

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 20, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 20, 2015 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF APRIL 13, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 13, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 15-020-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the above referenced purchase at 9:33 a.m. and concluded at 9:38 a.m.

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

OPEN SESSION

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 15-069-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the above referenced purchase at 9:38 a.m. and concluded at 9:46 a.m.

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

OPEN SESSION

PRB # 15-078 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 158-201-001
Grantor: Leslie A. Flinn
Property: 157 Compo Road North, Westport
Project Purpose: Route 57 & Route 136 Intersection Improvements at Clinton Avenue Project
Item Purpose: Acquisition for highway purposes of 1,426±SF of land, a temporary construction easement totaling 50±SF and additional compensation for the contributory value of site improvements.

Staff reported that the purpose of this DOT project is to improve the safety of the intersection of Route 57 (Main Street), Route 136 (Compo Road North) and Clinton Avenue. From 2007 to 2011, there were 93 vehicular accidents, 25 of those involving injuries. The existing geometry of the offset intersection creates conflicting left turns between the two Route 57 (Main Street) approaches. The interlocking left turns have resulted in various types of accidents.

The subject at 157 Compo Road, Westport consists of 0.66 acres of residentially zoned land, the site of a single family residence. The taking area was viewed by Chairman Greenberg and Mr. Valengavich. The rear of the property will be affected by the taking. The property, currently appraised at \$585,000, is improved with an older 1,176 SF Cape Cod style house. The DOT reviewer recommended compensation in the amount of \$52,000 of which \$29,200 reflects severance due to the permanent removal of trees that will expose the subject dwelling's year yard to view from Main Street. Staff noted that the acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The DOT decision to compensate the property owner a total of \$52,000 for the loss of land and the vegetation that provides a buffer from Main Street, Route 57 appears to be reasonable.

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

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EXECUTIVE SESSION

PRB # 15-1000 **Transaction/Contract Type:** RE / Acquisition
Origin/Client: DAS/ DAS – *DISCUSSION ONLY – NO ACTION ANTICIPATED*

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

The Board invited the following to join them in Executive Session: DAS Commissioner Melody A. Currey, DAS Legal Counsel Ben Baer, DAS Leasing Administrator Shane Mallory, DAS/DCS Project Manager Joe Cassidy, and Patrick O'Brien, OPM Bureau of Assets Management. The discussion of the above referenced acquisition commenced at 9:53 a.m. At 10:15 a.m., Commissioner Currey and Messrs. Baer, Mallory, Cassidy and O'Brien left the meeting. The Board concluded its discussion of the item at 10:22 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-073 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-RT-821 **Origin/Client:** DCS/DOE
Contract: BI-RT-821-ARC
Consultant: Moser Pilon Nelson Architects, LLC
Property: Various Locations Statewide
Project Purpose: Master Planning Services Various Schools Statewide
Item Purpose: Contract Amendment to compensate the consultant for additional planning and estimating services for various technical high school programs and the evaluation of a regional office relocation project.

This project was initiated for the development of consulting services for the completion of master plans for each of the nineteen (19) regional vocational technical high schools (RVTHS). The original contract for Moser Pilon Nelson Architects, LLC ("MPN") was approved by the Board in 2000 (PRB # 00-115) and included a scope for developing the master plans for major renovations which have since been completed at Henry Abbot (Danbury), A. I. Prince (Hartford), E. C. Goodwin (New Britain), W. F. Kaynor (Waterbury), Norwich, and the Aviation Maintenance School at Brainard Airport. As of 2009 designs and/or construction was underway or has been completed for projects at H. C. Wilcox (Meriden), Emmett O'Brien (Ansonia), Eli Whitney (Hamden), H. H. Ellis (Danielson), and Cheney Tech (Manchester).

Contract Amendment #1 will compensate MPN for additional planning and estimating services related to the following additional scope items:

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- Windham Tech – Bergin Correctional Center Site Project– Evaluate the potential for the development of a new 250K GSF technical high school within the 110+-acres of land the formerly served as part of Bergin Correctional Center.
- CTHSS Central Offices – Cedarcrest Redevelopment Project – Evaluate and estimate the cost of converting the stand alone brick building located at 525 Russell Road into the Central office for the Department of Education CTHSS Division. This Division is currently located in leased space in Middletown.
- Oliver Wolcott Technical High School – New Torrington Site Project– Evaluate opportunities for the development of a new 250K GSF technical high school based on potential sites identified by CTHSS within the Torrington area. The consultant will develop conceptual site plans for the selected sites using readily available public information such as GIS, Zoning Maps and Assessor Cards.

Staff recommended approval of Contract Amendment #1 as all the required documents have been submitted by DCS. This fee is generally consistent with similar scopes of services previously submitted by DCS for other planning projects.

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Norman moved and Mr. Millstein seconded a motion to approve meeting and mileage fees for Chairman Greenberg and Mr. Valengavich. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #15-020-A – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-020-A. The motion passed unanimously.

PRB FILE #15-069-A – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-069-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #15-073 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-073. The motion passed unanimously.

PRB FILE #15-078 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-078. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary