

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 27, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 27, 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 20, 2011. Mr. Valengavich moved and Mr. Norman seconded a motion to table approval of the minutes of June 20, 2011 until the next Board meeting. The motion passed unanimously.

CORRESPONDENCE – Mr. Dillon informed the Board that the Auditors of Public Accounts have responded to Boards request for a performance audit pursuant to CGS 2-90(c). As such, Mr. Dillon will be following up with DAS to discuss options moving forward.

REAL ESTATE- OLD 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 # 11 - 129 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DPW / DCF

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease agreement at 9:38 a.m. and concluded at 9:50 a.m.

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

OPEN SESSION

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PRB # 11 - 123 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 68-161-12A
Grantee: Town of Putnam
Property: Tracy Road and Park Road, Putnam, CT

Project Purpose: DOT, Assignment of Land to the Town of Putnam

Item Purpose: Assignment of approximately 69,114 SF of vacant Land, 1,630 SF of drainage right of way and 918 SF of easement area to the Town of Putnam for highway purposes in connection with the Reconstruction of Tracy Road and Park Road.

Mr. Dillon reported that DOT acquired and is now releasing land, easements and drainage right-of-ways, which were originally acquired for the Reconstruction of Tracy Road and Park Road in Putnam. The project is complete and it now necessary for the State to assign the easements to the Town per Agreement No. 04.29-09(96) dated 12/31/1997. The project area comprises 69,114 SF of property fee simple takings; 1,630 SF of drainage ROW; and 918 SF of slope easements which encompass all of the property which was part of the original taking. The area to be released comprises portions of eight (8) separate parcels. The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration. Mr. Dillon recommended approval of the item. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

PRB # 11 - 128 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-137-201
Grantor: SDM Enterprises, Inc.
Property: 146 Pine Street, Bristol, CT

Project Purpose: Relocation of Route 72, Bristol CT

Item Purpose: Acquisition of an easement area comprising approximately 233 SF to construct a landscaped wall, the right to grade and improve 212 SF and additional compensation for site improvements.

Ms. Goodhouse said that the purpose of the DOT project is to alleviate traffic congestion and improve air quality along the heavily traveled Route 72 corridor. Route 72 is being relocated from west of Middle Street (Route 229) in Bristol, via an at-grade four-lane roadway, to the existing Route 72 expressway terminus in Plainville.

In this instance, DOT will acquire an easement area of 233 sq. ft. to construct landscape wall. The right to grade and construct steps affecting 212 sq. ft. will be acquired. The subject property is 0.07 acres (3,050 SF) zoned commercial (BN) and used for a multi-family residence. Based on a review of commercial land sales, Mark J. Mickiewicz of DOT had recommended compensation based on \$20.00/sf for the easement area, and payment of \$1,500 as contributory value of affected landscaping, for a total of \$5,700. The grantor asked for additional compensation in the amount of \$1,300 because the new landscape wall and sidewalk interfered with parking in front of the building. DOT agreed that \$7,000 would be fair compensation for the interference with parking, the easements, rights & landscaping acquired. Ms. Goodhouse recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

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PRB # **11-130** **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-843 **Origin/Client:** DPW/BOE
Contract: BI-RT-843-CAc, Contract Amendment #1
Consultant: Downes Construction Company, LLC
Property: H.C. Wilcox Technical High School, Meriden

Project Purpose: Renovations and Additions to H.C. Wilcox Technical High School
Item Purpose: A/E Contract Amendment #1 intended to modify the scope and reduce the overall fee schedule due to changes in the project delivery system.

Mr. Dillon reported that 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 2005, the Board approved PRB #05-291 for Tai Soo Kim Partners Inc. ("TSKP") to provide A/E consulting services related to the continued expansion and renovation of the school. The Board approved PRB #11-095 which expanded the scope of TSKP's contract based on additional project funding and a desire of DPW to switch the project from a design-bid-build delivery system to a construction manager at risk project.

In 2009, the Downes Construction Company, LLC ("DCC") was selected by DPW to provide construction administration services for the project. The original contract amount approved by the Board under PRB #10-134 was in the amount of \$2,248,389.00. Contract Amendment #1 will revise DCC's contract from a Construction Administrators Contract to an Owner's Representative Contract. As such the contract amendment includes a revised scope and project program in addition to a new fee schedule. The overall contract reduction identified as Contract Amendment #1 is the difference between the revised Owner's Representative Contract scope and the previous Construction Administrators Contract. Consequently, the amendment decreases the contract amount by \$655,718.

Mr. Dillon recommended approval of this item.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-123 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-123. The motion passed unanimously.

PRB FILE #11-128 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-128. The motion passed unanimously.

PRB FILE #11-129 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-129, pending receipt of a corrected Exhibit A-1. The motion passed unanimously.

PRB FILE #11-130 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-130. The motion passed unanimously.

The meeting adjourned.

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