

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 22, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 22, 2012 in the State Office Building.

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

Members Absent: Edwin S. Greenberg, Chairman
John P. Valengavich

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 15, 2012. Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of October 15, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-258 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DVA
Lessee: Vietnam Veterans of America, Inc. – Connecticut State Council
Property: Veterans Home and Hospital, 196 West Street, Rocky Hill
Project Purpose: Lease-out of Office #103 in Building #18
Item Purpose: Lease-out of approximately 600 SF in Office #103 located in Building #18 to the Vietnam Veterans of America, Inc. – Connecticut State Council for office and assembly purposes.

The Vietnam Veterans currently lease 600 SF (in holdover) at this location under similar terms, except that the prior policy was to offer a \$1.00 per 5-year term (PRB #07-003). The current rate is \$600 per year which was set by the Department of Veterans Affairs to cover a portion of the operating expenses. Similar leases are in place at the Rocky Hill Campus for American Legion and the Veterans of Foreign Wars.

As required by CGS §4b-38(f), DAS has notified the Town of Rocky Hill of its intention to lease these premises. The State Treasurer has indicated that the lease-out will not affect the status of any tax-exempt obligations issued or to be issued by the State of Connecticut. The Lessee has signed a non-discrimination

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certificate complying with CGS Sec. 4a-60(a)(1) and 4a-60a(a)(1) and although not required by PA 07-1, submitted an unremarkable gift and campaign contribution affidavit.

Ms. Goodhouse recommended Board approval is recommended. The proposed lease is in compliance with Section 4b-38 of the CGS which governs the lease of state property by the commissioner of administrative services. The Lease Agreement and floor plan provided in Exhibit A are consistent. The Lessee is a non-profit corporation which provides services to state Vietnam War veterans.

PRB #	12-259	Transaction/Contract Type: RE / Voucher
Origin/Client:	DOT / DOT	
Project Number:	153-118-002	
Grantor:	Cynthia A. Radauskas et al	
Property:	838 Main Street, Watertown	
Project Purpose:	Improvements on CT RTE 73 between Candee Hill Road & Rockdale Ave. #2	
Item Purpose:	Acquisition of 898± SF for highway purposes and additional compensation for the contributory value of site improvements.	

Ms. Goodhouse reported that this project is located on CT Route 73 between Candee Hill Road and Rockdale Avenue No. 2 for a total length of 1,300 feet. Route 73 is a principal arterial roadway which connects Route 63 in Watertown to southbound Route 8 in Waterbury. This section is a two-lane roadway with sidewalks along the westbound (north) side. The project will soften the curve in the vicinity of Steele Brook Commons. An existing railroad abutment will be removed and the embankment slope will be reconfigured to improve sightlines. Turning radii at intersection with Rockdale Avenue No. 2 (“Rockdale”), replacing the existing sidewalk and drainage improvements will be included in the project. The budget for rights of way acquisitions is \$200,000 of which 90% is federal funds, 10% state funds.

The subject site is 0.69 acres (30,056 SF) improved with a 7,400 SF metal building used for a retail/service garage establishment called “Adams” which has been owner occupied and operated since 1963. The site and use conform to the BG commercial zone requirements.

The partial taking will have no effect on the building. Site improvements affected by the taking are shrubs, decorative stone with edging, and lawn area. DOT staff appraiser Anthony John DeLucco completed an appraisal as of July 6, 2012 and estimated a unit value of \$10.00/SF indicating a site value of \$10.00/SF x 30,056 SF = \$300,000. Three sales are presented in his report, including a 0.70 acre commercial site in Watertown which sold in 2010 for \$7.62/SF. For the subject, the damages are calculated to be \$11,000.

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. The acquisition value is supported by the appraisal report prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB# 12-262 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RT-841 **Origin/Client:** DCS/DOE
Contract: BI-RT-841-ARC Commission Letter #7
Consultant: S/L/A/M Collaborative, Inc.
Property: H.H. Ellis Technical High School, Danielson
Project Purpose: Campus Additions and Renovations to H.H. Ellis Technical High School
Item Purpose: Commission Letter #7 to compensate the consultant for additional services related to client agency requests and project design modifications.

H.H. Ellis Technical High School is a 1 -story facility constructed in 1958 and thereafter, expanded in 1974, 1985 and 1995. The school has approximately 640± students. Following project completion, potential enrollment is 700± students. In September 2005, the S/L/A/M Collaborative Inc. (“SLAM”) was selected as the primary architect for the renovation and expansion of the School. The scope of the Project renovation area includes all of the building’s 180,000± GSF. New building construction consists of approximately 12,000 GSF allocated as follows: Shop area - 3,000 SF; Trade Area - 3,000 SF; Gymnasium expansion - 1,500 SF and new Storage Garage – 4,500 SF, for a total project area of 192,000 GSF.

In August 2012, the DCS Project Manager met with SPRB Staff to discuss six (6) Agency requested additions or design modifications to the project scope. The revisions were as follows:

- #1 --Additional Underground telecom and data conduit -- \$870
- #2 --Installation of Ice Machine -- \$1,470
- #3 --Stand-alone PA system for cafeteria, gym and multi-purpose room -- \$7,040
- #4 --Redesign Building K Retaining Wall inclusive of handrails -- \$6,480
- #5 --Connect Fire and Security to Emergency Generator -- \$600
- #6 --Revise Field Lighting Per FAA Requirements -- \$2,520

This comprised an initial total fee of \$18,980. Based upon a preliminary review of the submittal and the existing project file SPRB staff questioned whether the installation of the ice machine as an additional service when it was already included in the temporary kitchen program and whether the fire and security connections to the emergency generator were already required per the building code. In a subsequent email dated 8/16/2012 the consultant acknowledged these issues and agreed to eliminate Items #2 and #5, therefore reducing the fee to \$16,910.

Mr. Dillon said the proposed Commission Letter #7 will modify SLAM’s contract to provide additional compensation for the expansion of the project scope as requested by the Client Agency, and recommended that the SPRB approve Commission Letter #7 for SLAM to provide additional design services at the H.H. Ellis Technical School Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-258 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-258. The motion passed unanimously.

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PRB FILE #12-259- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-259. The motion passed unanimously.

PRB FILE #12-262 - Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #12-262. The motion passed unanimously.

The meeting adjourned.

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