

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 12, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on November 12, 2015 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

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 NOVEMBER 5, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 5, 2015. The motion passed unanimously, except for Mr. Josephy who abstained from voting.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-256	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	102-58-213A	
Grantee:	Norwalk Medical Center, LLC	
Property:	Southerly side of U.S. Route 1 at the intersection of Stuart Ave., Norwalk	
Project Purpose:	DOT Sale of Excess Property	
Item Purpose:	Release of approximately 924+/- SF of vacant land identified as 71 & 75 Connecticut Avenue located along the southerly boundary of U.S. Route 1 at its intersection with Stuart Avenue as a result of a sole- abutter bid.	

The release parcel is a portion of the U. S. Route 1 highway right of way, acquired in 1954-1955, located on the southerly side of Route 1 (Connecticut Avenue) where it intersections with Stuart Avenue, Norwalk. The release is a 924 SF rectangular parcel, approximately 67 feet in length, and 14 feet wide.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 12, 2015

Page 2

The Grantee is the abutting landowner at 71-75 Connecticut Avenue, owning 1.22 acres and has filed a site plan with the City of Norwalk for a proposed 22,400 SF medical office building, to be constructed above the parking surface. The assemblage with the sole abutter will benefit the Grantee's property by slightly decrease the percentage of "coverage" (floor area ratio) when comparing the SF of the footprint of the proposed building to the total SF of the site; and slightly increase the setback from Stuart Avenue. The DOT appraised the release parcel and offered it for \$56,500 (\$61.00/SF). The buyer submitted an appraisal containing a value estimate of \$37,000 (\$40.00/SF). The parties eventually agreed to \$45,000 (\$48.70/SF). All rights of Ingress and Egress are denied from Connecticut Avenue, Stuart Avenue, and the Interstate 95, Southbound.

Staff recommended Board approval for the sale to the Grantee. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs. The City of Norwalk and the legislative delegation were notified of the sale as required by CGS §3-14b and §13a-80(a). The sale price is supported by the DOT appraisal report prepared in April 2015; and the entire release parcel is subject to a DOT easement for highway purposes for the location and maintenance of a span pole with pedestrian button; and controller, for DOT Project #102-278.

PRB #	15-257	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	167-106-001(A)		
Grantee:	Town of Woodbridge		
Property:	Various areas located along Merritt Avenue, Woodbridge		
Project Purpose:	Assignment of land to the Town of Woodbridge		
Item Purpose:	Assignment of numerous areas comprising 425 ± SF of land, 20± LF of easement area and 9,940± SF of various easement areas to the Town of Woodbridge for highway purposes only which was originally acquired for the Reconstruction of Bridge No. 04920 Merritt Avenue over West River Project.		

Staff recommended Board approval for the release of this real estate to the Town of Woodridge for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the land and easements originally acquired for the Reconstruction of Bridge No.04920 Merritt Avenue over West River Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 7 of Agreement No. 07.22-03(11). This is a release along a town street for highway purposes only and there is not any monetary consideration. The project release areas comprise four (4) original property takings which totaled approximately 20-LF of easement area, 9,940-SF of easement area and 425-SF of land.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	15-245	Transaction/Contract Type:	AE / Amendment
Project Number:	CF-RC-380	Origin/Client:	DCS/CCSU
Contract:	CF-RC-380-DBCA		
Consultant:	Symmés, Maini, McKee Associates Architecture & Engineering of CT, Inc.		
Property:	Central Connecticut State University, New Britain		
Project Purpose:	New Residence Hall Facility Project		

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 12, 2015

Page 3

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.

Contract Amendment #2 will compensate SMMA for extended on-site construction phase services and a project schedule analysis. As part of this contract amendment SMMA is planning to subcontract with Arcadis U.S., Inc. (“AUS”) for these additional services as previously approved under Contract Amendment #1. The overall fee for this contract amendment has been negotiated by DCS to a lump sum amount of \$19,540. This file was recently suspended by the Board on October 29, 2015 related to concern and questions pertaining to the contractual end date for the D-B entity. The DCS Project Manager provided SPRB a formal response on November 11th detailing the contract status, substantial completion date. The Board acknowledged the response and generally concurred with its findings.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-245 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-245. The motion passed unanimously.

PRB FILE #15-256 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-256. The motion passed unanimously.

PRB FILE #15-257 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-257. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary