

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 16, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 16, 2012 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 APRIL 9, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 9, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-094 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 146-60-1B
Grantee: 444 Hartford Realty, LLC
Property: 44 Hartford Turnpike, Vernon, CT

Project Purpose: DOT Sale of Excess Property
Item Purpose: Approval of the "correcting deed" for the sale of approximately 24,967 SF of land to an abutter.

Mr. Dillon reported that the Department of Transportation is requesting SPRB approval of a "correcting deed" for the transfer of approximately 24,967 SF of land from the State of Connecticut to 444 Hartford Realty LLC. This transfer was previously approved by the Board in August 2010 under PRB #10-230. Subsequently after the approval, the owners informed DOT that the executed deed did not contain language identifying the former Phoenix Street and the release of associated rights.

The revised correcting deed is identical to the previous deed approved by the Board except that the first paragraph of page two identifies the former Phoenix Street and the second to the last paragraph of page two

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releases all of the States previous rights to access the former street boundaries. All of the remaining deed language is consistent. Mr. Dillon recommended approval of the item.

PRB # 12-095 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 132-125-24A
Grantee: Town of South Windsor
Property: Pleasant Valley Road, South Windsor, CT

Project Purpose: Assignment of Land to the Town of South Windsor

Item Purpose: Assignment of approximately 45,140 SF of vacant land, 36,413 SF of easement area, 6,829 SF of drainage right of way and a defined site line easement of 3,245 SF to the Town of South Windsor for highway purposes in connection with the *Reconstruction of Clark Street and Pleasant Valley Road Project*.

Ms. Goodhouse said that DOT acquired and is now releasing the land and easements which were originally acquired for the *Reconstruction of Clark Street and Pleasant Valley Road*. The project is complete and it now necessary for the State to assign the land to the Town per Agreement No. 03.30.01(99) dated 12/17/1999. The project release area comprises a total land area of 45,150 sq. ft.; a total easement area of approximately 32,646 sq. ft., a total drainage right of way area of approximately 6,305 sq. ft. and a total defined sight line easement area of 3,245 sq. ft. located along Clark Street and Pleasant Valley Road in the Town of South Windsor.

The original area acquired by the State for the project encompassed land in both Manchester (PRB #12-077) and South Windsor. The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration. Ms. Goodhouse recommended approval of the item.

PRB # 12-096 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-024
Grantor: Gregory J. Hackett
Property: 1362 Christian Road, Middlebury, CT

Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study

Item Purpose: Acquisition of 0.47+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Ms. Goodhouse reported that in January 2009, DOT and the Federal Aviation Administration (FAA) approved the Final Waterbury-Oxford Airport FAR (FAA) Part 150 Noise Study and the associated Noise Compatibility Program (NCP). The NCP recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

The subject property at 1362 Christian Road, Middlebury, is the 22nd acquisition in this project to come before the Board. It is located in the project's Phase 3 (of 7) area, which has 10 properties located on Hill Parkway and Christian Road. Ms. Goodhouse recommended approval for the following reasons:

1. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports.

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2. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.
3. The appraisal report prepared by Edward P. Sass, Jr. as of 1/25/2012 supports the compensation of \$269,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-098 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-2B-312 **Origin/Client:** DCS/DAS
Contract: BI-2B-312-DBCA
Consultant: Perkins Eastman Architects, P.C.
Property: Russell Road, Newington

Project Purpose: New Data Center
Item Purpose: New contract for the consultant to act as the Design Build Criteria Architect (“DBCA”) for the development of an approximately 25,000 SF data center to be utilized by the DAS Bureau of Enterprise Systems Technology.

Mr. Dillon said that the project involves the required architectural and engineering services for the development of a new data center comprising approximately 25,000 SF. The overall building program will include but not be limited to the development of approximately 11,000 SF of conditioned space, 5,000 SF of mechanical/electrical space, 4,700 SF of print rooms and a 250 SF lab room. The building will meet all of the State’s threshold building requirements and endeavor to be LEED Silver certified.

The project budget and construction budget are \$23,500,000 and \$21,000,000 respectively. It is intention of the Department of Administrative Services (“DAS”) and the Department of Construction Services (“DCS”) to manage this project under a “Design-Build” delivery system.

This contract is for Perkins Eastman Architects to provide Design Build Criteria Architect Consultant Services for the development of the D-B Criteria, Project Design Oversight and Construction Observation. The total compensation rate for this project is \$1,209,000 with basic services and special services accounting for \$471,300 and \$737,700 respectively. The basic service fee is equivalent to 2.20% of the construction budget.

During the SPRB staff review of this contract, SPRB Staff met with DAS and DCS to express the Board’s concerns that the overall project scope identified in the contract is concentrated on a traditional data center project while ongoing discussions with OPM and DAS appear to have the project leaning towards the “pods” approach to data storage.

The Board briefly discussed the concept of the traditional data center towards the concept of “pods” and the possible scope and cost differentials that may arise based on the timing of when such a decision occurs.

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SPRB staff reiterated that DAS has provided the Board written correspondence confirming that at this point DAS will only be authorizing the consultant to proceed with Phase IA of the contract in order to finalize on the scope of the new project. Once the Phase IA scope has been completed; DCS staff will reconvene with the Board to discuss the status of the project and any possible contract amendment if required.

Mr. Dillon recommended that SPRB approve this new contract. The approval should also note that DAS/DCS acknowledge that they will be returning to the Board to discuss the finalized RFP scope and criteria once it has been established.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-094 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12- 094. The motion passed unanimously.

PRB FILE #12-095 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12-095. The motion passed unanimously.

PRB FILE #12-096 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-096. The motion passed unanimously.

PRB FILE #12-098 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-098. The motion passed unanimously.

The meeting adjourned.

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