

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 1, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 1, 2011 in the State Office Building.

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

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF October 20, 2011. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of October 20, 2011. The motion passed unanimously.

COMMUNICATIONS

Chairman Greenberg received a memorandum dated October 18, 2011, from Benjamin Barnes, Secretary, Office of Policy & Management concerning space planning for tenant agencies located at 25 Sigourney Street, Hartford.

Mr. Dillon reported that correspondence concerning the proposed transfer of state land in Haddam was received via general mail delivery from Heather Zavod, Haddam, and Nancy Fischbach, Deep River, copies of which were provided to the Board.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

REAL ESTATE - UNFINISHED BUSINESS

PRB # **11 - 132** *Transaction/Contract Type:* RE / New Lease
Origin/Client: DPW / JUD

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease at 9:40 a.m. and concluded at 9:50 a.m.

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PRB # 11 - 210 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DPW / JUD

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease amendment at 9:50 a.m. and concluded at 10:10 a.m.

REAL ESTATE- NEW BUSINESS

PRB # 11 - 229 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase at 10:10 a.m. and concluded at 10:15 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 - 220 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 131-198-044
Grantor: Dana G. Rickard, et al.
Property: 1317 Mount Vernon Road, Southington, CT

Project Purpose: Reconstruction of Mount Vernon Road Project

Item Purpose: Acquisition of approximately 1,540 SF for highway purposes, 1,160 SF easement to slope, 810 SF drainage right-of-way, 30 SF easement to install metal beam guard rail, easement to drain and additional compensation for the contributory value of site improvements.

Mr. Dillon reported that this DOT project is to reconstruct and widen a portion of Mount Vernon Road to a uniform width of 30' from an area 350 feet south of West Center Street to 350' north of Roaring Brook Drive. Sight lines at intersections will be improved. To improve drainage, ditches will be constructed along the west side of Mount Vernon Road and additional catch basins and adequate sized pipes will be installed. Whitman Road will be reconstructed. The total project cost estimate is \$6,309,300. DOT developed a property value estimate of \$144,650 for 38 acquisitions. All but 2 are estimated to cost less than \$10,000 to acquire.

Mr. Dillon said that the subject property at 1317 Mount Vernon Road is 14.39± acres improved with a single family residential dwelling, barn, agricultural land and other associated improvements. The zone is R-20/25. The takings will not significantly affect the dwelling, access driveway, or remaining site improvements. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. DOT established a rate of \$2.80/SF for this taking. The total compensation is in the amount of \$9,800.

Board approval was recommended. 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 available market data and the EOC report prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

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PRB# 11-223 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-RT-841 **Origin/Client:** DPW / BOE
Contract: BI-RT-841-CAc
Consultant: O & G Industries, Inc.
Property: H.H. Ellis Technical High School, Danielson

Project Purpose: Additions and Major Renovations to H.H. Ellis Technical High School
Item Purpose: New contract for the consultant to provide construction administration services during the construction phase of the project including commissioning, industrial hygiene consulting, scheduling and photographic documentation.

Mr. Dillon reported on this contract on October 27, 2011. It is for Construction Administration (“CA”) Services for the construction phase of the referenced project. DCS has confirmed for SPRB that funding is available for this contract. The proposed compensation rate for this basic service is \$2,923,804 plus an additional \$159,810 for commissioning consulting services, \$76,855 for industrial hygiene consulting and \$97,133 for photographic project documentation. As such the total proposed contract is \$3,425,678 for construction phase administration services. Mr. Dillon recommended approval of this contract with O & G Industries to provide construction administration services on this project.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Mileage and Meeting Fee: Mr. Valengavich moved and Mr. Josephy seconded a motion to approve meeting and mileage fee to Messrs. Norman and Millstein for an October 28, 2011 site inspection in Enfield (PRB File #11-229-A). The motion passed unanimously.

Mileage and Meeting Fee: Mr. Norman moved and Mr. Millstein seconded a motion to approve meeting and mileage fee to Messrs. Josephy and Valengavich for an October 28, 2011 site inspection in Enfield (PRB File #11-229-A). The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #11-132 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-132. The motion passed unanimously.

PRB FILE #11-210 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-210, so that additional information provided on October 27, 2011 could be reviewed by Board members and staff. The motion passed unanimously.

PRB FILE #11-220 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11- 220. The motion passed unanimously.

PRB FILE #11-223 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11- 223. The motion passed unanimously.

PRB FILE #11-229 – A - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11- 229 - A, so that additional information provided on October 28, 2011 could be reviewed by Board members and staff. The motion passed unanimously.

The meeting adjourned.

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