-065. The motion passed unanimously.

PRB FILE #14-066 – Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #14-066, pending the receipt of additional information from the Department of Construction Services. The motion passed unanimously.

PRB FILE #14-067 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-067. The motion passed unanimously.

The meeting adjourned.

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