

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 29, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 29, 2015 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 22, 2015.** Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of October 22, 2015. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

**PRB #** 15-244 **Transaction/Contract Type:** RE / Release  
**Origin/Client:** DOT / DOT  
**Project Number:** 025-075-003C  
**Grantee:** Miller, Napolitano, Wolff, LLC  
**Property:** Westerly side of Milldale Road (Route 10), Cheshire  
**Project Purpose:** DOT Release of Deed Restriction  
**Item Purpose:** Release of deed restriction for property comprising approximately 3.3-acres of vacant land located along the Ten Mile River and on the westerly side of Milldale Road. This release is being requested as part of a proposed development project currently known as “The Shoppes at Cheshire” and is anticipated for the construction of bridge access between the North and South areas of the development parcel.

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This item was previously approved by the Board on August 21, 2014. Subsequently, the Office of the Attorney General requested that DOT determine whether or not the release, being an act of the State of Connecticut, would significantly affect the environment as defined in CGS §22a-1c, triggering CEPA requirements. In response, Mark Alexander, DOT Environmental Planning Director, completed an Environmental Assessment and determined that no negative impacts are anticipated resulting from the release of the deed restriction, and that the Assessment indicated that the project will essentially expand the intent of the original restriction because local approvals by the Town of Cheshire have established a significantly larger contiguous preservation area along the length of the Ten Mile River as it runs through the site.

Staff recommended Board approval is recommended for Release of Deed Restriction granted by DOT to Miller, Napolitano, Wolff, LLC for the following reasons:

1. The commissioner of transportation has authority under CGS §13a-80 to release the deed restriction. OPM approved the release on 7/30/2014.
2. The appraisal report provided gives a reasonable basis for the release value of \$81,000.
3. The Environmental Assessment Checklist dated April 8, 2015, conducted in conformance with the DOT's Environmental Classification Document has determined that there are no Connecticut Environmental Policy Act obligations.

<b>PRB #</b>	<b>15-246</b>	<b>Transaction/Contract Type:</b>	RE / License Agreement
<b>Origin/Client:</b>	DAS/DCF		
<b>Licensee:</b>	Town of Hamden		
<b>Property:</b>	825 Hartford Turnpike, Hamden		
<b>Project Purpose:</b>	License Agreement for use of Athletic Fields at the High Meadows Facility		
<b>Item Purpose:</b>	Month to Month license agreement for the Town of Hamden to use the athletic fields and up to 20 parking spots at the High Meadows Facility.		

DAS is requesting approval of a new license agreement with the Town of Hamden to use the soccer fields located at the High Meadows DCF facility, 825 Hartford Turnpike, Hamden.

No fee is payable to DAS; however the Town shall be responsible for professionally maintaining the athletic fields, including mowing, trash removal, clean up of bleachers and any other liabilities; also responsible for costs of all repairs, replacements, deterioration or damages to the License Area and improvements thereon. The Town will maintain liability and worker's compensation insurance; fire and casualty insurance. Use is allowed on a month to month basis; either party may terminate the agreement with thirty days' advance notice.

The Board previously reviewed and returned this item to DAS for corrections to Exhibit A, which is a description of the licensed area. Staff informed that DAS requested in email correspondence dated October 29, 2015 that the Board suspend this item pending the completion of the OPM review of the revised License Agreement. DAS will transmit OPM's determination to the Board once it has been received.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

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**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 15-245 **Transaction/Contract Type:** AE / Amendment  
**Project Number:** CF-RC-380 **Origin/Client:** DCS/CCSU  
**Contract:** CF-RC-380-DBCA  
**Consultant:** Symmes, Maini, McKee Associates Architecture & Engineering of CT, Inc.  
**Property:** Central Connecticut State University, New Britain  
**Project Purpose:** New Residence Hall Facility Project  
**Item Purpose:** Contract Amendment #2 to compensate the consultant for extended project construction administration services.

Staff reported that the project consists of the planned new construction of a seven floor residence hall which will be located between the Student Center Garage and Ella Grasso Boulevard at Central Connecticut State University. The building is estimated to be 220,000 GSF with the capacity to houses 612 students. It is anticipated that the project will comprise the construction of 153 student suites and 24 resident assistant units. The current parameters will require that each suite contain 2 double occupancy bedrooms with a small living area, bathroom and closets. The CT Department of Construction Services (“DCS”) is proposing to use a Design/Build delivery method for the project.

In 2011 contracted with Symmes, Miani, Mckee Associates (“SMMA”) for Design Build Criteria Architect and Consultant Design Services related to the New Residence Hall Facility at Central CT State University. The base contract was approved by the Board (PRB #11-102) in June 2011. The total compensation rate for services to SMMA was \$926,625 which was approximately 1.6% of the budget for the new construction estimated at \$58,076,989. The contract has since been amended to a total fee of \$1,289,985.

Staff recommended suspending this item, pending receipt of further project information from DCS.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-244** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-244. The motion passed unanimously.

**PRB FILE #15-245** – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-245, pending receipt of additional project information. The motion passed unanimously.

**PRB FILE #15-246** – Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #15-246, as requested by DAS Leasing in its October 29, 2015 email. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary