

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 28, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 28, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman

Members Absent: 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 and JUNE 21, 2012. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of June 20, 2012 and June 21, 2012. The motion passed unanimously.

COMMUNICATIONS

PRB File #11-251 – Concerning a new contract for construction administration services submitted to the Board for project BI-JD-299, New Haven Courthouse, Mr. Dillon reported that in response to the Board's inquiries the Department of Construction Services communicated in an email dated June 27, 2012 that DCS would like to withdraw the proposed contract with Hoffman Architects, Inc.

Mr. Norman moved and Mr. Millstein seconded a motion to add PRB File #11-251 to the meeting agenda. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-167	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	144-118-37A	
Grantee:	The United Illuminating Company	
Property:	Along the northerly side of Merritt Parkway at Huntington Rd., Stratford	
Project Purpose:	DOT Sale of Excess Property	
Item Purpose:	Release of approximately 2.67-acres of vacant land to Grantee as a result of a public bid.	

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Ms. Goodhouse reported that this 2.67 acre (116,434 sq. ft.) release parcel is located in Stratford along the northerly side of the Merritt Parkway, Route 15 near the interchange with Route 8. At this location, the Parkway is elevated over Huntington Road. The release parcel's southerly boundary along the westbound Parkway is marked with a chain-link fence that bars access. For the Parkway during 1971 - 1973, the state acquired six parcels at the corner of Huntington Road and Old Hawley Lane. The release has been identified by DOT as surplus to the state's highway purposes. The parcel conforms to zoning (R3) requirements, which according to the Stratford planner would require 40,000 SF for a residential lot. Consequently and as required by statute, it was offered for sale through a public bid.

SPRB Staff recommended Board approval to Quitclaim 2.67 acres of vacant residential land for \$225,000 to the Grantee. The proposed sale complies with statutory requirements of Sections 4b-21, 3-14b, and 13a-80 of the CGS. The property was advertised for sale, with no minimum bid. The advertisements indicated the appraised value of \$213,500. Three responses were opened on 12/7/2011: from Grantee: \$225,000; from Rich Chaffee/Chaffee Management LLC, the abutter to the north: \$62,100; and the low bid from Joe Vaz of Criande Properties, LLC in the amount of \$61,000. DOT has executed a deed to the Grantee, The United Illuminating Company, in the amount of \$225,000.

The DOT is retaining an easement to drain as indicated on the survey, and a 20-foot wide vegetative buffer along the Merritt Parkway Boundary. The buffer cannot be developed or cleared of trees or vegetation. The rights of access to the Merritt Parkway are denied.

PRB #	12-169	Transaction/Contract Type:	RE / Granting of Easements
Origin/Client:	DEEP/DEEP		
Grantee:	Town of Killingly		
Property:	Southerly Side of River Road along the westerly shoreline of Five Mile River		
Project Purpose:	Granting of Easements Pursuant to CGS 22a-324		
Item Purpose:	Granting of a Temporary Construction and Permanent Maintenance Easement in an area comprising approximately 965 SF for improvements in connection with the River Road East Bridge Improvement Project.		

Mr. Dillon said that the Department of Energy and Environmental Protection ("DEEP") is requesting SPRB approval pursuant to CGS 22a-324 for the granting of easements to the Town of Killingly in connection with the River Road East Bridge Improvement Project. In general, this project involves the complete replacement of the River Road East Bridge such as the construction of all new bridge abutments, slope grading, new bridge decking and the addition of a pedestrian fishing platform. The area being granted by DEEP for both a temporary construction easement and a permanent maintenance easement comprises approximately 965 SF and is one of four easements required for the project.

Mr. Dillon recommended Board approval as the proposed transaction is consistent with the statutory guidelines of CGS sec. 22a-324.

PRB #	12-170	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	61-139-1B		
Grantee:	Town of Hamden		
Property:	Shepard Avenue, Hamden, CT		

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Project Purpose: Assignment of Land to the Town of Hamden
Item Purpose: Assignment of various release areas of vacant land comprising approximately 53,846 SF in total, 17,276 SF of slope easement area and 3,273 SF of drainage right of way to the Town of Hamden for highway purposes in connection with the Reconstruction of Shepard Avenue Project.

Ms. Goodhouse recommended Board approval for the release of this real estate to the Town of Hamden. 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 Quitclaim Deed to release the real property are consistent with the descriptions in the DOT acquisition deeds.

In 2001& 2002, DOT conducted various takings and acquisitions in connection with Project #061-139, the reconstruction of Shepard Avenue, Hamden. Under the project Agreement, No. 4.17-01(00) for Federal Project STPN-1061(101), Section 10 requires that that all properties and rights acquired will be released to the municipality for highway purposes upon completion of the project.

The project has been completed and DOT is now releasing to Hamden land totaling 53,846 sf; slope easements of 17,276 sf; and drainage rights of way areas totaling 3,273 sf., being the real estate acquired by the DOT within the project area back. This is a release along a town street for highway purposes only. There is no monetary consideration for the conveyance. The general location of the takings was near the intersection of Shepard Avenue with Route 10, Dixwell Avenue.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 11-251 **Transaction/Contract Type:** AE / New Contract

Project Number: BI-JD-299 **Origin/Client:** DCS/JD

Contract: BI-JD-299 -CA

Consultant: Hoffman Architects, Inc.

Property: New Haven Courthouse GA #23

Project Purpose: Exterior Restoration to New Haven Courthouse GA #23

Item Purpose: New contract for the consultant to provide construction administration services during the Phase I Courthouse Restoration Project.

Mr. Dillon reported that his project incorporates structural renovation Project #BI-JD-281A into Project #BI-JD-299. The incorporation of the former project includes the architect of record Hoffman Architects ("HAI") as a sub-consultant to the current Architect of Record JCJ Architecture Inc. ("JCJ").

Contract PRB #11-251 is for HAI to provide Construction Administration Services during Phase I of the project. The proposed compensation rate is \$188,420.

Board action on this contract was suspended on December 12, 2011 to enable DCS to provide additional information related to the overall fee for HAI to provide CA Services and the possible duplicative scope and effort when compared to PRB #09-117. The Board indicated that DCS should provide SPRB additional information to any possible conflicts or contractual issues that may arise since HAI is currently under contract with JCJ and will be working for DCS under a separate contract as the construction administrator.

Mr. Dillon notified the Board that an email a request from DCS to withdraw or cancel its request for Board approval of the above referenced item. In an email from Allen Herring, DCS Chief Engineer, DCS said that

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“This CA contract with Hoffman Architects will not be executed. DCS has chosen to obtain these CA services from another firm.”

Chairman Greenberg, noting that DCS agreed to seek another firm for the necessary services, thereby avoiding potential conflicts or contractual issues, recommended that the HAI contract be returned to DCS.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #11-251 – Mr. Norman moved and Mr. Millstein seconded a motion to return PRB File #11- 251 as requested by the Department of Construction Services in an email dated June 27,2012. The motion passed unanimously.

PRB FILE #12-167 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-167. The motion passed unanimously.

PRB FILE #12-169 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-169. The motion passed unanimously.

PRB FILE #12-170 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-170. The motion passed unanimously.

The meeting adjourned.

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