

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 13, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 13, 2011 in the State Office Building.

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

**Members Absent:** Mark A. Norman

**Staff Present:** Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF October 6, 2011.** Mr. Pepe moved and Mr. Josephy seconded a motion to approve the minutes of October 6, 2011. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 11 - 207      **Transaction/Contract Type:** RE / Conveyance of Property  
**Origin/Client:** DOT/DOT  
**Grantee:** Town of Wethersfield  
**Property:** Southwesterly side of Spring Street

**Project Purpose:** Conveyance of Property, Wethersfield  
**Item Purpose:** Conveyance of land pursuant to Special Act No. 11-16 Section 2 comprising approximately 26 SF of vacant land.

**PRB #** 11 - 208      **Transaction/Contract Type:** RE / Conveyance of Property  
**Origin/Client:** DOT/DOT  
**Grantee:** Town of Wethersfield  
**Property:** Northwesterly side of Maple Street

**Project Purpose:** Conveyance of Property, Wethersfield  
**Item Purpose:** Conveyance of land pursuant to Special Act No. 11-16 Section 2 comprising approximately 15,847 SF of vacant land.

Ms. Goodhouse explained that these two conveyances are to be completed under the authority of Section 2 of Special Act 11-16, which requires DOT to transfer two parcels of land, being 26 square feet and 15,847 square feet, to the Town of Wethersfield for municipal purposes. The quitclaim deeds, signed by the State Treasurer, recite that the properties will revert to the State if the Town uses them for any other purpose. The land was

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 13, 2011

Page 2

originally acquired for road improvement projects at the intersections of Route 3, Maple Street, and Spring Street.

**PRB #** 11 - 213 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 95-229-2A  
**Grantee:** James M. Powers, Trustee  
**Property:** 376 Danbury Road, New Milford

**Project Purpose:** DOT sale of excess property  
**Item Purpose:** DOT sale of approximately 2.184 Acres of land improved with a 1,632 SF residential structure previously converted into offices, 4,623 SF of former retail space and a detached 2-car garage.

Ms. Goodhouse said that, as a result of a public bid process, DOT seeks approval for the sale of 2.184 acres of commercially zoned property, located at 376 Danbury Road, New Milford. Public invitations to bid elicited 5 bids that range from \$10,000 to \$404,949.

Board members discussed the DOT March 2011 appraisal of the property for \$620,000 and the highest bid offering of \$404,949. Mr. Greenberg commented on the appraisal process and the current condition of the property, which has suffered in the interim from storm damage and vandalism. The buyer will have the expense of environmental remediation and demolition of current obsolete building improvements. The DOT estimated these costs to be \$68,675 and \$125,000, respectively. When these costs are deducted from the appraised value for \$620,000 the remainder is \$426,325. The buyer's offer of \$404,949 is 95% of \$426,325.

In recommending approval, Ms. Goodhouse noted that the sale complies with the provisions of Sections 4b-21, 3-14b and 13a-80 of the CGS that govern the disposition of conforming surplus property. In order, The DPW, OPM, DEP, DMR & DECD waived interest in the land, the town chose not to exercise a first right of refusal, and the sale will be to the high bidder.

The Quit Claim Deed conveys the land "as is", denies all rights of ingress and egress to and from Route 7, and the property is conveyed with all faults and defects. The State makes no warranties or representations regarding the condition of the premises, "including, but not limited to, any past, present or future environmental conditions or the availability or functionality of any heating, air conditioning, plumbing, electrical, sewage, drainage, water or other building, utility or like systems."

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB#** 11-197 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-Q-588DB **Origin/Client:** DPW / MD  
**Contract:** BI-Q-588-CA Commission Letter #2  
**Consultant:** Skanska USA Building, Inc.  
**Property:** CTARNG Regional Training Institute, Niantic

**Project Purpose:** Renovations & Improvements at CTARNG Regional Training Institute  
**Item Purpose:** Commission Letter #2 to compensate the consultant for CA services beyond the contract end date related to additional scope items being performed under the existing project design-build scope.

This item had appeared on the Board's September 22, 2011 agenda and the Board had requested that the project manager provide additional information to support the requested fee increase for construction administration services.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 13, 2011

Page 3

The Regional Training Institute at Camp Rell, which was renamed Camp Niantic in January 2011, is intended to house the program functions of the Northeast Army National Guard Leadership Training Brigade. The facilities provide classrooms, office, training and support space including dining facilities and sleeping quarters. The original scope of work for this project included building/site demolition of existing improvements; site improvements; utilities; landscaping; state of the art telecommunications; LEED Silver rating; FF&E design and installation; and Anti-Terrorism/Force Protection measures.

Commission Letter #2 will modify Skanska USA Building, Inc.'s contract and provide for an additional \$37,523 in consulting fee for an additional 30-days of CA services. In more detail, the additional services will include 30-days of site supervision, limited project executive, administrative, and accounting support in addition to \$3,000 in general requirements. Lastly, the scope also included approximately \$3,000 of support by the Office Management.

The consultant, via the Department of Construction Services, provided additional information to the Board related to the need for the time allocated to the Vice President and funding for general administration. SPRB staff then met again with the DCS Project Manager who reiterated his support of the request based upon his first hand knowledge of Skanska's role in managing this project. As such, SPRB staff recommended approval of Commission Letter #2.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #11-197** - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #11-197. The motion passed unanimously.

**PRB FILES #11-207 & #11-208** - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB Files #11-207 & #11-208. The motion passed unanimously.

**PRB FILE #11-213** - Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #11-213. The motion passed unanimously.

The meeting adjourned.

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