

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 3, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 3, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Mark A. Norman

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF June 27, 2013.** Mr. Josephy moved and Mr. Pepe seconded a motion to approve the minutes of June 27, 2013. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>13-137</b>	<b>Transaction/Contract Type:</b>	RE / Sale
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	126-51-8B		
<b>Grantee:</b>	Jack and Josephine A. Gaida		
<b>Property:</b>	Easterly side of State Route 8 adjacent to 405 Long Hill Ave., Shelton		
<b>Project Purpose:</b>	DOT Sale of Excess Property		
<b>Item Purpose:</b>	Release of approximately 1.88-acres of vacant land to the Grantee as the result of an abutter bid		

Mr. Pepe viewed the release parcel and concurred with staff reports that this release parcel is an irregular shaped parcel. Located on the easterly side of Route 8 and west of Long Hill Avenue, the parcel is 1.88 acres and does not conform to the residential lot requirements of the R-1 zone. There is no frontage/access. The westerly boundary is 708.23 feet along the Route 8 non-access highway line. The parcel has steep slopes, wetlands, a watercourse, and ledge outcroppings.

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Ms. Goodhouse reported that there are four abutters. On the south boundary is 21 acres occupied by Sikorsky Aircraft Corporation. The other three abutting properties are residential. 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 Jack & Josephine Gaida at 405 Long Hill Avenue, Shelton. This is a "rear lot" of 2.12 acres improved with a ranch style single family 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 approved "rear lots" located in Shelton. The sales occurred in 2011 and 2012; the sales prices were \$155,000; \$129,000 and \$195,000. After making adjustments for location, lot size and topography, the appraiser concluded a value of \$130,000 as of 10/12/12.

After assemblage with the logical abutter, the 2.12 acre parcel becomes 4.00± acres. The highest and best use remains single family residential. Mr. Pepe inspected the site for the Board and concurred with the appraiser that there is no potential for any additional residential development due to configuration, steep slopes, wetlands, ledge and lack of access. The appraiser concluded that the newly created 4.00 acre lot would have a value of \$145,000. Thus the appraised value of the 1.88 acre release parcel is \$15,000 (\$0.18/SF).

An abutter bid was held in February 2013, and elicited two bids. The abutter to the south (land used by Sikorsky) offered \$5,001. The "logical" abutter offered \$20,125 (\$0.25/SF) which DOT has accepted.

Ms. Goodhouse recommended Board approval to Quit Claim 1.88 acres of vacant residential land for \$20,125 to the Grantee.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>13-142</b>	<b>Transaction/Contract Type:</b>	AE / Commission Letter
<b>Project Number:</b>	BI-RC-339	<b>Origin/Client:</b>	DCS/CCSU
<b>Contract:</b>	BI-RC-339-ENG		Commission Letter #3
<b>Consultant:</b>	Lawrence Mechanical, P.C.		
<b>Property:</b>	Central Connecticut State University, New Britain		
<b>Project Purpose:</b>	Campus Wide HVAC Improvements Project		
<b>Item Purpose:</b>	Commission Letter #3 to compensate the consultant for expanded construction administration services required for the Phase II & III Improvements.		

Staff reported that the original scope of services for Lawrence Mechanical P.C. ("LM") included increasing the cooling capacity of the new campus energy center by adding 1,500± tons of new chiller capacity, two 2,000 ton cooling tower sections and modifying the electrical power distribution system accordingly. Additionally, the project scope included the removal of seven previously decommissioned packaged air-cooler chillers that served five campus buildings. The scope also required LM to size and extend new chilled water piping to eight existing buildings and size new subsurface chilled water piping for air conditioning two future buildings. Previously decommissioned steam boilers in the old Power House were to be demolished and required the removal of all auxiliary equipment, electrical switchgear and a transformer. DPW now known as the Department of Construction Services ("DCS") authorized LM to prepare 3 separate bid packages and base the design on a construction budget of \$3,810,000. (Total project budget is \$5,376,000.) The original contract for \$479,000 with LM was approved by the Board

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on 9/25/08 (PRB #08-277). The Board most recently approved Contract Amendment #2 (PRB #12-246) which compensated the consultant another \$100,000 for Phase II and Phase II expanded CA fees; and it revised the overall construction and project budgets to \$4,304,173 and \$5,970,000 respectively.

DCS is now submitting Commission Letter #3 for \$55,000 to provide additional expanded CA services. Staff recommended that SPRB suspend Commission Letter #3 in the amount of \$55,000 for Lawrence Mechanical, P.C. to provide extended project construction administration services. Additional information will be requested from the Department of Construction Services.

**OTHER BUSINESS**

Mr. Josephy moved and Mr. Millstein seconded a motion to approve payment of meeting fees to Mr. Pepe in connection with site inspection on July 2, 2013 in connection with PRB File #13-137. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #13-137-** Mr. Pepe moved and Mr. Valengavich seconded a motion to approved PRB File #13-135. The motion passed unanimously.

**PRB FILE #13-142-** Mr. Josephy moved and Mr. Valengavich seconded a motion to suspend PRB File #13-142, pending receipt of additional information about the project from the Department of Construction Services. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary