

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 6, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 6, 2013 in the State Office Building.

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

Members Absent: Bennett Millstein, Vice Chairman
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 30, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of May 30, 2013. The motion passed unanimously.

COMMUNICATIONS

2012 Statements of Financial Interest. In a letter dated May 24, 2013 from Executive Director Carol Carson, the Office of State Ethics acknowledged the State Properties Review Board's 100% compliance with statutory requirements to file Statements of Financial Interest.

REAL ESTATE- UNFINISHED BUSINESS

PRB #	13-113	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	301-118-004		
Grantor:	Connecticut Freezers, Inc.		
Property:	1 Brewery Street, New Haven, CT		
Project Purpose:	New Haven Railyard Expansion Project		
Item Purpose:	Acquisition of 5.90+/- acres of land, in fee, together with all improvements situated thereon, a "total take".		

Action on this item was suspended by the Board pending the results of a site inspection, which was held on June 4, 2013. The taking is required for the New Haven Rail Yard (NHRY) Facilities Improvement Program, designed to make the NHRY a fully functional facility that provides for efficient and effective storage, dispatching, inspection, maintenance and cleaning of an increasing fleet of rail cars. Service

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lines using the rail yard include the New Haven Line and Waterbury Line (both Metro-North lines) and the Shore Line East (Amtrak). The planned improvements will provide for a future New Haven to Hartford service. Construction on the first phase, Tier I, started in 2008 and will continue through 2021. The estimated cost of Tier I is \$706,800,000 using a combination of state & federal funds.

The subject property is opposite Brewery Street from the site of the Component Change Out Shop, under construction and scheduled for completion in 2014 and is 5.9 acres improved with an 117,549 SF refrigerated/frozen food distribution warehouse, located at the terminus of Brewery Street. The DOT will acquire the property in total, and compensation in the amount of \$1,724,500 is based on an appraisal by Howard Russ as of February 2013.

The Chairman reported that DOT intends to use the site for surface parking. The initial facilities improvement program (2006) had included the construction of an employee parking garage at an estimated cost of \$24 million. The site can also accommodate a Maintenance of Way facility which had been planned to be housed in a renovated building at 152 Water Street at a cost of \$8 million.

The Chairman recommended approval of the item.

REAL ESTATE- NEW BUSINESS

PRB # 13-115 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DAS
Lessee: Uncas Health District
Property: Uncas on Thames Campus, 401 West Thames Street, Norwich
Project Purpose: Lease-Out of space in building known as the "Administration Building"
Item Purpose: Renewal of a lease-out for a 5-year term to allow for the continued use of 2,499 SF of basement office space and 417 SF of storage space by the Uncas Health District.

Ms. Goodhouse reported that the Uncas Health District is a district department of health organized pursuant to Section 19a-241 of the CGS. This regional health district is a non-profit agency that provides public health services to the residents of Bozrah, Montville, Norwich and Sprague.

Staff recommended Board approval to renew the current lease for a five year term. The base lease proposal was approved by the SPRB October 2, 2008. As required, the Lessee gave notice of desire to exercise option to renew within the 90 day requirement. The rent increases from \$8.83/SF to \$8.97/SF. The annual rent is \$22,491. The Commissioner of DAS has authority to lease-out the premises under the provisions of CSG §4b-38.

PRB # 13-121 **Transaction/Contract Type:** RE / Lease
Origin/Client: DoAG/DoAG
Lessee: Michael's Produce, LLC
Property: Connecticut Regional Market, 101 Reserve Road, Hartford, CT
Project Purpose: Connecticut Marketing Authority Stall Lease at the Regional Market
Item Purpose: Agreement for the rental of ½ of stall C-2 comprising approximately 1,080 SF in total for a 3-year term with one 3-year renewal. The stalls shall be used for the wholesale selling of produce, fruit, dressed poultry, meats, eggs and other agricultural commodities.

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SPRB staff reported that the Hartford Regional Market (“Market”) is a State owned and operated non-profit facility created by the State Legislature to promote State agricultural products for the economic benefit of agricultural producers and public through the development of existing farmers’ market facilities, including land and buildings by purchase and/or construction. The Market runs under the aegis of the CMA, the Connecticut Market Authority. CGS 22-64 authorizes the CMA to lease land or markets under its control, subject to the approval of the State Properties Review Board. Currently the CMA is preparing 3 year leases, with one 3 year renewal option for 76 wholesale stalls in Buildings A, B & C. The CMA has established a rental rate of \$4.27/SF for stalls in Buildings A & C; and \$4.07/SF for Building B due to a loss of functional utility caused by a ground lease at the rear of Building B. The CMA submittal measures a typical stall as 24’ x 90’ = 2,160 SF. The rate is scheduled to increase by 3% for renewal term 2016 thru 2018. Staff reported that the Department of Agriculture, has submitted the Michael’s Produce, LLC lease to the Board for approval. This lease is consistent with all of the other submittals to date and since all the required documentation has been submitted, SPRB staff recommended approval of the lease.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-122	Transaction/Contract Type: AE / Commission Letter
Project Number:	CF-RC-380	Origin/Client: DCS/CCSU
Contract:	CF-RC-380-DBCA	Commission Letter #1
Consultant:	Symmes, Maini, McKee Associates Architecture & Engineering of CT, Inc.	
Property:	Central Connecticut State University, New Britain	
Project Purpose:	New Residence Hall Facility Project	
Item Purpose:	Commission Letter #1 to compensate the consultant for re- bidding and scope review services required for the re-advertisement of the project.	

Staff reported that this project consists of the planned new construction of a seven floor residence hall which will be located between the Student Center Garage and Ella Grasso Boulevard at Central Connecticut State University. The building is estimated to be 220,000 GSF with the capacity to houses 612 students. It is anticipated that the project will comprise the construction of 153 student suites and 24 resident assistant units. The current parameters will require that each suite contain 2 double occupancy bedrooms with a small living area, bathroom and closets. The CT Department of Construction Services (“DCS”) is proposing to use a Design/Build delivery method for the project.

Under this contract SMMA was tasked with developing the *Design Build Criteria* for the project. SMMA’s role for this project also includes the development of operational and program needs for the project, review of design alternatives, development design requirements, development and oversight of the Design-Build RFP process, additional consulting services to oversee the Design-Build Team and coordination/implementation of the commissioning agent for the project.

Under the base contract approved by the Board (PRB #11-102), the SMMA’s compensation rate for services is \$926,625 which is approximately 1.6% of the budget for the new construction estimated at \$58,076,989.

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Commission Letter #1 in the amount of \$38,750 will compensate SMMA for re- bidding and scope review services. DCS has opted to re-advertise and bid the project a second time. As such SMMA is requesting additional compensation to once again participate in scope review meetings, review Design-Build entity submissions, participate in interviews and issue clarification documents as required.

Staff recommended Board approval of Commission Letter #1 in the amount of \$38,750.

OTHER BUSINESS

Reimbursement of mileage and meeting fees. Mr. Norman moved and Mr. Josephy seconded a motion to reimburse mileage and meeting fees to Messrs. Greenberg and Pepe in connection with the site inspection on June 4, 2013 of PRB File #13-113, 1 Brewery Street, New Haven. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #13-113- Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-113. The motion passed unanimously.

PRB FILE #13-115- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-115. The motion passed unanimously.

PRB FILE #13-121- Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-121. The motion passed unanimously.

PRB FILE #13-122- Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #13-122. The motion passed unanimously.

The meeting adjourned.

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