

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 12, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 12, 2012 in the State Office Building.

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

**Members Absent:** Pasquale A. Pepe

**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 JULY 5, 2012.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 5, 2012. The motion passed unanimously.

### **REAL ESTATE- UNFINISHED BUSINESS**

### **REAL ESTATE- NEW BUSINESS**

<b>PRB #</b>	<b>12-176</b>	<b>Transaction/Contract Type:</b> RE / Sale
<b>Origin/Client:</b>	DOT / DOT	
<b>Project Number:</b>	17-81-14B	
<b>Grantee:</b>	Thomaston Savings Bank	
<b>Property:</b>	Located on the westerly side of Middle Street & State Route 229, Bristol	
<b>Project Purpose:</b>	DOT, Sale of Excess Property	
<b>Item Purpose:</b>	Release of approximately 12,144+/- SF of vacant land to Grantee as a result of an abutter bid.	

Ms. Goodhouse said that this release parcel is portions of four parcels acquired for the reconstruction of Routes 72 and 229, Bristol. Because the release parcel does not meet the requirements of the BG15 Commercial zone, DOT may offer it for sale through the abutter bid process. There are two abutters: Chatham Lake Two, LLC and Thomaston Savings Bank.

In November 2011 letters were mailed to the two abutters requesting bids. Chatham Lake Two, LLC did not bid. TSB bid \$20,000. DOT rejected the bid, and asked TSB to submit their "highest and best offer." TSB returned with a \$30,000 bid (\$2.47/SF) and an appraisal report with that conclusion prepared by W. Judson Reed, Jr., SRA, as of 2/2/2012. He relied on 6 sales, all in Bristol, of non-conforming commercial and industrial parcels, bought for assemblage purposes. The sales occurred during 2008 – 2011, and indicated a range of \$1.72 to \$4.99/SF.

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Ms. Goodhouse recommended Board approval to Quit Claim 12.144 SF (0.28 acre) of vacant commercial land for \$30,000 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 sale price reflects the fact that there are only two possible purchasers, and only one entered a bid. The sale price is also supported by an appraisal report prepared for TSB. The buyer's appraisal relied on six sales of non-conforming parcels in Bristol, purchased for assemblage. The release will place the conduit for the privately owned drainage system in the ownership of the abutter. The content and form of the Quit Claim Deed are congruent with the survey map.

<b>PRB #</b>	<b>12-180</b>	<b>Transaction/Contract Type:</b>	RE / Conveyance of Property
<b>Origin/Client:</b>	DOT/DOT		
<b>Grantee:</b>	Town of Tolland		
<b>Property:</b>	Generally located along Woodfield Drive & Interstate 84, Tolland		
<b>Project Purpose:</b>	Conveyance of Surplus State Land (pursuant to SA 11-16, Section 14)		
<b>Item Purpose:</b>	Mutual release and grant of restrictions and reversionary interest from SA 03-19 Section 34 to allow the property to be used for economic development purposes pursuant to SA 11-16 Section 14.		

Mr. Dillon reported that in September 2003, the Board approved the Special Act Conveyance proposal to transfer approximately 9.7- acres to the Town of Tolland, pursuant to Section 34 of SA 03-19 (PRB# 03-368). This Special Act required the Town of Tolland to use the property for Open Space purposes.

Subsequently in 2011, the Town requested that the legislative conveyance under SA 03-19 be modified to allow the property to be used for economic development purposes. The Town therefore requested a Mutual Release & Grant of Restrictions and Reversionary Interest to allow the property to be used for economic development purposes. As such SA 11-16 Section 14 authorizes the Town to use the parcel for economic development purposes subject to certain conditions. Mr. Dillon recommended Board approval of the Mutual Release & Grant of Restrictions and Reversionary Interest for the following reasons:

1. The conveyance is consistent with Section 14 of SA 11-16, which stipulates transfer of the property to the Town of Tolland for economic development purposes.
2. As required by statute, the deed specifies that property will revert to the State in the event the property is not used for economic development purposes.
3. The Town shall also transfer to the State any compensation received for sale or lease of the property.
4. The conveyance was approved by the Treasurer on June 27, 2012.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>12-181</b>	<b>Transaction/Contract Type:</b>	AE / Amendment
<b>Project Number:</b>	BI-RT-858	<b>Origin/Client:</b>	DCS/DOE
<b>Contract:</b>	BI-RT-858-ENG	<b>Amendment:</b>	#1
<b>Consultant:</b>	Bemis Associates, LLC		
<b>Property:</b>	Ella T. Grasso Technical High School, Groton		
<b>Project Purpose:</b>	Interior Renovations and Mechanical System Modifications		
<b>Item Purpose:</b>	Contract Amendment #1 to compensate the consultant for additional services related to expanded construction administration.		

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In 2008, a Mechanical System Pre-Design Study was performed at the school and recommendations were made in two parts: investigative survey and mold remediation with recommendations that would obviate future mold growth and the survey of mechanical systems with recommendations for corrective work. This project was intended to upgrade the mechanical and plumbing systems in the building. In July 2010, the Board approved Bemis Associates, LLC (“BA”) Consultant Contract for Design Phase Services in the amount of \$419,000. The contract was based on an estimated construction budget of \$4,750,000.

The proposed Contract Amendment #1 is intended to revise BA’s contract with an increased fee amount of \$134,875 to compensate the consultant for expanded CA services. The scope of the expanded CA services will include multiple weekly inspections, attendance at construction meetings and the development of a written site report after the conclusion of each trip. BA will not exceed 900 hours of services under this proposal. BA has also subcontracted with Moser Pilon Architects Inc (“MPA”), a project sub-consultant, to provide additional CA services. MPA will provide site inspections with BA on a weekly basis at a not to exceed term of 200 hours over the project duration. MPA will be tasked with evaluating the miscellaneous building improvements required to ensure the completion of the mechanical system improvements.

SPRB staff recommended approval of this contract amendment for Bemis Associates, LLC to provided expanded contract CA services. The CA fee for this project amounts to 5.04% of the construction budget which is within the DCS established guideline rate of 5% for CA Services. The basic service fee for this project at 6.32% is also below the guideline criteria rate of 10% for this Group B Renovation Project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-176** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-176. The motion passed unanimously.

**PRB FILE #12-180** - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12-180. The motion passed unanimously.

**PRB FILE #12-181** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-181. The motion passed unanimously.

The meeting adjourned.

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