

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 23, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 23, 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 15, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 15, 2012. The motion passed unanimously.

COMMUNICATIONS

Meeting with DCS Commissioners regarding proposed legislation. Mr. Greenberg reported on a meeting between himself, Mr. Millstein and Mr. Valengavich with DCS Acting Commissioner Donald DeFronzo and DCS Deputy Commissioner Pasquale Salemi on November 21, 2012. The purpose was to discuss concepts regarding process improvement in regards to architect/engineer consultant contracts.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-287	Transaction/Contract Type:	RE / Conveyance of Property
Origin/Client:	DAS/DAS		
Grantee:	Town of Windsor		
Property:	15 Parkwood Drive, Windsor		
Project Purpose:	Conveyance of Property pursuant to PA 12-2 Section 144		
Item Purpose:	The legislative conveyance of a former DDS Group Home comprising 2,149± SF on 0.73-acres at a cost equal to fair market value reduced by the cost of necessary repairs as agreed by the Town of Windsor and State of Connecticut.		

Ms. Goodhouse reported that this property is a former Department of Developmental Services (DDS) residential facility and consists of one (1) ranch-style building of approximately 2,149 square feet of living area situated on 0.73 acres of land. The building was constructed around 1962. It has 7 rooms with

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, November 23, 2012

Page 2

3 bedrooms, 2 full baths and 2 half baths. The rooms are all handicap accessible, and an outside ramp provides handicap access. There is a security system, sprinkler system, central air and an emergency generator.

The State of Connecticut purchased 15 Parkwood Drive, Windsor, CT in 1993 for \$308,524 from CIL Realty Incorporated. The DDS managed the property until recently, when it was declared surplus. In February 2012, OPM requested re-use proposals from state agencies as a first step toward declaring the property surplus, and for its eventual sale. Concurrently, the Windsor Independent Living Association (WILA) contacted the Town of Windsor, asking for the Town's assistance in acquiring the property, with the Town acting as a conduit for property conveyance from the State to the WILA.

Through the conveyance bill, the General Assembly mandated that 15 Parkwood Drive be transferred to the Town of Windsor at a cost equal to fair market value, with the parties to "negotiate to arrive at a purchase price for said parcel, provided such price shall be reduced by the amount the town of Windsor pays for any necessary improvements to the parcel." DAS would also receive administrative costs.

The negotiation resulted in agreeing to the average of two appraisals to determine market value at \$198,500. The appraisal reports did not discuss the cost of "necessary improvements" only indicating that the roof was "older". The mold problem was not identified, and the reports include disclaimers regarding the fact that appraisers were not aware of any adverse physical deficiencies or conditions, and that the mechanical systems were supposed to be adequate. Because no home inspection results were at their disposal, their value conclusions do not reflect any necessary improvements that were identified by the Grantee. The necessary improvements were defined and bids received obtained for their costs.

Mr. Norman recommended approval of the item as he inspected the property along with SPRB Director Brian Dillon on October 16, 2012. Subsequently, he has reviewed the bids/scope for the necessary improvements with Mr. Dillon and supports the proposal as presented. Staff noted that the deed signed by the Treasurer meets the requirements of §144 of Public Act 12-2, June Special Session. After holding a public hearing, the Windsor Town Council approved a resolution for a Special Town Meeting, which was held on November 19, 2012 for citizens to vote on an ordinance authorizing purchase of the property for \$162,500 and subsequent sale of the property to the Windsor Independent Living Association, an agency that manages group homes for the elderly, and for adults with physical or development disabilities.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	12-270	Transaction/Contract Type:	AE / Commission Letter
Project Number:	BI-2B-312	Origin/Client:	DCS/DAS
Contract:	BI-2B-312-DBCA		Commission Letter #1
Consultant:	Perkins Eastman Architects, P.C.		
Property:	Various Locations – To Be Determined		
Project Purpose:	State of Connecticut - New Data Center		
Item Purpose:	Commission Letter #1 to compensate the consultant for additional services required for a building evaluation study, preliminary space programming and an environmental assessment report for up to three possible sites to locate the facility.		

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, November 23, 2012

Page 3

Mr. Dillon reported that, in general, the project involves the required architectural and engineering services for the development of a new data center comprising approximately 25,000 SF. The overall project budget and construction budget are \$23,500,000 and \$21,000,000 respectively.

Commission Letter #1 in the amount of \$33,000 was originally submitted for additional services related to site due diligence reviews for existing buildings under consideration by DAS for the data center. The overall scope and fee of the commission letter included the evaluation of up to three (3) sites at a cost of \$11,000 per site and not to exceed \$33,000. The scope of each site evaluation was to include the completion of a building evaluation report to assess the cost and scope of required building improvements to house the data center, a completed Phase I Environmental Site Assessment and the development of preliminary block plans and program layouts to ensure that the system can be located on the premises.

On November 5, 2012 the Board suspended this file due to concerns that it was unreasonable to assume that an existing building could be identified that complied with the current project specifications. Based on this rationale the Board requested that DCS demonstrate that an existing building could be located under the established criteria. Consequently, DCS has revised Commission Letter #1, requesting approval of \$11,000 for consulting services related to the one site which has already been evaluated.

SPRB Staff recommended approval of Commission Letter #1 in the revised amount of \$11,000 which represents a savings of \$22,000 to the State of Connecticut.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Reimbursement of Meeting and Mileage Fees. Mr. Pepe moved and Mr. Norman seconded a motion to reimburse Messrs Greenberg, Millstein and Valengavich for meeting and mileage fees in connection with meeting concerning legislative proposals at the State Office Building on November 21, 2012. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #12-270 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-270. The motion passed unanimously.

PRB FILE #12-287 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-287.

The meeting adjourned.

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