

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 15, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 15, 2012 in the State Office Building.

**Members Present:** Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Edwin S. Greenberg, Chairman

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Vice Chairman Millstein 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 OCTOBER 9, 2012.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 9, 2012. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 12-248 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** (146)076-028-038A  
**Grantee:** Centercorp Capital, LLC  
**Property:** Located along the northerly side of Interstate 84 and adjacent to the rear of properties located at 346 and 378 Kelly Road, Vernon  
**Project Purpose:** DOT, Sale of Excess Property  
**Item Purpose:** Release of approximately 792+/- SF of vacant land to Grantee as a result of a sole-abutter bid.

Ms. Goodhouse reported that the release parcel of 792 SF was requested by Centercorp Capital LLC, an abutter, owner of a neighborhood shopping center at 378 Kelly Road, Vernon. Because the parcel does not meet the spatial requirements of the zone, CGS §13a-80(c) allows DOT to offer the parcel to the abutters.

The parcel is triangular, measuring 60 feet (boundary with Centercorp) on the north side; 32 feet (boundary with Antico Enterprises, LTD) on the west side; and 57.75 feet (state land) on the south side.

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DOT will deny all rights of access to its abutting property within the I-84 right of way. The area appears to be paved as part of the Centercorp parking lot.

The release parcel has two abutters, and DOT did not solicit a bid for the release parcel from abutter Antico Enterprises, LTD the owner of 2.28 acres at 346 Kelly Road. SPRB staff discussed this with DOT, and recommended that this item be returned to DOT for re-submittal after a bid has been solicited from the abutter Antico Enterprises, LTD.

**PRB #** 12-249 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 56-42-247G  
**Grantee:** The Benvenuto, LLC  
**Property:** Located along the northwesterly side of Interstate 95 and adjacent to the rear of properties located along Boulder Ave. and Putnam Ave., Greenwich  
**Project Purpose:** DOT, Sale of Excess Property  
**Item Purpose:** Release of approximately 224 +/- SF of vacant land to Grantee as a result of an abutter bid.

Ms. Goodhouse reported that this release parcel is a remnant of a small parcel acquired from the Town of Greenwich in 195/56 for the "Greenwich-Killingly Expressway." There are two abutters, one of which (The Benvenuto LLC located at 1 Boulder Avenue) has to encroached into the State right of way with a gravel parking area. DOT proceeded with an abutter bid sale of the release parcel in order to resolve the encroachment. DOT's Appraiser Thomas L. Fox believed that the most logical use of the subject parcel is assemblage with the property to the west owned by The Benvenuto LLC. This is 0.1179 acres is improved with a 1,892 SF retail building, built in 1950, and with 6 paved parking spaces in front of the building. Mr. Fox noted that after assemblage with the 1 Boulder Avenue site, there is not any "legal" vehicular access to the release parcel. The owner uses a 9' wide driveway across the neighboring property at 3 Boulder Avenue to access the encroachment area. The appraisal report concluded \$14,000 value for the release parcel.

An abutter bid was held in September 2010, and elicited one \$1,500 bid from this Grantee. The bid was rejected. Subsequently, the Grantee made an offer of \$8,000 (\$35.71/SF) which DOT has accepted. Ms. Goodhouse recommended approval of the item.

**PRB #** 12-250 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 2-124-11A  
**Grantee:** City of Ansonia  
**Property:** Located along various areas of Hill Street and Root Avenue, Ansonia  
**Project Purpose:** Assignment of Land to the City of Ansonia  
**Item Purpose:** Assignment of approximately 4,213 ± SF of land and 4,328 ± of easement area to the City of Ansonia for highway purposes in connection with the Reconstruction of Hill Street and Root Avenue Project.

Mr. Dillon reported, in 2002 and 2003 DOT acquired various rights on sixteen (16) parcels of land in connection to the proposed Reconstruction of Hill Street and Root Avenue Project in Ansonia. Under the project Agreement, No 10.05-04(00) for Federal Project STPB-1002(102), Section 11 requires that "That all properties and rights acquired within the highway lines will be released to the municipality for highway purposes upon completion of the project." The project has since been completed and DOT has

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begun the process of assigning the acquired real estate parcels within the project area back to the City of Ansonia. The areas to be released comprise sixteen 16 separate takings required for the project. This is a release along a town street for highway purposes only.

Mr. Dillon recommended suspension of consideration of this item until the Board receives a correction to the petition and deed prepared by the Department of Transportation.

**PRB #** 12-251 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 68-201-1A  
**Grantee:** Town of Killingly  
**Property:** Located along Chestnut Hill Road, Killingly  
**Project Purpose:** Assignment of Land to the Town of Killingly  
**Item Purpose:** Assignment of approximately 5,093 ± SF of land, 240 ± SF of drainage rights of way and 888 ± SF of easement area to the Town of Killingly for highway purposes in connection with the Rehabilitation of Bridge No. 04706 on Chestnut Hill Road Project.

Mr. Dillon recommended approval for the release of this real estate. 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 2005 DOT acquired two parcels of land and various rights in connection to the proposed Rehabilitation of Bridge No. 04706 on Chestnut Hill Road over the Five Mile River Project in Killingly. Under the project Agreement, No 06.22-01(06) for Federal Project BRZ-6068(14), Section 7 requires that “That all properties and rights acquired within the highway lines will be released to the municipality for highway purposes upon completion of the project.” In 2011, the project was completed and DOT began the process of assigning the acquired real estate parcels within the project area back to the Town of Killingly. The areas to be released comprise two (2) separate parcels acquired for the project. This is a release along a town street for highway purposes only.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB#** 12-246 **Transaction/Contract Type:** AE / Amendment  
**Project Number:** BI-RC-339 **Origin/Client:** DCS/CSUS  
**Contract:** BI-RC-339-ENG Amendment #2  
**Consultant:** Lawrence Mechanical, P. C.  
**Property:** Central Connecticut State University  
**Project Purpose:** Campus Wide HVAC Improvements Project  
**Item Purpose:** Amendment #2 to compensate the consultant for expanded construction administration services required for the remainder of the Phase II Project and the upcoming Phase III Project.

This item was previously reviewed by the Board on October 11, 2012. The original scope of services for Lawrence Mechanical P.C. (“LM”) included increasing the cooling capacity of the new campus energy center by adding 1,500± tons of new chiller capacity, two 2,000 ton cooling tower sections and modifying the electrical power distribution system accordingly. Additionally, the project scope included the removal of 7 previously decommissioned packaged air-cooler chillers that served 5 campus buildings and also intended for LM to size and extend new chilled water piping to 8 existing buildings and size new

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subsurface chilled water piping for air conditioning two future buildings. Previously decommissioned steam boilers in the old Power House are to be demolished and remove inclusive of auxiliary equipment, electrical switchgear and a transformer.

Contract Amendment #2 will (1) increase from \$3,810,000 to \$4,304,173; (2) increase the Engineer's total fee by \$100,000 from \$716,344 to \$816,344. The increase is allocated to Section G Expanded Construction Administration Phase line item of the contract.

Mr. Dillon stated that DCS has provided additional information concerning expanded project construction administration services. LM has provided DCS additional information concerning the revised fee in a proposal dated 10/10/2012. The submittal includes additional details related to the staffing levels and resources required for the project. It appears that the longer than anticipated schedule lag in each of the phases is the primary reason for the CA fee exceeding the guideline rate of 5%. Based on the staffing plan and fee rates (\$115/hour) provided by LM, it appears that during the concurrent Phase II and Phase III construction period the CA will be on site 4 days a week and then approximately 3 days a week when only Phase III is active. As such the staffing resources and fee appear to be reasonable based upon the scope and phasing of the project. Mr. Dillon recommended approval of Contract Amendment #2.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-246** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-246. The motion passed unanimously.

**PRB FILE #12-248-** Mr. Norman moved and Mr. Valengavich seconded a motion to return PRB File #12-248 to the Department of Transportation. The item was proposed as a sale to the sole abutter. A review of the file indicates that a bid needs to be solicited from a second abutter before a sale of this property can be completed. The motion passed unanimously.

**PRB FILE #12-249** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-249. The motion passed unanimously.

**PRB FILE #12-250** – Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #12-250 pending receipt of a revised deed and petition. The motion passed unanimously.

**PRB FILE #12-251** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-251. The motion passed unanimously.

The meeting adjourned.

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