

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 21, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 21, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
John P. Valengavich
Pasquale A. Pepe

Members Absent: Bennet Millstein, Vice Chairman

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF April 14, 2016. The April 14, 2016 meeting was adjourned due to a lack of quorum.

COMMUNICATIONS

Chairman Greenberg asked for a moment of silence in memory of the life and work of Mark A. Norman, Member of the Board from September 10, 2015 to April 15, 2016.

Chairman Greenberg said that Vice Chairman Bennett Millstein is retiring from the Board, and his letter of resignation will be forthcoming.

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

EXECUTIVE SESSION

REAL ESTATE- UNFINISHED BUSINESS

PRB # 16-040-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

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

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 21, 2016

Page 2

The Board commenced its discussion of the proposed purchase at 9:45 a.m. and concluded at 9:55 a.m.

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

OPEN SESSION

REAL ESTATE – NEW BUSINESS

PRB # 16-086 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 146-195-012
Grantor: Chapman Properties LLC
Property: 300 & 275 South Street, Vernon
Project Purpose: South Street Reconstruction Project
Item Purpose: Acquisition for highway purposes of 1,447 SF defined easement, a 2,006 SF slope easement, a 105 SF slope easement, and contributory value of site improvements.

At this location, this project involves the construction of a 5 foot sidewalk with a 3 foot buffer to be installed along the frontage of 300 South Street; and the roadway will be widened affecting frontage at 275 South Street, Vernon. The subject property taking is residential land known as Northgate and Southgate Apartments located on north and south sides of South Street. The two sites total 27.66 acres improved with 167 apartments. The DOT appraiser valued the site at \$1.00/SF, which totals \$1,204,870 (\$7,215/residential unit). Damages in the amount of \$7,010 were estimated, and this was acceptable to the Grantor.

Staff recommended approval of the item. 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 acquisition value is supported by the DOT estimate of compensation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 16-085 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-JD-358 **Origin/Client:** DCS/JUD
Contract: OC-DCS-ARC-0049
Consultant: TLB Architecture, LLC
Property: Superior Courthouse, 172 Golden Hill Street, Bridgeport
Project Purpose: Window Replacement Project
Item Purpose: Task Letter #5 to compensate the consultant for design services related to the replacement of all existing wood windows, casing and sashes.

This project involves the design and construction administration services for the replacement of all existing wood windows in the historic Bridgeport Superior Courthouse which was originally constructed in 1888. The existing window casings and sashed are deteriorating such an extent that they are now considered a potential safety hazard while in place. The overall project scope will require that the

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 21, 2016

Page 3

consultant develop design schemes and options that are consistent with the Federal Standards promulgated by the Secretary of Interiors Standards for the Treatment of Historic Structures as well as approval by the State Historic Preservation Office. The project will encompass the replacement of 255 windows with only 18 attics windows remaining in place. The attic windows were replaced in 2012. The Construction Budget and Total Project Budget have been established at \$1,750,000 and \$2,640,000 respectively. As detailed in the scope letter from TLB Architecture, LLC to DCS dated January 14, 2016 the fee of \$159,462 is intended to compensate the Architect for the following project scope: design and construction administration services for the replacement of all existing wood windows in the historic Bridgeport Superior Courthouse; development of design schemes and options that are consistent with the Federal Standards promulgated by the Secretary of Interiors Standards for the Treatment of Historic Structures as well as approval by the State Historic Preservation Office; completion of 60%, 90% and 100% CDs with client review sessions at each phase; bidding and construction administration services.

Staff recommended that the Board approve Task Letter #5.

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Josephy moved and Mr. Pepe seconded a motion to approve meeting and mileage fees for Chairman Greenberg and Mr. Valengavich travel to Hartford on April 18, 2016 to attend a meeting.

Election of Officers. Mr. Pepe nominated Mr. Josephy to be Vice Chairman. Mr. Valengavich seconded the nomination. The vote in favor of the nomination was unanimous. Mr. Pepe nominated Mr. Valengavich to be Secretary. Mr. Josephy seconded the nomination. The vote in favor of the nomination was unanimous. There being no other nominations, the Board adopted the slate of officers, effective immediately.

The Board took the following votes in Open Session.

PRB FILE #16-040-A – Mr. Josephy moved and Mr. Valengavich seconded a motion to approve PRB File #16-040-A. The motion passed unanimously.

PRB FILE #16-085 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-085. The motion passed unanimously.

PRB FILE #16-086 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-086. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary