

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 17, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 17, 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:** Brian A. Dillon, Director  
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 11, 2011.** Mr. Pepe moved and Mr. Josephy seconded a motion to approve the minutes of October 11, 2011. The motion passed unanimously.

### **REAL ESTATE- UNFINISHED BUSINESS**

### **REAL ESTATE- NEW BUSINESS**

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 11 - 210      **Transaction/Contract Type:** RE / Lease Renewal  
**Origin/Client:** DAS/JUD  
**Statutory Disclosure Exemptions:** 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the item at 10:00 a.m. and concluded at 10:20 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

### OPEN SESSION

**PRB #** 11 - 211      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 131-198-041

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**Grantor:** John J. Hackett, et al.  
**Property:** 1286 Mount Vernon Road, Southington, CT

**Project Purpose:** Reconstruction of Mount Vernon Road Project

**Item Purpose:** Acquisition of approximately 480 SF for highway purposes, a 110 SF easement to excavate and relocate a ditch and additional compensation for the contributory value of site improvements.

Ms. Goodhouse said that this project to improve a town road in Southington will reconstruct and widen a portion of Mount Vernon Road from an area 350 feet south of West Center Street to 350 feet north of Roaring Brook Drive. The total project cost estimate is \$6,309,300. DOT developed a property value estimate of \$144,650 for 38 acquisitions.

The subject property at 1286 Mount Vernon Road is 1.00± acre improved with a single family residential dwelling. The zone is R-20/25. The takings will not affect the dwelling, parking, or remaining site improvements. DOT requests approval to compensate the owner \$5,200 for 480 sq. ft. of land; an easement to excavate and riprap a relocated ditch, and removal a row of trees along the street line

Non-compensable items include right to construct driveway, right to construct concrete wall, right to reset stone walls, and right to install foundation drain outlet pipe.

Ms. Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes; and the acquisition value is supported by available market data and the EOC report prepared by DOT.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 11-209 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-YS-170 **Origin/Client:** DPW / DCF  
**Contract:** BI-YS-170-ARC Commission Letter #1  
**Consultant:** Fletcher-Thompson, Inc.  
**Property:** Connecticut Juvenile Training School, Middletown

**Project Purpose:** Additions and Renovations to Campus – CT Juvenile Training

**Item Purpose:** Commission Letter #1 to compensate the consultant for additional services related to site surveys and a phase I environmental site assessment.

Mr. Dillon recommended approval of the referenced Commission Letter to increase the Architect's total fee by \$8,635 from \$924,990 to \$933,625. The increase is allocated to the Design Development section of the contract.

Mr. Dillon reported that the project involves the design and construction of a separate and secure Training School on the south side of the campus for younger age group male juveniles by making alterations and renovations to the existing Building #2 in addition to providing renovations and a small addition to Building #4. The project will also include the design and construction of a new Education and Visitation Building encompassing approximately 17,000 GSF with associated site work and alterations to the existing campus south loop road to separate parking and create an additional recreational area.

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This project will be designed and constructed in accordance with all applicable State Regulations and the CT DPW High Performance Building Guidelines revised in May 2010 (including Building Commissioning and Integrated Design) and will be submitted to receive LEED Silver Certification from the U.S. Green Building Council. The increased fee of \$8,635 is compensation for additional survey services and preparation of a Phase I ESA as required for achieving a LEED Silver rating.

Mr. Dillon said that the revised scope and costs are acceptable, and that the architect's base fee as a percentage of Construction Budget is 10.3% whereas the maximum guideline rate for this Group B construction project is 8.50%, with up to an additional 3% for the renovation work and 1% for construction administration.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #11-209** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11- 209. The motion passed unanimously.

**PRB FILE #11-210** - Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #11- 210, pending receipt of additional information from the Department of Administrative Services. The motion passed unanimously.

**PRB FILE #11-211** - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #11- 211. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary