

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 28, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 28, 2013 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 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 21, 2013.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of March 21, 2013. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 13-050 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 042-300-001  
**Grantor:** The Connecticut Light and Power Company  
**Property:** 28 Meadow Street, East Hartford  
**Project Purpose:** Multi-Use Trail Project  
**Item Purpose:** Acquisition of a 4,992± SF easement and a 2,496± SF temporary work easement area for the purposes of constructing and maintaining a multi-use trail.

Ms. Goodhouse informed the Board that the project is for the construction of two new sections of multi-use (bicycle) trail will lengthen the Riverfront Recapture trail by a total of 10,500 feet, including 4,500 feet extension from its current terminus at Charter Oak Bridge to the intersection of Willow Street and Main Street which is the main entrance to Pratt & Whitney. Estimated project cost is \$2,654,200 (2008), including \$377,500 for rights of way.

With respect to the subject property, DOT will acquire a permanent easement encumbering 4,992 SF (approximately 20 feet by 250 feet) for the construction of a paved multi-use trail. The project also

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requires the use of 2,496 SF for a temporary (two-year) work area measuring 5 feet in width on each side of the trail. After project completion, the work area will be restored with topsoil and turf.

The subject property is 5.10 acres located in an identified by FEMA as being within the 100 year flood zone. This is an irregular shaped parcel of vacant land on the east side of the Connecticut River. A CL&P transmission line crosses the property. Route 15 passes over the property. The aerial photographs show the transmission lines, and the route of the bike path underneath Route 15, as well as stairs constructed up to the Charter Oak Bridge, carrying Route 15 over the Connecticut River.

Staff recommended that the Board suspend consideration of PRB #13-050 in order to request additional justification from DOT regarding the basis for the \$9,500 in compensation offered. The subject property is located in Zone AE on the FEMA flood zone maps. This area on the east side of the Connecticut River at the Charter Oak Bridge is not levee protected.

<b>PRB #</b>	<b>13-051</b>	<b>Transaction/Contract Type:</b>	RE / Lease Amendment
<b>Origin/Client:</b>	DAS/JUD		
<b>Project Number:</b>	LP 12-05		
<b>Lessor:</b>	225 Spring Street Associates, LLC		
<b>Property:</b>	225 Spring Street, Wethersfield		
<b>Project Purpose:</b>	Lease Amendment for Court Operations Administration		
<b>Item Purpose:</b>	Second lease amendment for a credit in response to waiving painting and carpeting requirements for the subject premises totaling 30,618 NUSF and also including 97 parking spots.		

For the Judicial Branch Court Operations & Jury Administration housed on floors 1, 2, & 3 at 225 Spring Street, Wethersfield, DAS seeks approval for a Second Amendment that would reduce the base rental rates for two renewal periods, including the renewal that commenced on November 3, 2011. The Amendment also updates lease provisions regarding discrimination, limits on campaign contributions, ethics laws, audit & inspection requirements, indemnification, and current Executive Orders.

On 12/29/2011, SPRB approved the First Amendment which, due to market conditions, reduced the rates for the first and second renewals (PRB #11-210). At that time, the Board undertook a detailed review of rates in the Wethersfield market. Asking rates ranged from \$16.00/RSF to \$22.50. DAS research placed the \$16.66/RSF rate plus electric within the parameters of the asking rental rates in this market.

Staff recommended approval of the item. The Second Amendment reduces the rental rate from \$16.66/SF to \$15.87/SF to reflect that paint and carpet was not provided in 2011. The rate is retroactive to 11/3/2011. The Second Amendment also reduces the base rent effective in 2016 for the five year renewal rate from \$17.91/SF to \$17.06/SF.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

<b>PRB#</b>	<b>13-011</b>	<b>Transaction/Contract Type:</b>	AE / Commission Letter
<b>Project Number:</b>	BI-2B-034	<b>Origin/Client:</b>	DCS/DAS
<b>Contract:</b>	BI-2B-034-ARC	Commission Letter #3	
<b>Consultant:</b>	Hoffman Architects, Inc.		
<b>Property:</b>	25 Sigourney Street, Hartford		
<b>Project Purpose:</b>	Garage Repairs and Renovations to 25 Sigourney Street Garage		

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**Item Purpose:** Commission Letter #3 to provide the State of Connecticut a credit for a modified and reduced design services scope required for the plaza deck repairs.

Mr. Dillon reported that Commission Letter #3 is a credit in the amount of (-\$88,633) and is intended to compensate the State for the reduced scope and fees for the consultant to provide design development and construction administration required to renovate and repair the circular plaza entrance to the Sigourney Street Parking Garage, Hartford. The work is also intended to include the associated underground telecommunications vault at the 25 Sigourney Building.

On February 5, 2013 SPRB and DCS staff met to discuss this submittal. Based on these discussions, SPRB staff recommended on February 14, 2013 that the Board suspend this item pending receipt of more information from DCS related to the revised scope of the project. SPRB staff also requested that DCS provide additional information concerning the determination of the amount of the credit due to the State.

Based on the information provided to SPRB staff in subsequent meetings held on March 3 and March 20, staff recommended approval of Commission Letter #3.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-011** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-011. The motion passed unanimously.

**PRB FILE #13-050** - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #13-050, pending receipt of additional information about the proposed acquisition. The motion passed unanimously.

**PRB FILE #13-051** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-051. The motion passed unanimously.

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