

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 9, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 9, 2012 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. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JULY 2, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 2, 2012. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated July 5, 2012 listing property acquisitions, not in excess of \$5,000, processed during the month of June 2012.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 12-160 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DAS/DAS
Grantee: City of Bridgeport
Property: 115 Virginia Avenue, Bridgeport, CT
Project Purpose: Conveyance of Surplus State Land (pursuant to SA 11-16, Section 12)
Item Purpose: Conveyance of 3.25-acres of improved property for municipal purposes which were formerly utilized as the DDS Southwest Region Main Office.

Staff reported that consideration of this item had been suspended on June 21, 2012 while the Board waited for corrections to the Deed to the City of Bridgeport. Those having been received, staff recommended Board approval of the item. Section 12 of Special Act 11-16 requires the conveyance, subject to the approval of the State Properties Review Board, of 3.1 acres located at 115 Virginia Avenue, Bridgeport, to the City of Bridgeport for municipal purposes. The special act stipulates that the City shall pay the state's administrative costs associated with the transfer, and if the city of Bridgeport:

- (1) does not use said parcel for said purposes;
- (2) does not retain ownership of all of said parcel; or

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(3) leases all or any portion of said parcel

the parcel shall revert to the state of Connecticut. The property at 115 Virginia Avenue was the site of a Department of Developmental Services Regional Office. In 2009, the state selected this site for the construction of a DCF juvenile girls' residential detention center, and the buildings on the site were demolished. Because of local opposition to the project, in 2010 Governor Rell agreed to search for another site for the detention center.

The proposed deed fulfills the requirements of Section 12 of Special Act 11-16. A resolution from the City Council approves payment of \$500 to DAS for administrative services rendered. The resolution states that the intended municipal purpose is for a "pocket park to enhance the passive and active recreational opportunities of the North Bridgeport neighborhood."

REAL ESTATE- NEW BUSINESS

PRB #	12-177	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	125-002-005A	
Grantee:	Thomas A. Eckstein	
Property:	Generally located along 551 Cornwall Bridge Road, Sharon	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 2,312+/- SF of vacant land to Grantee as a result of a sole-abutter bid.	

Ms. Goodhouse reported that the release parcel of 2,312 sq. ft. was requested by the sole abutter, Thomas A. Eckstein, whose single family residence is at 551 Cornwall Bridge Road, Sharon. Because the parcel does not meet the spatial requirements of the commercial zone, DOT could offer it for sale through procedures complying with CGS Sections 3-14b and 13a-80.

SPRB staff recommended Board approval to Quitclaim 2,312 sq. ft. of land for \$11,000 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 municipality and legislative delegation received notice as required. DOT does not require any easements over the release parcel, and none are recited in the deed or shown on the compilation plan. The release value is supported by the appraisal report prepared by Edward P. Sass, Jr. as of September 26, 2011.

Mr. Sass prepared a "before and after" analysis of the abutter's property. Currently it is 9.0± acres improved with a 131 year old Colonial style home with outbuildings that include a cabin and two barns. The six room house is undergoing renovations. The benefit of the assemblage is that the northwest corner of the dwelling is currently 7.5 feet from the highway line. The release parcel will increase the setback to 17.5 feet. It will also give the abutter ownership of portions of the driveway and stone wall located in the state right of way. The stone wall that is located in the right of way was recently built by the abutter, and was not valued by the appraiser.

The \$11,000 sale price includes a \$1,000 administrative fee.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	12-178	Transaction/Contract Type: AE / Commission Letter
Project Number:	BI-RT-841	Origin/Client: DCS/DOE

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Contract: BI-RT-841-ARC Commission Letter #6
Consultant: S/L/A/M Collaborative, Inc.
Property: H.H. Ellis Technical High School, Danielson
Project Purpose: Additions and Major Renovations to H.H. Ellis Technical High School
Item Purpose: Commission Letter #6 to compensate the consultant for additional services related to the design and construction of the E-House and Garage.

H.H. Ellis Technical High School is a one story facility constructed in 1958 and thereafter, expanded in 1974, 1985 and 1995. The school has approximately 640± students. Following project completion, potential enrollment is 700± students. In September 2005, the S/L/A/M Collaborative Inc. (“SLAM”) was selected as the primary architect for the renovation and expansion of the School.

The scope of the Project renovation area includes all of the building’s 180,000± GSF. New building construction consists of approximately 12,000 GSF allocated as follows: Shop area - 3,000 SF; Trade Area - 3,000 SF; Gymnasium expansion - 1,500 SF and new Storage Garage – 4,500 SF, for a total project area of 192,000 GSF. Construction and total project budget estimates were originally \$28,221,000 (\$146.98/GSF) and \$39,350,000. Public Act 04-213 authorized an expenditure of \$39,750,000 for this project. Public Act 08-169 expanded the project for a third time and authorized raising the total project budget from \$59,747,000 to \$84,000,000.

In December 2011, SPRB approved a Contract Amendment which provided for an additional \$873,343 in services related to additional compensation for the redesign of the facility, special inspection services, additional construction administration time and FF&E consulting. After approval of the Contract Amendment the total A/E fee for the project was revised to \$4,909,756 as compared to an estimated construction budget of \$57,530,523.

Commission Letter #6 will modify SLAM’s contract to provide the architect additional compensation for the expansion of the project scope as requested by the Client Agency. The Agency requested (1) design of 20 X 30 ft E-House for with all required utility connections, geothermal wells and unimpeded southerly exposure for optimal systems (\$11,000); and (2) modifications to the Maintenance Garage design to include foundation revisions, additional insulation, heated bays and additional water service connections (\$23,750).

Mr. Dillon recommended that the SPRB approve Commission Letter #6 in the amount of \$34,750 for SLAM to provide additional design services at the H.H. Ellis Technical School Project. The current fee percentages of 7.63% (budget) and 8.67% (bid) for basic services are within DCS established limits for Group B construction projects.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-160 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-160. The motion passed unanimously.

PRB FILE #12-177 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-177. The motion passed unanimously.

PRB FILE #12-178 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12- 178. The motion passed unanimously.

The meeting adjourned.

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