

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 23, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 23, 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
Pasquale A. Pepe

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF JULY 16, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 16, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-185	Transaction/Contract Type:	RE / Lease
Origin/Client:	DOT / DOT		
File Number:	151-296-015		
Lessee:	Juan A. Garcia		
Property:	543 Chase Avenue, Waterbury, CT		
Project Purpose:	Standard Rental Agreement		
Item Purpose:	Agreement for rental of a residential house subject to the provisions of the State of Connecticut "Standard Rental Agreement Specifications and Covenants" dated January 2007.		

Ms. Goodhouse reported that the property at 543 Chase Avenue, Waterbury was acquired via certificate of condemnation from owner Vytautas Norkus on May 3, 2012 for the construction and widening of Chase Avenue, Waterbury.

The DOT proposes to lease-out the premises, described as a 1 ½ story 3-bedroom Cape Style (c. 1953) house with a total gross living area of 1,248 SF located on 0.11 acres on the southerly side of Chase Avenue. The Lessee shall rent the premises on a month-to month basis in its "as is" condition and is responsible for utilities, maintenance and snow removal. Premises are to be kept reasonably clean and safe. Any major repairs that are need to maintain the habitability of the premises including roof and

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heating system replacement, repairs or replacement of the primary electrical, foundation, sewer or water systems and exterior painting shall be performed by the State, at the State’s cost, on the State’s time schedule, to the State’s satisfaction. The State shall be the sole judge of the habitability of the premises. The DOT is responsible for sewer charges and property taxes if assessed.

A fair market rental estimate of \$550/month was established by DOT appraiser Anthony J. DeLucco as of May 4, 2012. Mr. DeLucco presents rental data of four similar properties, and made downward adjustments to reflect the influence of the temporary work area and the fact that the property is rented on a month-to-month basis. The front yard of this property is a temporary work area during the Reconstruction of Chase Avenue. The Second Party bid \$650/month and was subsequently qualified (satisfactory background check, proof of income) by DOT.

Ms. Goodhouse recommended Board approval of the lease agreement. The rental rate of \$650/month is above the rate supported by the May 2012 appraisal of the property. The rental agreement is in the standard form previously reviewed and approved by the Board. Occupancy will prevent vandalism and slow depreciation until such time when DOT can release the property as surplus through a public bid process.

PRB #	12-197	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	106-114-3A		
Grantee:	Town of Orange		
Property:	Indian River Road, Orange, CT		
Project Purpose:	Assignment of Land to the Town of Orange		
Item Purpose:	Assignment of various release areas of vacant land comprising approximately 32,722 SF in total, 37,287 SF of slope easement area and 345 SF of drainage right of way to the Town of Orange for highway purposes in connection with the Reconstruction of Indian River Road Project.		

Mr. Dillon recommended Board approval for the release of this real estate to the Town of Orange for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

In 2002 and 2003 DOT conducted various takings and acquired numerous easements and drainage right of ways in connection to the proposed Indian River Road Reconstruction Project in Orange. Under the project Agreement, No 12.20-02(00) for Federal Project STPN 1106(103), Section 11 requires that “That all properties and rights acquired within the highway lines will be released to the municipality for highway purposes upon completion of the project.” In 2011, the project was completed and DOT began the process of assigning the real estate within the project area back to the Town of Orange. The areas to be released comprise portions of eight separate (8) separate parcels under the ownership of seven entities. This is a release along a town street for highway purposes only.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB#	12-186	Transaction/Contract Type: AE / New Contract
Project Number:	BI-T-602	Origin/Client: DCS/DEEP
Contract:	BI-T-600-ARC	
Consultant:	Ames & Whitaker Architects, P.C.	
Property:	Sherwood Island State Park, Westport	
Project Purpose:	Main Pavilion Centennial Improvements	
Item Purpose:	New contract for the consultant to provide design and construction administration services for the overall renovation of all interior and exterior finishes and fixtures associated with the Main Pavilion.	

Mr. Dillon reported that in general the project involves the overall renovation of all interior and exterior finishes and fixtures associated with the Main Pavilion at Sherwood Island State Park, Westport. The project scope also includes roof repair/replacement, reconfiguration of the existing kitchen storage space, expansion of the outdoor public picnic area, heated off-season restroom facilities and improved pedestrian access from the main building to the parking area. The goal of the project is to emphasize water conservation, environmentally friendly products, energy efficiency and also consistency with the historic architectural standards of the structure. The State Historic Preservation Office will be tasked with reviewing the plans for consistency with historic preservation standards for the building era.

In August 2011 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Sherwood Island State Park- Main Pavilion Centennial Improvements Project. DCS elicited ten responses to the advertisement of which all of the respondents were considered “responsive”. At the conclusion of the process DCS identified Ames & Whitaker Architects, P.C. (“AWA”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services from preliminary design until the completion of construction. The overall compensation rate for this service is **\$245,000** with an unknown amount attributed to special service sub-consultants. Mr. Dillon recommended that SPRB Suspend approval of this contract until all the required documents related to Section II of the contract and the consultant proposals have been submitted by DCS for SPRB review.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-185- Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-185. The motion passed unanimously.

PRB FILE #12-186 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #12-186 pending receipt of information related to the consultant proposals. The motion passed unanimously.

PRB FILE #12-197 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12- 197. The motion passed unanimously.

The meeting adjourned.

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