

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 1, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 1, 2012 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 SEPTEMBER 24, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to accept the minutes of September 24, 2012. The motion passed unanimously.

COMMUNICATIONS

State Properties Review Board FY 2012 Annual Report. Mr. Dillon said that in accordance with State statutes, the annual report was transmitted to the Governor and legislative committees of cognizance on September 28, 2012.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-226 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 94-65-43C
Grantee: Denise Y. Braithwaite
Property: Located along the south-westerly side of Bayonet St., New London
Project Purpose: DOT, Sale of Excess Property
Item Purpose: Release of approximately 7,988+/- SF of vacant land to Grantee as a result of a public bid

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Ms. Goodhouse reported that this DOT surplus property in New London is a remainder of six parcels that totaled .61 acres, purchased between 1955 and 1958 for a total of \$46,300.

The parcel is vacant, with access 47.77 feet of frontage on Bayonet Street. The parcel is approximately 119 feet deep with level topography. The parcel is bounded by Briggs Street (State Route 636) and Interstate 95 On-Ramp, with rights of access denied to both of these streets. The release parcel is a legally non-conforming lot located in an R-1A (residential) zone. The highest and best use is single family residential development. All utilities are available to the site.

DOT Appraiser Michael J. Corazzelli estimated market value as of 1/30/2012 at \$25,000. The property was exposed to the market through the public bid process. A public bid was held on April 4, 2012. No minimum bid was required. The appraised value of \$25,000 was included with the bid notice. One bid was received in the amount of \$25,557 from this Grantee.

Board staff recommended approval of the sale to the Grantee for \$25,557. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of New London declined to purchase. The legislative delegation was notified of the sale, as was the prior owner as required by CGS Section 13a-80(c).

PRB #	12-229	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	99-122-2A		
Grantee:	Town of North Canaan		
Property:	Various areas along Old Turnpike Road North, North Canaan		
Project Purpose:	Assignment of Land to the Town of North Canaan		
Item Purpose:	Assignment of 978-SF of easement area to the Town of North Canaan for highway purposes in connection with the Replacement of Bridge No.05202 located along Old Turnpike Road North Project.		

Ms. Goodhouse recommended Board approval for the release of this real estate to the Town of North Canaan 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 2006 DOT acquired three easements necessary to replace Bridge No. 05202 on Old Turnpike Road North over the Konkapot River, in the Town of North Canaan. Item #9 in project Agreement No. 1.04-07(06) stipulates that at completion, properties and rights acquired for the construction of the project will be released to the municipality.

PRB #	12-230	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	138-222-2A		
Grantee:	Town of Stratford		
Property:	Various areas along Broadbridge Avenue, Stratford		
Project Purpose:	Assignment of Land to the Town of Stratford		
Item Purpose:	Assignment of 825-SF of easement area to the Town of Stratford for highway		

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purposes in connection with the Reconstruction of Broadbridge Avenue Project.

Ms. Goodhouse recommended Board approval for the release of this real estate to the Town of Stratford 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 2001 DOT acquired two parcels of land in Stratford in connection with the reconstruction of Broadbridge Avenue. Item #11 in project Agreement No. 7.19-02(99) stipulates that at completion, properties and rights acquired shall be returned to the municipality.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 12-224 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-JD-299 **Origin/Client:** DCS/JD
Contract: BI-JD-299 -CA
Consultant: Gar-San Corporation
Property: New Haven Courthouse GA #23
Project Purpose: Exterior Restoration to New Haven Courthouse GA #23
Item Purpose: New contract for the consultant to provide construction administration services during the Phase I Courthouse Restoration Project.

At its meeting on September 27, 2012 the Board reviewed this item and requested additional information from the Department of Construction Services (“DCS”) concerning the sub-consultants. Based on the additional information provided, DCS has stated that the “additional consultant fees” are considered basic services under the contract and as such would not be listed in Exhibit A of the contract.

Mr. Dillon evaluated the consultant’s fee, and recommended that the Board approve this contract with Gar-San Corporation (“GSC”) in the amount of \$187,473. While the basic service fee of 5.86% exceeds the DCS guideline rate of 5% it appears to be acceptable based upon the complexity and historic renovation requirements for this project. Peoples United Insurance Inc. reported that over the past 5 years GSC has not been exposed to any general liability or professional liability claims. The submittal is accompanied by a Consulting Agreement Affidavit notarized on 5/9/2012. GSC is a licensed Major Contractor in the State of Connecticut.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-225 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-CTC-459 **Origin/Client:** DCS/NVCC
Contract: OC-DPW-ARC-0035 Task Letter #7A
Consultant: Moser Pilon Nelson Architects
Property: Naugatuck Valley Community College, Waterbury
Project Purpose: Advanced Manufacturing Technology Center Renovations – Technology Hall
Item Purpose: Commission Letter #7A to compensate the consultant for additional services related to the building floor plan and renovations required to accommodate for newly purchased CNC machinery.

The design and construction administration for this project involves approximately 6,700 SF of improvements to the Manufacturing Technology Program at Technology Hall on the Naugatuck Valley Community College (“NVCC”) Campus. In general, the project scope requires the selective demolition,

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space reconfiguration, revised HVAC and fire suppression lay-outs, new lighting and the installation of new equipment for the program. DCS/NVCC requested that Moser Pilon Nelson Architects provide a scope for the additional design documents required for the selective demolition, shoring, utility relocation and structural improvements needed for the required renovations to install a new Quasar Vertical CNC Milling Machine in the program area. In April 2010, SPRB approved Moser Pilon Nelson Architects (“MPN”) as one of four firms under the latest *On-Call Architect Series* of consultant contracts.

Task Letter #7A is a new task letter and is subject to SPRB approval because it is an extension of the fee approved for previous Informal Task Letter #7 at a cost of \$97,500. The cumulative design fee for this project will now be \$106,770. The total Construction Budget for the project is \$1,504,705 and the Architect’s total fee for the project is \$106,770. The overall project budget is \$3,600,000.

As detailed in the scope letter from MPN to DCS dated June 11, 2012 the contract is intended to compensate the Architect for completion of design development and construction plans and specifications for the project, which includes selective demolition, shoring, utility relocation and structural improvements needed for the required renovations to install a new Quasar Vertical CNC Milling Machine; limited construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope. DCS has confirmed that funding is available for this project. Mr. Dillon recommended approval of the item.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-224 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-224. The motion passed unanimously.

PRB FILE #12-225 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-225. The motion passed unanimously.

PRB FILE #12-226 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-226. The motion passed unanimously.

PRB FILE #12-229 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-229. The motion passed unanimously.

PRB FILE #12-230- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-230. The motion passed unanimously.

The meeting adjourned.

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