

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 29, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 29, 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF AUGUST 22, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 22, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE - NEW BUSINESS

<b>PRB #</b>	<b>13-186</b>	<b>Transaction/Contract Type:</b>	RE / Sale
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	128-000-015B		
<b>Grantee:</b>	Town of Simsbury		
<b>Property:</b>	1519 Hopmeadow Street, Simsbury		
<b>Project Purpose:</b>	DOT Release of Deed Restriction		
<b>Item Purpose:</b>	Release of deed restriction for property located at 1519 Hopmeadow Street comprising approximately 4.0-acres of vacant land to the Town of Simsbury. The release is being requested as part of a proposed Land Exchange Agreement between the Town and Dorsett Crossing, LLC.		

Staff reported that in 1973 the State transferred 4.0 acres to the Town of Simsbury with a deed restriction that the land be conveyed for municipal purposes only or ownership will revert back to the state. The State reserved for itself "a reasonable use and access to the above described land for disposal purposes." In July 2012 the Town of Simsbury contacted the DOT regarding a change in use of a portion (approximately 1 acre) of the property that would be released to a developer as part of a Land Exchange Agreement. The exchange will allow an expansion of the Northeast Utilities substation and provide

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Dorset Crossing with land it needs to relocate the roadway in the proposed development. Dorset Crossing is planned to be a mixed use office, retail and residential apartment complex.

The 4.0 acre release parcel has no road frontage but is accessed over an appurtenant 50 foot right of way leading from Route 10 over land of Simsbury Sand & Gravel, Inc. In 1974, the abutter to the north was General Cigar (Culbro); and to the west south and east by Simsbury Sand & Gravel, Inc. The town used the site as a gravel bank. There is a CL&P easement crossing the northwest corner of the property. The site is currently used by CL&P/Northeast Utilities for a substation under a license agreement with the Town of Simsbury. The land is currently zoned Industrial (I-3).

Rather than take the property back in fee simple under the reverter clause, the DOT will release the restriction for an amount equal to the fair market value of the property. The sale price of \$160,000 represents the appraised value in fee simple determined by Appraiser DeLucco. The various engineering and planning divisions at DOT concurred with the release of the State's interest in the parcel.

Staff recommended Board approval of the item. Section 13a-80 of the CGS authorizes DOT to dispose of or enter into agreements concerning real property that is no longer needed for highway purposes.

<b>PRB #</b>	<b>13-187</b>	<b>Transaction/Contract Type:</b>	RE / Sale
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	11-126-10A		
<b>Grantee:</b>	Blue Hills Associates, LLC		
<b>Property:</b>	Westerly side of Douglas St. at its intersection with State Rte. 218, Bloomfield		
<b>Project Purpose:</b>	DOT Sale of Excess Property		
<b>Item Purpose:</b>	Release of approximately 12,567 ± SF of vacant land to the Grantee as the result of a sole abutter bid.		

Mr. Millstein recused himself from the discussion of this item and left the meeting at 9:40 a.m.

Staff reported that this property was a portion of a parcel acquired in 1980 by the DOT for intersectional improvements along Cottage Grove Road (CT Route 218). The release parcel is 12,567 SF, irregularly shaped, with frontage on Douglas Street and Maplewood Avenue. The Town of Bloomfield has zoned the land GWD - Blue Hills Gateway which is a commercial zone. The abutting property has been purchased from the Town of Bloomfield by the Grantee, Blue Hills Associates, LLC, the petitioner for the release parcel.

According to the file the Grantee "is requesting to purchase the subject property to assemble with property he owns and has plans to develop along with property he is under contract to purchase from the Town of Bloomfield. Together, these properties will be developed for retail purposes which has the town's full support as it will bring new business and jobs to the area."

DOT will reserve (1) a full and perpetual slope easement; (2) drainage right of way under, over and across portions of the property. The file notes that this is a town drainage system that consists of a 36" RCP inlet and riprap channel that conveys flows under Maplewood Avenue; and (3) rights of ingress and

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egress from/to Douglas Street are denied except along 17 feet of Douglas Street frontage located in the southwest corner of the release parcel.

Staff recommended Board approval to Quit Claim 12,567 SF of vacant commercial land for **\$26,000** to the Grantee:

1. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property, to wit: (a) the Town did not exercise a first right of refusal to purchase the property for \$26,000; and (b) the legislative delegation received notice as required.
2. The sale price of \$26,000 is over the appraised value of \$21,750 for the parcel.
3. The DOT has reserved rights necessary for the maintenance of slope and drainage easements.
4. The sale will relieve DOT of the responsibility to maintain it and return it to the municipal Grand List.
5. The content and form of the Quit Claim Deed are congruent with the map provided.

Mr. Millstein returned to the meeting at 9:45 a.m.

**OTHER BUSINESS**

**Discussion with the Department of Construction Services.** DCS Deputy Commissioner Pasquale Salemi joined the meeting at 9:45 a.m. to discuss the DCS contracting process. The Board and Commissioner Salemi discussed the DCS guidelines regarding fees for consulting architects and engineers. There followed a discussion on DCS efforts to make the contracting process more efficient. Commissioner Salemi left the meeting at 10:15 a.m.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b><i>PRB#</i></b>	<b><i>13-188</i></b>	<b><i>Transaction/Contract Type:</i></b>	AE / Task Letter
<b><i>Project Number:</i></b>	BI-CTC-431	<b><i>Origin/Client:</i></b>	DCS/MCC
<b><i>Contract:</i></b>	OC-DPW-MEP-0024	<b><i>Task Letter:</i></b>	#6A
<b><i>Consultant:</i></b>	Consulting Engineering Services, Inc.		
<b><i>Property:</i></b>	Manchester Community College, Manchester		
<b><i>Project Purpose:</i></b>	Lowe Building Fire Wall and Sprinkler Project		
<b><i>Item Purpose:</i></b>	Task Letter #6A to compensate the consultant for additional design services required for data room cooling systems.		

Staff reported that the Lowe Building Sprinkler Project involves the design and construction of a fire protection system for the west side of the building that comprises approximately 80,000 SF of office and classroom space. The abbreviated scope of the project will involve the design of a new fire protection

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system in accordance with NFPA 13, development of plans and specifications for a new water line service to support the system, modifications to the existing sprinkler head plan and development of a dry system for the IT rooms within the project area.

In order, the initial construction and total project budgets were \$920,000 and \$1,799,514 respectively. More recently, the construction budget has been increased to \$957,697. Manchester Community College will fund the total project costs from its operating budget. DCS has confirmed that funding is available for this project.

In 2010 Consulting Engineering Services Inc. ("CES") was awarded the On-Call MEP Consulting Contract identified as OC-MEP-DPW-0024 under PRB #10-096. Task Letter #6A in the amount of \$5,400 will compensate the Architect for the following project scope:

- CES will provide expanded consulting services for evaluating additional cooling system submittals provided by the contractor for updating the data room at MCC.
- CES will provide riser diagrams, load calculations and review unit sizing as well as evaluating the control sequence and manufacturer's specifications.
- Assist DCS in any required coordination related to the project's construction sequencing and schedule. CES will also provide additional CA services for this additional phase.

Staff recommended that SPRB approve Task Letter #6A.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-186-** Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-186. The motion passed unanimously.

**PRB FILE #13-187-** Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-187. The motion passed unanimously, except for Mr. Millstein who abstained from voting.

**PRB FILE #13-188-** Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-188. The motion passed unanimously.

The meeting adjourned.

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