

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 23, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 23, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich

**Members Absent:** Pasquale A. Pepe

**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 SEPTEMBER 16, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 16, 2013. The motion passed unanimously.

### COMMUNICATIONS

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 13-201 **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.

PRB #13-201 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 two water storage tanks on the property.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 23, 2013

Page 2

The Board reviewed and approved this item (PRB #13-152) at its meeting held on 7/15/2013. Subsequently, the review by the Attorney General found that DOT made an error in the Quit-Claim Deed.

The newly executed Quit-Claim deed corrects language concerning DOT's reservation of rights in the property. The AG's examination of preceding documents in the chain of title (not included in the submittal to SPRB) revealed that DOT needs to reserve an easement to drain over not "portions of" but over the entire 0.5088 acre parcel.

Staff recommended Board approval of the corrected Quitclaim Deed of 0.5088 acres to the Town of Lebanon.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>13-202</b>	<b>Transaction/Contract Type:</b> AE / Commission Letter
<b>Project Number:</b>	BI-Q-660-1	<b>Origin/Client:</b> DCS/MD
<b>Contract:</b>	BI-Q-660-1-ARC	Commission Letter #2
<b>Consultant:</b>	Ames & Whitaker Architects, P.C.	
<b>Property:</b>	Support Maintenance Group Building 323, Groton	
<b>Project Purpose:</b>	Theater Aviation Support Maintenance Group ("TASMG") Noise Suppression Project	
<b>Item Purpose:</b>	Commission Letter to compensate the consultant for the completion of a background study and analysis of noise levels generated by the turbo shaft engine test system as well as design and construction administration services for the development of a noise suppression system.	

Staff reported that the project involves the required architectural and engineering design services to implement the Connecticut National Guard (CTARNG) Facility Vision 2020 Program. The program consists of approximately thirty identified projects throughout the State that are scheduled to be initiated between 2012 and 2020. In general, projects under the Vision 2020 Program will include but not be limited to repairs, alterations and new construction projects at CTARNG facilities. The outline of these contracts shall be similar to the standard On-Call Format whereas the contract shall be valid for a period of 10-years and the consultant shall be eligible for fees up to \$10,000,000 under each contract. The federal government has limited the construction costs of each individual project to a maximum of \$5,000,000 on any specific project. Exhibit A requires that each new project be added to the contract via an Amendment or Commission Letter. Any increase in fees or amendments to the contract services shall be subject to the review and approval of the Board.

Commission Letter #2 – shall compensate AWA \$79,000 for additional services under Project 11A – Theater Aviation Support Maintenance Group ("TASMG") Building 323 Noise Suppression Project. This project will involve the completion of a background study for an analysis of noise levels generated by the turbo shaft engine test system. AWA has subcontracted with Cavanaugh Tocci Associates to provide these special services. In addition, this project will include design and construction administration services for the development of a noise suppression system to maintain 61 decibels or lower during the engine test cycle. Based on the proposal prepared by AWA dated July 11, 2013 the overall fee of \$79,000 inclusive of special services is based on the estimated construction budget of \$530,000.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 23, 2013

Page 3

Staff recommended that SPRB approve this contract as all the required documents have been submitted by DCS.

**OTHER BUSINESS**

**Discussion Draft 2013 SPRB Annual Report.** Board members reviewed a revised draft of the Annual Report to the Governor, prepared in accordance with Connecticut General Statutes §4b-2(1).

The Board took the following votes in Open Session:

**PRB FILE #13-201** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-201. The motion passed unanimously.

**PRB FILE #13-202** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-202. The motion passed unanimously.

The meeting adjourned.

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