

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 29, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 29, 2012 in the State Office Building.

Members Present: Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman

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

Vice Chairman Millstein 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 21, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 21, 2012. 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 into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 12-137-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 proposed purchase at 9:32 a.m. and concluded at 9:44 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

PRB # 12-139 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-026
Grantor: Stephen R. Cassella
Property: 1378 Christian Road, Middlebury, CT

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Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.47+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Ms. Goodhouse reported that in January 2009, DOT and the Federal Aviation Administration (FAA) approved the Final Waterbury-Oxford Airport FAR (FAA) Part 150 Noise Study and the associated Noise Compatibility Program (NCP). The NCP 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 at 1378 Christian Road, Middlebury, is the 25th acquisition in this project. It is located in the project's Phase 3 (of 7) area, which has 10 properties located on Hill Parkway and Christian Road. Ms. Goodhouse recommended approval for the following reasons:

1. 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.
2. 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.
3. The appraisal report prepared by Anthony John DeLuco as of 1/20/2012 supports the compensation of \$290,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-144 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0044
Consultant: Silver Petrucelli & Associates, Inc.
Project Purpose: New On-Call Contract
Item Purpose: On-Call contract to provide the State of Connecticut architectural support services. This contract covers the entire spectrum of architectural design and may involve investigation, design and construction related services.

Mr. Dillon reported that this contract is part of the 6th series of On-Call Architect Consulting Service Contracts awarded by the Department of Construction Services ("DCS") since 2002. The On-Call Contract that is the subject of this memorandum has a maximum total cumulative fee of \$500,000 and a common expiration date of 08/30/2014. This is the eighth and final submittal in the 6th series.

Silver Petrucelli & Associates, Inc. (SPA), originally established in 1991, has a local staff of 30± employees including two office executives and over 10 professional architects, engineers and interior designers. The company has not been awarded an On-call Contract or a formal contract with the DCS the past two years. SPA's Architecture Corporation License (AEX.0000081) with the CT State DCP is active. SPA scored a total of 482 out of a possible 500 points and was identified as one of the most qualified firms.

Mr. Dillon recommended approval of the item.

OTHER BUSINESS

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The Board took the following votes in Open Session:

PRB FILE #12-137 -A – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #12- 137 – A pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #12-139 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12- 139. The motion passed unanimously.

PRB FILE #12-144 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12- 144. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary