

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 23, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 23, 2013 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 May 16, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 16, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 13-105      **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DAS / DAS  
**Project Number:** SB 11-05 through SB 11-08  
**Grantee:** Thames River Landing, LLC  
**Property:** Portion of Former Norwich Hospital Campus, Route 12, Norwich  
**Project Purpose:** DAS Sale of Surplus State Property  
**Item Purpose:** Release of approximately 49.65± acres of the former Norwich Hospital Campus to the Grantee as the result of a public bid.

### Statutory Disclosure Exemptions: 1-210(b)(24)

The Board commenced its discussion of PRB File #13-105 at 9:32 a.m. and concluded at 9:49 a.m.

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

**OPEN SESSION**

**PRB #** 13-106      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-034  
**Grantor:** Steven M. Croce, et al.  
**Property:** 1363 Christian Road, Middlebury, CT  
**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.60+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Staff reported that in January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which 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 is the 39<sup>th</sup> acquisition in this project to come before the Board. It is located in the project's Phase 4 (of 7) area, which has 10 properties. Staff recommended Board approval. 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. 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. The appraisal report prepared by Anthony John DeLucco as of 11/29/12 supports the purchase price of \$287,500, which is consistent with compensation paid to other project owners with similar properties.

**PRB #** 13-107      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-048  
**Grantor:** Rebecca F. Lynn  
**Property:** 244 Triangle Boulevard, Middlebury, CT  
**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.46+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Staff recommended approval of PRB File #13-107, which is the 39<sup>th</sup> acquisition in this project to come before the Board. It is located in the project's Phase 4 (of 7) area, which has 10 properties. 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. 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. The appraisal report prepared by Anthony John DeLucco as of 3/4/2013 supports the purchase price of \$272,500, which is consistent with compensation paid to other project owners with similar properties.

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**PRB #** 13-108      **Transaction/Contract Type:** RE / Lease Amendment  
**Origin/Client:** DOT / DOT  
**Project Number:** 063-375-001B  
**Grantee:** Artspace Hartford Limited Partnership  
**Property:** Located along the intersection of Hurlburt St. & Asylum Street, Hartford  
**Project Purpose:** Lease of vacant land, DOT Agreement No. 10.10-01(96)  
**Item Purpose:** Twenty-five year lease with three 10- year renewal options for approximately 0.478 ± acres of land to be used for motor vehicle parking in association with the Artspace Hartford Project.

In 1996, the SPRB approved a lease agreement between DOT and the City of Hartford for 0.478 acres along Interstate 84 at the Hurlburt Street cul-de-sac. The purpose was to provide parking for the “Artspace Project” – an affordable housing development located at 555 Asylum Street designed to provide a living and working center for artists. Subsequently in December 1996, the City of Hartford assigned the lease agreement to Artspace Hartford Limited Partnership. The current proposal would amend the 1996 Lease Agreement as follows:

1. The initial term expires 11/30/2021. The amendment provides the right to renew the agreement for 3 additional 10 year periods.
2. The lease is subject to DOT’s current lease specifications as contained in the document dated September 21, 2012.
3. The Second Party is required to record the Agreement in the Land Records of the City of Hartford.

The table shows the lease terms, as amended by PRB #13-108:

<b>Item</b>	<b>Terms &amp; Conditions</b>
<b>Lease Premises</b>	<b>0.478 acres on the west side of Hurlburt Street, Hartford</b>
<b>Use</b>	Motor vehicle parking in conjunction with the renovation of an adjacent building at 555 Asylum Street, providing a living and working center for artists, known as the Artspace Project
<b>Lease Term</b>	Initial term of 25 years, expiring 11/20/2021
<b>Annual Rent</b>	\$0.00. If any commercial use of the premises is undertaken that results in a payment to the Second Party, said payment shall be forwarded to the State.
<b>Renewal Options</b>	Three ten-year renewals (automatic, with due notice given)
<b>Renewal Rate</b>	\$0.00
<b>Lease Termination</b>	Agreement will be terminated if 555 Asylum Street is sold or converted to a use other than the Artspace Project
<b>Condemnation</b>	The lease may be terminated by eminent domain if required for transportation purposes with no compensation to the Second Party.
<b>Indemnification</b>	Second Party indemnifies the State from and against any and all claims & costs arising in connection with the lease.
<b>Insurance Summary</b>	Commercial General Liability, including Contractual Liability Insurance; and Automobile Liability: \$1,000,000 in any one accident; \$2,000,000 in the aggregate. (Insurance certificate provided meets required limits.)

SPRB Staff recommended Board approval of the item. The commissioner of transportation has the authority under CGS §13a-80 to enter into lease agreements, subject to the approval of OPM (received 4/11/13) and the SPRB. The Amendment updates the lease agreement to include current DOT lease specifications.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

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**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>13-109</b>	<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-JA-445	<b>Origin/Client:</b>	DCS/DOC
<b>Contract:</b>	OC-DPW-CA-0007	<b>Task Letter #1B</b>	
<b>Consultant:</b>	Downes Construction Company, LLC		
<b>Property:</b>	Bridgeport Correctional Center, Bridgeport		
<b>Project Purpose:</b>	Bridgeport Correctional Center North Wing Renovation Project		
<b>Item Purpose:</b>	Task Letter #1B to compensate the consultant for extended construction administration services.		

The Bridgeport Correctional Center North Wing Renovation Project involves the complete renovation of 17,600 SF 3 story brick building that was constructed in 1959 and is currently used as inmate housing. The renovation project will encompass all new mechanical, electrical, plumbing (“MEP”) systems, a new roof, exterior security windows, visiting and dining areas in addition to a new and modernized security system.

PRB #13-109, Task Letter #1B will authorize Downes Construction Company LLC (“DCC”) to provide additional full time construction administration services from June 2013 until July 2013. These additional services have been requested because the current construction contract for the project has been extended until July 2013 due to unforeseen conditions encountered on the project. The contract with the Architect was executed in June 2007 with Bianco Giolitto Weston Architects Inc now known as Northeast Collaborative Architects Inc. In order, construction and total project budgets were initially \$6,750,000 and \$8,800,000 but have been revised to \$8,053,000 and \$10,402,100.

In October 2010 DCC was awarded the contract to provide On-Call Construction Administration services (PRB #10-267). These contracts have a maximum value of \$500,000 and expire in December 2012. Task Letter #1B in the amount of \$17,740 will authorize DCS to amend the existing contract with DCC as follows:

- Provide DCS full time construction administration services for an additional 4-week construction period from 6/2/2013 until 7/1/2013.
- Continue to provide DCS general duties such as project record keeping, coordination of inspection services, cost verification review, general project documentation, project scheduling, submittal and RFI review, change order review and the ongoing use PM Web Project Management software.

Staff recommended that SPRB approve Task Letter #1B.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-105** – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-105, pending but not limited to the results of a site inspection. The motion passed unanimously.

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**PRB FILE #13-106-** Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-106. The motion passed unanimously.

**PRB FILE #13-107-** Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #13-107. The motion passed unanimously.

**PRB FILE #13-108 -** Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #13-108. The motion passed unanimously, with the exception of Mr. Norman who abstained from voting.

**PRB FILE #13-109 -** Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-109. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary