

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 1, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 1, 2013 in the State Office Building.

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

Members Absent: 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 24, 2013 and June 25, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of June 24, 2013 and June 25, 2013. 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 # 13-147 **Transaction/Contract Type:** Purchase & Sale Agreement
Origin/Client: DAS/ DAS

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

Mr. Patrick O'Brien and Mr. Paul Hinsch, both of the Office of Policy & Management, joined the meeting at 9:35 a.m. when the discussion of the proposed purchase and sale agreement commenced. Department of Administrative Services Commissioner Donald DeFronzo joined the meeting at 9:50 a.m. Messrs. O'Brien, Hinsch and DeFronzo left the meeting at 10:14 a.m. The Board concluded its discussion of the proposed agreement at 10:24 a.m.

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PRB # 13-135 **Transaction/Contract Type:** Amendment
Origin/Client: DAS/ DSS

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced it discussion of the proposed Amendment at 10:25 a.m. and concluded at 10:42 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 # 13-136 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 96-114-48A
Grantee: Garrison S. Garrity, et al.
Property: Northeasterly side of Wakeley Rd. adjacent to 163 Wakeley Rd., Southbury
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 22,410 ± SF of vacant land to the Grantee as the result of a sole abutter bid

Staff reported that this release parcel is an irregular shaped parcel acquired in 1974 and is located just east of I-84 at Exit 13. The parcel is 0.51 acres and does not conform to the residential lot requirements of 30,000 SF in the R-30 zone. The parcel is the remnant of five acquisitions made by DOT in 1974. There are 325.37 front feet along Wakeley Road. The release parcel is subject to the following:

1. Right to maintain ditch & slopes in favor of the Town of Southbury. The ditch is shown as a 2 foot ditch affecting 233 of the property frontage.
2. Easement to maintain 24" A.C.C.M.P. in favor of the Town of Southbury. The pipe crosses the property in the northwest corner.
3. Right to discharge water in favor of the Town of Southbury
4. Easement to slope in favor of the State of Connecticut or its assigns.

There are two abutters, each with single-family residences. DOT proceeded with an abutter bid sale of the release parcel. DOT's Appraiser Anthony John DeLucco believed that the most logical use of the subject parcel is assemblage with the property to the east owned by Garrison S. Garrity et al. This is 0.60 acres improved with a log cabin style residence. After determining that the improvements would not be affected, the appraiser completed a before and after valuation in which he relied on sales of three vacant parcels, one located Middlebury and two in Southbury. The sales occurred in 2011. The appraiser concluded a value of \$25,000 as of 4/26/12 and revised his opinion to \$17,500 as of 12/19/12.

This DOT held an abutter bid in October 2012, and elicited one \$10,000 bid from this Grantee. The bid was rejected. Subsequently, the Grantee made an offer of \$15,000 (\$0.67/SF) which DOT has accepted.

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Staff recommended Board approval to Quit Claim 22,410 SF of vacant residential land for **\$15,000** to the Grantee. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The legislative delegation received notice as required. The town did not exercise a first right of refusal to purchase the property; and as stipulated by statute the non-conforming parcel was offered to all (2) abutters. The content and form of the Quit Claim Deed are congruent with the survey map. The sale will end the State's liability for this remnant parcel, which will be returned to the Southbury Grand List.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-141	Transaction/Contract Type: AE / Commission Letter
Project Number:	CFC-RC-353	Origin/Client: DCS/CCSU
Contract:	CFC-RC-353-ENG	Commission Letter #4
Consultant:	LMG Consulting Engineers, Inc.	
Property:	Central Connecticut State University, New Britain	
Project Purpose:	Phase III Residence Hall HVAC Conversion Project	
Item Purpose:	Commission Letter #4 to compensate the consultant for expanded construction administration services required for the Phase III HVAC improvements at Catherine Beecher Hall.	

Satff reported that this project will provide for the conversion of heating, ventilating, and air conditioning (HVAC) systems in five residence halls on the campus of Central Connecticut State University, New Britain. The halls are Catherine Beecher Hall, Sam May Hall, Mildred Barrows Hall, Robert Vance Hall and Seth North Hall.

During the design development phase, a chilled-beam system was recommended as more efficient alternative to the fan coil system originally proposed. As such, three of the dormitories were designed with a chilled beam system and the remaining 2-high rise buildings were designed with the intended fan coil system. During the course of construction for the first dormitory utilizing the chilled beam system the contractor experienced difficulty retro-fitting the system into the existing building. Due to this issue CCSU has now opted to go back to the fan coil system for the remaining two buildings that were previously designed with a chilled beam system..

The current total project construction and overall budget have since been revised to \$5,272,500 and \$6,797,832 respectively. More specifically the construction and project budget for the Phase III project are \$1,718,000 and \$2,086,470 respectively.

Commission Letter #4 in the amount of \$62,450 is intended to compensate the consultant LMG for expanded CA services related to Phase III Catherine Beecher Hall HVAC Conversion Project. It will modify the contract as follows:

1. The overall Construction Budget is revised to \$5,272,500 and the Phase III Budget is \$1,718,000.
2. The Engineer's total fee increases by \$62,450 from \$503,550 to \$566,000. The increase is allocated to Construction Phase line item portion of the project.

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3. As detailed in the scope letter from LMG to the Department of Construction Services dated 12/20/2012 the fee is intended to compensate LMG for expanded Phase III CA services for the Phase III Catherine Beecher Hall HVAC Conversion Project.

Staff recommended that the Board approve Commission Letter #4 in the amount of \$62,450 for LMG Consulting Engineers Inc. to provide additional project services.

OTHER BUSINESS

Mr. Norman moved and Mr. Millstein seconded a motion to approve payment of meeting and mileage fees to Chairman Greenberg, Mr. Josephy and Mr. Pepe in connection with site inspection at 10:00 a.m. on June 28, 2013 in connection with PRB File #13-147. The motion passed unanimously.

Mr. Josephy moved and Mr. Pepe second a motion to approve payment of meeting and mileage fees to Mr. Millstein and Mr. Norman in connection with site inspection at 1:30 p.m. on June 28, 2013 in connection with PRB File #13-147. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #13-135- Mr. Norman moved and Mr. Millstein seconded a motion to approved PRB File #13-135. The motion passed unanimously.

PRB FILE #13-136- Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-136. The motion passed unanimously.

PRB FILE #13-141- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-141. The motion passed unanimously.

PRB FILE #13-147- Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #13-147 stating that this Approval is being provided based on the Board's review and understanding of the requirements to acquire the necessary parking to support the State's acquisition of 450 Columbus Boulevard, Connecticut River Plaza Complex ("CRP"), under PRB File #13-005. The Board has reviewed PRB File #13-147 in conjunction with the underlying costs and terms for the acquisition of the CRP. When evaluated against various factors, the Board concurs that this proposal represents the best approach in securing long term parking to support the acquisition of PRB File #13-005 and relocate State Agencies to downtown Hartford.

The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary