

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 3, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 3, 2015 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

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 27, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 27, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 15-147 **Transaction/Contract Type:** RE /New Lease
Origin/Client: DAS/ TRB

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the above contract at 9:34 a.m. and concluded at 9:48 a.m.

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

REAL ESTATE – NEW BUSINESS

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PRB # 15-189 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DOT / DOT
Project Number: 095-219-21(B)
Grantee: Town of New Milford
Property: Located along the southerly side of Sullivan Road at its intersection with U.S. Route Seven, New Milford
Project Purpose: Conveyance of land to the Town of New Milford
Item Purpose: Conveyance of 23,814 ± SF of land generally located along southerly side of Sullivan Road at its intersection with Route Seven to the Town of New Milford for highway purposes only which was originally acquired for the *U.S. Route & Additional Lanes Project*.

SPRB Staff reported that DOT acquired and is now releasing the following land which was originally acquired for the *U.S. Route Seven Additional Lanes Construction Project*. The original project acquisition area included one original property taking which totaled approximately 66,152-SF of land area. The DOT is releasing 23,814-SF subject to a slope easement in favor of the State of Connecticut. SPRB staff recommended approval. 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 description in the DOT acquisition deeds.

PRB # 15-202 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 076-212-01(A)
Grantee: Town of Manchester
Property: Various areas located along North Main Street, Manchester
Project Purpose: Assignment of land to the Town of Manchester
Item Purpose: Assignment of numerous areas comprising 598 ± SF of land and 3,997 ± SF of various easement areas to the Town of Manchester for highway purposes only which was originally acquired for the *Reconstruction of North Main Street Project*.

SPRB Staff reported that DOT acquired and is now releasing the following land which was originally acquired for the **Reconstruction of North Main Street Project**. The project is complete and it is now necessary for the State to assign the land to the Town per Section 11 of Agreement No. 09.21-04(10). This is a release along a town street for highway purposes only and there is not any monetary consideration. The project release areas comprise nine (9) original property takings which totaled approximately 3,997-SF of easement area and 598-SF of land. The project is complete and this is a release along a local road for highway purposes only. SPRB staff recommended approval for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation.

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2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-204	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-ROOF-0027
Consultant:	Hibbard & Rosa Architects, LLC	
Project Purpose:	On-Call Contract Amendment	
Item Purpose:	On-Call contract amendment to increase the maximum contract amount from \$300,000 to \$500,000 for the purposes of providing the State of Connecticut additional consultant support services on various roofing related projects.	

SPRB Staff reported that this is the last firm approved under the 6th series for a contract amendment. On August 24, 2015 the Board approved five firms under this series for a contract amendment. The purpose of this contract amendment is to increase the maximum contract amount from \$300,000 to \$500,000 but maintain the common expiration date of November 30, 2016. Subject to the Board’s approval all firms under this active ROOF series will now have an approved contract amendment increasing the maximum dollar value threshold for each contract.

SPRB Staff recommended Board approval for Hibbard & Rosa Architects, LLC to have the maximum contract amount increased from \$300,000 to \$500,000 is recommended. The consultants has provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #15-147 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-147. The motion passed unanimously.

PRB FILE #15-189 – Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #15-189. The motion passed unanimously.

PRB FILE #15-202 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-202. The motion passed unanimously.

PRB FILE #15-204 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-204. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary