

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 4, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 4, 2014 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 28, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of August 28, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-222 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DoAG/DoAG
Grantee: Catherine Violet Hubbard Foundation, Inc.
Property: Generally located along Old Farm Road, Newtown
Project Purpose: Legislative Conveyance of Property
Item Purpose: Legislative Conveyance of approximately 34.43-Acres of land generally located along Old Farm Road to the Catherine Violet Hubbard Foundation, Inc. This property conveyance is pursuant to Section 1 of Special Act No. 14-13 and is intended to be used as an animal sanctuary or wildlife preserve.

Staff reported that this legislative conveyance includes approximately 1,500,020-Sf (34.43-acres) of vacant land located which previously comprised portions of the former Fairfield Hills State Facility. The subject property is bounded on the North by land conveyed to the Town of Newtown for economic development purposes and to the south and eastern boundaries by land which was also conveyed to the Town of Newtown but for open space purposes only. The westerly side of the conveyance parcel is bordered by land currently owned by the Maybrook Railroad Company.

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This Special Act Conveyance authorizes the State to convey 34.43-acres of land located along Old Farm Road to the **Catherine Violet Hubbard Foundation, Inc.** As detailed in the special act legislation the property shall be used for an animal sanctuary, wildlife preserve or other nature preservation purpose. The legislation also includes a clause that the property shall revert back to the State:

- (1) If said parcel is not used as an animal sanctuary, wildlife preserve or other nature preservation purpose,
- (2) The grantee does not retain ownership of the property,
- (3) Or if the grantee leases all or any portion of the property.

The special act legislation also includes a clause that the State of Connecticut (“Grantor”) reserves the right to extend a 50-foot wide easement along the northerly boundary line for the purposes of ingress and egress to other adjoining state lands currently being used for agricultural purposes as determined by the Commissioner. SPRB Staff recommended approval of the conveyance pursuant to Special Act 14-13 Section 1.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-224	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RS-324	Origin/Client:	DCS/SCSU
Contract:	OC-DCS-ARC-0040		
Consultant:	BL Companies Connecticut, Inc.		
Property:	Southern Connecticut State University, New Haven		
Project Purpose:	Health and Human Services Department Study		
Item Purpose:	Task Letter #6 to compensate the consultant for the development of a detailed building program study to evaluate renovation and new construction options for a unified health and human services department.		

SPRB Staff reported that Southern Connecticut State University (“SCSU”) is requesting consultant services for the completion of a Phase I Programming and Phase II Feasibility Study for the consolidation of various health and human services departments which are currently dispersed throughout the campus. The *Phase I Programming* is intended to include the development of a detailed occupancy program model as well the identification of potential shared resources or programming overlaps. The *Phase II Feasibility Study* will evaluate the possible relocation of this department to the former Gateway Community College Campus as well as an initial evaluation of the subsurface conditions, conceptual layout plans and cost estimates. The initial construction and total project budgets will not be established until after the completion of overall program study.

TASK LETTER #6 is a new task letter and subject to SPRB approval because the value of the task letter for this project exceeds \$100,000. As detailed in the scope letter from BLCC to DCS dated April 8, 2014 the \$106,390 fee is intended to compensate the consultant for the following project scope:

- Development of an initial Programming Phase to evaluate the current Health and Human Services Departments.
- Tour the existing facilities and conduct scoping meetings with the Deans and Department Heads.

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- Develop a potential project program inclusive of all support services such as processing, administrative, food service and other support facilities.
- Develop an outline for MEP and other engineering requirements.
- Evaluate the currently vacant Gateway Community College Building on the Long Wharf Site.
- Complete an initial programming and space assessment for the utilization of this site.
- Complete an evaluation of the building envelope, MEP systems and code requirements for the relocation of this program.
- Completion of a Phase I & Phase II Environmental Site Assessment
- Development of a final report comparing potential options for the renovation of the building on the Long Wharf Campus versus possible demolition and new construction of a building dedicated to the Health and Human Services Department.

SPRB Staff recommended approval of this task letter.

OTHER BUSINESS

PRB FILE #14-222 – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #14-222. The motion passed unanimously.

PRB FILE #14-224 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-224. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary