

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 20, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 20, 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
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 June 9, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to accept the minutes of June 9, 2011. The motion passed unanimously.

COMMUNICATIONS

Administrative Return of PRB #11-118 – Mr. Dillon said that PRB #11-118, which is a DOT acquisition for the New Britain/Hartford Busway, has been returned to DOT at their request. They will resubmit the item with additional information at a later date. The file recommended purchase of slope easement, transportation easements, and a drainage right of way a 0 and 63 Spring Street, Newington.

REAL ESTATE- OLD BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 121 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 93-138-3A
Grantee: Town of Newington
Property: Church Street, Newington, CT

Project Purpose: DOT, Assignment of Land to the Town of Newington
Item Purpose: Assignment of approximately 261 SF of vacant Land and & 7,965 SF of easements to the Town of Newington for highway purposes in connection with the *Replacement of Church Street Structure Over Rock Hole Brook.*

Ms. Goodhouse recommended Board approval for the release of the subject real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of

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transportation; and the descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

DOT acquired and is now releasing property originally acquired for the Replacement of Church Street Structure over Rock Hole Brook. The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration. The DOT File No. is 93-138. The release to the Town is specified as Item 10 in Agreement No. 9.10-04(96), dated March 10, 1997, which stipulates that all properties and rights acquired will be released for highway purposes to the municipality upon completion of construction.

PRB # 11 - 122 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 23-000-32C
Grantee: Paul E. Potanka
Property: Cherry Brook road in the proximity of Route 179, North Canton Road near its intersection with Route 44, Canton

Project Purpose: DOT, Sale of Excess Property, Canton
Item Purpose: Release of approximately 5,862 of vacant land to Grantee as a result of a sole-butter bid. DOT and other entities will be retaining existing easements on the property.

Ms. Goodhouse said that this is a release of excess land originally acquired in connection with the Relocation of Route 179, North Canton Road, near its intersection with Route 44 in Canton. The project included the construction of a commuter parking lot.

As a result of the relocation of Route 179, the access to and parking for a small commercial office building owned by this Grantee were altered. Title to the (abandoned) easterly ½ of the former roadway for old Route 179 reverted to the Grantee. The State previously quitclaimed to the Grantee its rights in the westerly ½ of the former roadway. (See PRB #10-221: No consideration was paid because accommodations made by the Grantee had substantially reduced the land acquisition costs for the road relocation.)

The Grantee then petitioned DOT for any land that was not needed for highway purposes after project completion. PRB #11-122 proposes to quitclaim 5,862 sq. ft. of land situated on the east side of North Canton Road as relocated. It conveys land that lies between the former Route 179 and the new Route 179. Easements remain in place for any existing utilities, including a 25 foot easement for a tree clearing area in favor of the Connecticut Light and Power Company. The Grantee will pay \$6,000 for the release area.

John P. Kerr of DOT completed the appraisal as of 12/22/2010. The appraisal is for land only, and analyzed three sales to establish parameters of value within which the subject property would fall. The analysis before assemblage estimates \$1.80/sq. ft. The \$0.90/sq. ft. value of the release parcel is affected by a driveway, a CL&P easement and a DOT environmental report indicating low levels of environmental contamination.

The Board discussed the proposal, and asked staff to request additional information from the DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB # 11-110 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-2B-034A **Origin/Client:** DPW/DPW
Contract: BI-2B-034A-ARC, Contract Amendment #1
Consultant: Hoffman Architects, Inc.
Property: 25 Sigourney Street Parking Garage, Hartford

Project Purpose: Repairs and Improvements to the Sigourney Street Parking Garage.

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Item Purpose: A/E Contact Amendment #1 to compensate the architect for additional services related to on-site evaluations, post tension strand investigations, corrosion potential tests and revised design plans.

Mr. Dillon reported that he had met with the DPW to discuss the Board's review of Contract Amendment #1, the results of which were communicated to DPW after the Board's May 13, 2011 meeting. Mr. Dillon said that DPW concurred with the Board opinion that the construction administration scope be eliminated from the amendment, and PRB #11-110 has thus been revised. As a consequence of the Board's review, the revised amendment is for \$91,400 less than the amendment originally submitted to the Board on May 11, 2011.

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-126 **Transaction/Contract Type:** AE /Task Letter
Project Number: BI-CTC-387 **Origin/Client:** DPW /CTC
Contract: BI-DPW-ANLY-0013, Task Letter #2
Consultant: ARCADIS U.S. Inc.
Property: Naugatuck Valley Community College, Waterbury

Project Purpose: New Technology Building Project
Item Purpose: A/E Commission Task Letter #2 to compensate the consultant for services related to pending subcontractor claims.

Mr. Dillon recommended that the Board await the receipt of information requested from DPW concerning project scope before taking any action on this proposal.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-110 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-110. The motion passed unanimously.

PRB FILE #11-121 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-121. The motion passed unanimously.

PRB FILE #11-122 - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11-122, pending the receipt of additional information. The motion passed unanimously.

PRB FILE #11-126 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-126, pending the receipt of additional information. The motion passed unanimously.

The meeting adjourned.

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