

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 9, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 9, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: 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 28 and April 29, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of April 28 and April 29, 2011. The motion passed unanimously.

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 089 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 51-126-89C
Grantee: Brett Wilson
Property: 26 Marguerite Ave, Bloomfield CT

Project Purpose: DOT, Sale of Excess Property, Bloomfield
Item Purpose: Release of 0.17+/- acres of land improved with an 852 SF house.

Ms. Goodhouse reported that Board approval to Quit Claim 852 SF house & .17 ± acres for \$50,000 to the Grantee appears prudent because the sale would end the state's requirement to maintain the property, which it has done since 1973, when the property was acquired for \$17,000 with federal funds from the Federal Highway Administration. It has since been used as an adult day care facility under the custody and control of the Department of Developmental Services.

The DOT has complied with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the Town of Bloomfield rejected an invitation to purchase. The property was adequately exposed to the market through the public bid process. After advertising in the Hartford Courant and holding two open house showings, a public bid was held on November 24, 2010. No minimum bid was required. The appraised value was

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\$80,000. Three bids were received, with the highest being \$47,000.10 (Brett D. Wilson), \$46,000 and \$30,000. DOT rejected these offers as too low, and asked the highest bidder to counter offer. Mr. Wilson increased his offer to \$50,000 which was accepted by DOT.

DOT Appraiser Mark J. Mickiewicz described the dwelling as being built in 1934, and now in "average" condition. Because of its use, it has a sprinkler system and industrial lighting inside and on the exterior. The roof needs to be replaced. The exterior is cedar clapboard, and there is no garage. The site is a legal non-conforming use in the R-10 zone (zone requires 10,000 SF).

PRB # 11 - 092 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-0046
Grantor: Christine M. Lombardo
Property: 123 & 125 Summit Street, Newington, CT

Project Purpose: New Britain/Hartford Busway
Item Purpose: Acquisition of a 76 ± SF of land, a 1,631± SF easement for transportation purposes, and a temporary work easement area comprising 817± SF, and associated site improvements.

Mr. Dillon recommended that consideration of this item be suspended until the next meeting, because it was incorrectly described as being located in New Britain on the Board's published agenda for today's meeting.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-095 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-843 **Origin/Client:** DPW / BOE
Contract: BI-RC-843-ARC, Contract Amendment #2
Consultant: Tai Soo Kim Partners, LLC.
Property: H.C. Wilcox Technical High School, Meriden

Project Purpose: Additions and Renovations to H.C. Wilcox Technical High School
Item Purpose: A/E Contract Amendment #2 to compensate the architect for additional services related to conversion of the project to a CMR scope, environmental scope coordination and FF&E contract consulting.

Wilcox Technical High School was constructed in the 1950's and thereafter, expanded through the 1970's to a total building area of approximately 149,743 GSF. In 2001, Bianco Giolitto Weston Architects, LLC (BGW) was the consultant for the renovation of 19,300± GSF of building area (cosmetology shop, existing cafeteria, etc.), athletic fields and tennis courts and the construction of 24,000± GSF of new building area. This Project #BI-RT-843 concerns the demolition of building Wing C (17,000± GSF), the renovation of 113,443± GSF of existing building space not previously improved by BGW, and the construction of approximately 53,257 GSF of new building area to realize a facility with a total of 210,000± GSF at project completion. Parking lot layout will be revised and expanded to accommodate 300 surface spaces and new bus drop-off/pick-up areas. The construction budget in this contract amendment remains at \$52,874,765 and the total project budget remains \$77,568,765.

Mr. Dillon reported that Contract Amendment #2 is proposed to modify Tai Soo Kim Partners, LLC. ("TSKP") contract for four distinct project components. These components are defined by DPW as follows:

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- Component #1 – provide additional design services to duplicate the Tracing and Masters section of the contract for the documents to be revised for a CMR Delivery Approach. This will also included all the additional program requirements for TSKP to assist DPW in the standard CMR contract process. The anticipated cost of this scope is \$350,000.
- Component #2 -provide additional consulting services for the design, procurement and coordination related to the FF&E requirements of the project. The anticipated cost of this scope is \$280,000.
- Component #3 – provide additional services related to the coordination of design and construction aspects of the project impacted by the PCB abatement scope. The anticipated cost of this scope is \$5,000.
- Component #4 – establish a project PM Web Management site for the purposes of project tracking and training. This project component will also include the required training for the identified project consultants. The anticipated cost of this scope is \$10,120.

Mr. Dillon recommended that this item be suspended until additional information is provided related to DPW’s rationale for the decision to switch from the design/bid/build process to a CMR contract, including how the Amendment will impact contract BI-RT-843-CaC for construction administration services to the project.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-089 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-089. The motion passed unanimously.

PRB FILE #11-092 - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11-092 until the Board’s next meeting because today’s published agenda included an incorrect address for the subject property. The motion passed unanimously.

PRB FILE #11-095 – Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #11-095, pending receipt of further information on the project from Public Works. The motion passed unanimously.

The meeting adjourned.

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