

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 6, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 6, 2014 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF OCTOBER 30, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of October 30, 2014. The motion passed unanimously, except for Mr. Valengavich, who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-270 **Transaction/Contract Type:** RE / MOU
Origin/Client: DAS/DESPP
Property: 287 West Street, Rocky Hill
Project Purpose: MOU for the use of space on the DVA Campus
Item Purpose: A memorandum of understanding between the Department of Emergency Services & Public Protection and the Department of Veterans Affairs for the use of 1,340 SF in Building 60 for the purposes of locating staff and operational equipment for the Connecticut Telecommunications System.

DAS is requesting SPRB approval pursuant to CGS4b-29 for the relocation of the Department of Emergency Services and Public Protection ("DESPP") Connecticut Telecommunications Unit from the Middletown to Rocky Hill. This unit comprising two employees will be housed within 1,340 SF at Building 60 on the Department of Veterans Affairs ("DVA") Campus in Rocky Hill.

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DVA has agreed to provide this space to DESPP at no charge and DESPP has acknowledged that any other additional services beyond normal operations shall be at the sole expense of DVA. The MOU also includes a termination clause by either agency with 60 days notice.

The MOU has been signed by DESPP and DVA and includes the required approvals by DAS and OPM. Staff recommended approval of the item.

PRB # 14-272 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 042-315-011
Grantor: Store Master Funding V, LLC
Property: 298 Burnside Avenue, East Hartford
Project Purpose: Route 44 Bicycle and Pedestrian Improvements Project
Item Purpose: Acquisition for highway purposes of a sight line easement comprising 1,590 ±SF as well as additional compensation for the contributory value of site improvements.

Staff reported that the purpose of this DOT project is to convert a portion of Burnside Avenue from four lanes to a two-lane road, creating bicycle lanes, bus stops and shoulders wide enough for parking in order to enhance the safety of pedestrians and cyclists on the section of U.S. Route 44 (Burnside Avenue) from Main Street, Route 5 to Mary Street, a distance of 2.76 miles.

The subject property is 0.39 acres (16,988 SF) improved with a KFC restaurant. The site is in the B-1 Business zone and located at the intersection at the northeast corner of Burnside Avenue (Route 44) and Westbrook Street. DOT will take a defined sight line easement area of 1,590 SF located along the property's Burnside Avenue Frontage. The easement area includes landscaping that will be removed.

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. In the appraiser's opinion, there is a \$5,500 loss in site value attributed to the taking.

Staff recommended Board 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 damages are supported by the Estimate of Compensation prepared by DOT, dated 9/3/14.

PRB # 14-273 **Transaction/Contract Type:** RE /Lease Amendment
Origin/Client: DAS/BEST
Lessor: Pfizer, Inc.
Property: 445 Eastern Point Road, Groton
Project Purpose: BEST Data Center Project
Item Purpose: Lease Amendment to revise Exhibit D of the underlying lease agreement for the purposes of providing maintenance and repair services as needed through the five-year lease term under an established rate schedule.

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Staff reported that the State Data Center is located at 99-101 East River Drive, Riverview Square, East Hartford where the Data Center occupies 14,000 SF of “conditioned” floor space as well as 6,000 SF for infrastructure support equipment.

In February 2014 the Board approved a five-year standard lease agreement with Pfizer, Inc. to relocate the State Data Center to Building 230 at the Pfizer industrial campus in Groton. Currently, maintenance and repair services are available from Pfizer at costs established under service contracts for the demised premises. Pfizer charges DAS-BEST the same rates and costs established under existing contracts with the service providers currently servicing the demised premises. The agency is invoiced for these services and reimburses Pfizer for any such costs.

The contract for these services provided through existing ended as of August 1, 2014. The proposal amends Exhibit D to extend the provided maintenance and repair services throughout the lease term. As has been the practice, DAS-BEST will be invoiced for the services. The Amendment allows the invoice to include a reasonable service fee to reimburse Pfizer for the cost of processing the maintenance and repair services.

SPRB Staff recommended that the Board approve the Lease Amendment so that DAS-BEST can continue to use Pfizer’s third party providers for maintenance and repair services throughout the term of the lease.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-270 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-270. The motion passed unanimously.

PRB FILE #14-272– Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #14-272. The motion passed unanimously.

PRB FILE #14-273 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-273. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary