

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 15, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 15, 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
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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 8, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 8, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	13-151	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	42-102-21C		
Grantee:	Mr. Anthony Sirois		
Property:	345 Rope Ferry Road, Waterford		
Project Purpose:	DOT Sale of Excess Property		
Item Purpose:	Release of approximately 10,068 ± SF land improved with a 924 ± SF residential dwelling to the Grantee as the result of a public bid.		

Staff reported that this property is 10,068 SF (0.23 acre) and was acquired in 1987 for a bridge project, and in conjunction with a state owned house nearby at 8 George Street, has been used by the Department of Developmental Services (DDS) as a Family Respite Center. The purpose of the respite center is to give care-givers a respite by placing their family member in a "vacation" home that has supervised care. DDS is no longer staffing this residence. DOT notified DDS, DECD, DEEP, OPM & DAS that the property was available, but no agency indicated an interest in using the property.

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The release parcel is irregular in shape, with 75 feet of frontage on the north side of Rope Ferry Road (Route 156) and 142 feet on Niantic River Road, aka West Street. It was originally acquired for \$95,000 as an improved single family parcel of 0.384 acres in 1987 in connection with the replacement of the Niantic River Bridge. All public utilities are available. The house is 924 SF, one story wood frame house constructed in 1933. The zone is R-20, requiring 20,000 SF for a conforming lot. However, the lot pre-exists zoning and the file includes a June 2012 approval from the Town of Waterford for a variance from the minimum lot size, lot width, and front yard setback.

DOT appraiser Michael J. Corazzelli valued the property at \$76,000 as of 8/2012. The public bid held in February 2013 elicited three responses: \$50,199; \$70,000 and the high bid of \$103,630 from this Grantee, which was accepted by the DOT. The Chairman recommended suspending consideration of this item, pending the results of a site inspection.

PRB #	13-152	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	28-128-4A		
Grantee:	Town of Lebanon		
Property:	Southerly side of State Route 2 adjacent to Camp Moween Road, Lebanon		
Project Purpose:	DOT Sale of Excess Property		
Item Purpose:	Release of approximately 22,164 ± SF of vacant land to the Town of Lebanon which is intended to be assembled with the abutting property and utilized for the construction of public utility water storage tanks.		

This is a release of excess property to the Town of Lebanon for public utility use. The release parcel is 22,164 SF (0.5088 acres) of vacant land. The Town is the sole abutter, owning 0.4776 acres to the south. When assembled, the Town's parcel will be 0.986 acres which, according to the Lebanon Town Planner will be leased to the Norwich Public Utility. The Utility will construct to water storage tanks on the property. The 0.5088 release parcel is wooded with rolling topography and abuts the Route 2 corridor. Access to Route 2 will be barred, and the Town will be required to construct a fence along the non-access highway line. As indicated on the survey map provided, the State will retain an easement to drain; and an easement to enter the premises to maintain the existing drainage structures. The release parcel does not conform to the minimum for 2 acres necessary to construct a residence. After assemblage with the Town owned land, the new 0.9864 acre parcel would remain non-conforming.

DOT completed a before and after land appraisal in which he concluded \$4,000 to be the value of the release parcel. The Town of Lebanon has agreed to pay \$5,000 for the parcel, which includes a \$1,000 administrative fee. Staff recommended Board approval of the Quitclaim Deed of 0.5088 acres to the Town of Lebanon. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property to a sole abutter. The legislative delegation received notice as required. The sale price of \$5,000 is well supported by the DOT appraisal. The property is not needed for highway purposes. The content and form of the Quit Claim Deed are congruent with the map provided.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

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PRB # 13-153 **Transaction/Contract Type:** Lease Renewal
Origin/Client: DAS/ JUD
Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed Lease Renewal at 9:39 a.m. and concluded at 9:54 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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 13-154 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-RT-862 **Origin/Client:** DCS/CTC
Contract: BI-RT-862-ENG
Consultant: Gale Consultants, Inc.
Property: Windham Technical High School, Willimantic
Project Purpose: Roof Replacement and Mechanical Improvements Project
Item Purpose: New contract to compensate the consultant for design and complete renovation of the existing roof and mechanical units. The proposed project scope is also intended to include the completion of an asbestos/hazardous material survey, evaluation of the existing roof drainage, design options for various roofing systems, an assessment of the existing RTUs and an analysis of LEED options.

Staff reported that, in general, the project involves the design and complete renovation of the existing roof and mechanical units at Windham Technical High School (“WTHS”). The overall roof area at WTHS comprises approximately 140,000 GSF of building area. The proposed project scope is also intended to include the completion of an asbestos/hazardous material survey, evaluation of the existing roof drainage, design options for various roofing systems, an assessment of the existing RTUs and an analysis of LEED options. The project has been established with a \$4.20-Million dollar construction budget.

In July 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Windham Technical High School Roof Replacement & Mechanical Improvements Project. DCS elicited ten responses to the advertisement of which all respondents were considered “responsive”. After completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows: BL Companies Connecticut, Inc.; Gale Consultants, Inc.; Hibbard & Ross Architects, LLC; Hoffman Architects, Inc.; and Silver Petrucelli & Associates, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Gale Consultants, Inc. (“GCI”) as the most qualified firm. GCI has identified RZ Design Associates, (“RZD”) Inc as their primary consultant for the MEP aspects of the project.

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This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Windham Technical High School Roof Replacement & Mechanical Improvements Project from the initiation of a an existing conditions evaluation study and then various design phases through the completion of construction. The overall compensation rate for this basic service is \$347,485 with an additional \$21,575 for special services. As such the total project fee is \$369,060. The special services detailed in the project scope include environmental testing, roof cuts and cost estimating. DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved by the State Bond Commission January 2013.

Staff recommended that SPRB approve the contract for Gale Consultants, Inc. to provide design related services at the Windham Technical High School Roof Replacement & Mechanical Improvements Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-151- Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #13-151 pending, but not limited to, the results of a site inspection. The motion passed unanimously.

PRB FILE #13-152- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-152. The motion passed unanimously.

PRB FILE #13-153- Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-153, pending receipt of additional information regarding the proposed lease renewal. The motion passed unanimously.

PRB FILE #13-154- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-154. The motion passed unanimously.

The meeting adjourned.

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