

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 4, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 4, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Pasquale A. Pepe

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 27, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 27, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| PRB # | 15-089 | Transaction/Contract Type: RE / Sale |
| Origin/Client: | DOT / DOT | |
| Project Number: | 92-110-117C | |
| Grantee: | Franklin Cuvi | |
| Property: | Northwesterly side of 83 Mill River Street, New Haven | |
| Project Purpose: | DOT Sale of Excess Property | |
| Item Purpose: | Release of approximately 30,231+/- SF of vacant land as a result of an abutter bid. The conveyance includes a deed restriction that the property be used for "open space purposes only". | |

In October 2013 DOT prepared a compilation plan showing an existing encroachment and delineating an area of 30,231 SF to be released. The parcel sits on the west bank and is in the floodplain of the Mill River. It is bordered by the I-91 corridor on the northeast. DOT has an existing drainage pipe in the northeast east corner of the parcel. The parcel is non-conforming and can be sold through the abutter bid process. There are two abutters. Franklin Cuvi owns 27,500 SF to the south; and at 81 Mill River Street is property of New Haven Redevelopment LLC. DOT appraised the property and concluded that the release parcel has a value of \$15,000.

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Staff recommended Board approval of the item. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming DOT excess property. The legislative delegation received notice as required. In order, (a) the city did not exercise a first right of refusal to purchase the property; and (b) as stipulated by statute, the non-conforming parcel was offered to all (2) abutters. The Quitclaim Deed recites that "the parcel is conveyed for open space purposes only" and that the Grantee may not use or construct any part of the property located within the flood plain in any way that violates requirements of the National Flood Insurance Program. The sale price of \$15,000 equals the value indicated in the appraisal prepared by the DOT Staff appraiser and the sale price reflects the fact that there are only two possible purchasers, and only one entered a bid. The DOT is reserving a full and perpetual drainage right of way as described in the Quitclaim deed and as shown on the compilation plan to be filed in the New Haven Land Records.

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

EXECUTIVE SESSION

PRB # 15-091 **Transaction/Contract Type:** RE / Amendment
Origin/Client: DAS/ DDS

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the above referenced amendment at 9:35 a.m. and concluded at 9:45 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 15-037 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-RT-871 **Origin/Client:** DCS/DOE
Contract: OC-DCS-MBE-CIV-0003
Consultant: GM2 Associates, Inc.
Property: Bristol Technical Educational Center, Bristol
Project Purpose: Paving and Site Improvements Project
Item Purpose: Task Letter #1 to compensate the consultant for design and construction administration services required for various site improvements included but not limited roadway and parking lot reconstruction, lighting improvements, storm drainage enhancements, directional signage and ADA modifications.

Staff reported that this project involves the required site-civil, geotechnical, structural and electrical engineering design services for the completion of overall site paving and general site improvements at Bristol Technical Education Center. The scope of services will also include survey, permitting, environmental consulting and general construction administration. It is envisioned that the final design

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scope will be generally consistent with the Long Range Comprehensive Education Strategic Master Plan previously prepared by Moser Pilon, Nelson, Architects. The overall scope of the improvements is intended to include but not be limited to roadway/parking lot reconfigurations, on-site accessibility improvements, upgraded on-site storm drainage, lighting upgrades, underground storage tank removal and improved signage. The Construction Budget and total Project Budget have been established at \$1,049,904 and \$1,403,964 respectively for this project.

Staff recommended that the Board approve Task Letter #1 for GM2 Associates, Inc. to provide consulting design and construction administration services on this project.

ARCHITECT-ENGINEER – NEW BUSINESS

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|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| PRB# | 15-088 | Transaction/Contract Type: AE / Task Letter |
| Project Number: | BI-2B-393 | Origin/Client: DCS/DAS |
| Contract: | OC-DCS-MBE-CIV-0004 | |
| Consultant: | AI Engineers, Inc. | |
| Property: | Lafayette Street, Hartford | |
| Project Purpose: | CAS Lafayette Street Extension Project | |
| Item Purpose: | Task Letter #2 to compensate the consultant for design and construction administration services required for the extension of Capital Area System (“CAS”) from Lafayette Street to the GA 14 Courthouse | |

This project involves the required site-civil, geotechnical and mechanical engineering design services for the extension to the Capital Area System (“CAS”) from Lafayette Street to the Judicial Branch GA 14 Courthouse. In general the scope of services will include the design and construction administration required for the replacement of a 6” chilled water line on Oak Street to the junction connection at 231 Capitol Avenue. The line will then be extended along Russ Street, through the Judicial Branch Parking Lot and into the GA 14 Courthouse. The project scope will also include the transition of the line from underground to above ground at the perimeter of the Courthouse Parking Garage and into the building mechanical room. This portion of the project will also require the design of a heat exchanger to manage water system flows and pressure drops in the system from changes in cooling water temperatures and impacts from the existing internal chilled water distribution system. The total project is envisioned to include over 1,600 LF of new chilled water infrastructure, installation of new district loop and heat exchanger at the GA 14 Courthouse and demolition of the existing chillers and piping system.

The Construction Budget and total Project Budget have been established at \$990,000 and \$1,300,000 respectively for this project. Task Letter #2 in the amount of \$131,278 fee is intended to compensate AI Engineers, Inc. for the following project scope: preparation of a site-civil infrastructure plans and survey requirements for the extension of the CAS System from Lafayette Street to the GA 14 Courthouse; completion of a geotechnical engineering report including all of the required site borings for the evaluation of existing soil conditions, pipe locations and project specifications; evaluation of on-site environmental soil conditions within the project area; completion of required sole-source documentation requests for the project bid documents; design of the interior MEP improvements to the GA 14 Courthouse inclusive of demolition requirements, pipe locations, heat exchanger and supporting infrastructure; and limited construction administration services.

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Staff recommended that the Board approve Task Letter #1 for AI Engineers, Inc. to provide consulting design and construction administration services on this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-037 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-037. The motion passed unanimously.

PRB FILE #15-088 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-088. The motion passed unanimously.

PRB FILE #15-089 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-089. The motion passed unanimously.

PRB FILE #15-091 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-091. The motion passed unanimously.

The meeting adjourned.

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