

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 19, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 19, 2012 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF NOVEMBER 13, 2012. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of November 13, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-282 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: (146)076-028-038A
Grantee: Centercorp Capital, LLC
Property: Located along the northerly side of Interstate 84 and adjacent to the rear of properties located at 346 and 378 Kelly Road, Vernon
Project Purpose: DOT, Sale of Excess Property
Item Purpose: Release of approximately 792+/- SF of vacant land to Grantee as a result of an abutter bid.

Ms. Goodhouse reported that the release parcel of 792 SF was requested by Centercorp Capital LLC, an abutter, owner of a neighborhood shopping center at 378 Kelly Road, Vernon. Because the parcel does not meet the spatial requirements of the zone, CGS §13a-80(c) allows DOT to offer the parcel to the abutters. The parcel is triangular, measuring 60 feet (boundary with Centercorp) on the north side; 32 feet (boundary with Antico Enterprises, LTD) on the west side; and 57.75 feet (state land) on the south side. DOT will deny all rights of access to its abutting property within the I-84 right of way.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, November 19, 2012

Page 2

The area appears to be paved as part of the Centercorp parking lot. The DOT proposes to sell at appraised value of \$6,400 plus \$1,000 administrative fee to Centercorp, the abutter to the North. Centercorp owns 1.75 acres improved with a 25,631 SF neighborhood shopping center.

Upon review, the SPRB returned PRB #12-248 to DOT because DOT did not offer the property to Antico, the abutter to the East. Antico owns 2.28 acres improved with a Holiday Inn Express. On October 10, 2012 DOT notified Antico that the subject property is available. The appraised value of \$6,400 was communicated, and Antico was asked to submit a purchase offer by October 30, 2012. No reply was received.

Ms. Goodhouse recommended Board approval of the sale of 792 SF of commercial land to the Grantee for \$7,400. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. Bids were solicited from the abutting property owners. The legislative delegation received notice as required. The town responded that it was not interested in purchasing the property. The content and form of the Quit Claim Deed are congruent with the compilation plan. The sale price is supported by the appraisal report prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	12-285	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-MEP-0028
Consultant:	Clough Harbour & Associates, LLP	
Project Purpose:	New On-Call Contract	
Item Purpose:	On-Call contract to provide the State of Connecticut <i>Mechanical Electrical and Plumbing (“MEP”)</i> consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.	

PRB#	12-286	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-MEP-0032
Consultant:	BL Companies Connecticut, Inc.	
Project Purpose:	New On-Call Contract	
Item Purpose:	On-Call contract to provide the State of Connecticut <i>Mechanical Electrical and Plumbing (“MEP”)</i> consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.	

Mr. Dillon reported that this is the 6th series of On-Call MEP Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The On-Call Contracts have a maximum total cumulative fee of \$500,000 and a common expiration date of 12/18/2014. This is the sixth and seventh submittal under this contract; the Board has previously reviewed the firms of AI Engineers, Inc., Lawrence Mechanical, P.C., Diversified Technology Consultants, Inc., Kohler Ronan, LLC and Salamone & Associates, P.C. under PRB Files #12-237 through #12-241 respectively.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, November 19, 2012

Page 3

Mr. Dillon recommended Board approval of the following additional firms as a Mechanical- Electrical – Plumbing (“MEP”) consultant for projects of various sizes and scope. The consultants have provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

PRB # 12-285– Clough Harbour & Associates, LLP.....Contract #OC-DCS-MEP-0028

PRB # 12-286– BL Companies Connecticut, Inc.....Contract #OC-DCS-MEP-0032

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-282 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-282. The motion passed unanimously.

PRB FILES #12-285 & #12-286 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRBS File #12-285 & #12-286. The motion passed unanimously.

The meeting adjourned.

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