

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 19, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 19, 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

**Members Absent:** 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 December 9, 2011 and December 12, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of December 9, 2011 and December 12, 2011. The motion passed unanimously.

### **REAL ESTATE- UNFINISHED BUSINESS**

### **REAL ESTATE- NEW BUSINESS**

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

### EXECUTIVE SESSION

**PRB #** 11 - 263 **Transaction/Contract Type:** RE / New License Agreement  
**Origin/Client:** DAS/ JUD  
**Statutory Disclosure Exemptions:** 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced discussion of the referenced contract at 9:50 a.m. and concluded at 10:06 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session and into open session. The motion passed unanimously.

### OPEN SESSION

**PRB #** 11-262 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT

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**Project Number:** 143-000-034A  
**Grantee:** Michael L. Carlson  
**Property:** Northerly side of Winsted Road (CT Route 800), Torrington, CT

**Project Purpose:** DOT, Sale of Excess Property  
**Item Purpose:** Release of approximately 7,306+/- SF of vacant land to Grantee as a result of an abutter bid.

Ms. Goodhouse reported that the subject property comprises approximately 7,306 SF and was part of a larger parcel acquired in 1931 for an undetermined amount. Because the parcel does not conform to the I Industrial Zone requirement, CGS Section 13a-80 allowed DOT to offer it to the three abutters. DOT established a property value of \$10,000 based on the December 2010 appraisal by Edward Sass, of DOT, who predicated the value on assemblage to the abutter located at 2383 Winsted Road.

The subject property does not meet the spatial requirements of the "I" zone; therefore the appraisal process involved assembling the parcel to an adjacent property. DOT Appraiser Sass selected the abutting property at 2383 Winsted Road for assemblage which is an existing non-conforming lot use approved in 2005. Mr. Sass theorized that the value of the property would be derived through assemblage and therefore making the lot conforming to zoning requirements. Consequently, Mr. Sass provided a "before and after" appraisal of the adjacent site, land only, and determined that assemblage would result in an increase in value of \$10,000. Mr. Sass also commented that the sharp upward slope and limiting topography of the site were cause for further adjustment as part of the valuation for assemblage.

Board Staff recommended approval for this sale. Documentation is complete. The abutter bid process resulted in one bid in the amount of \$5,768 from Mr. Michael Carlson of Carmel Builders, LLC. As required by CGS §3-14b, DOT notified the Town of Torrington and the legislative delegation of the pending sale. The DOT internal review process resulted in no opposition to the release parcel.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 11-264 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-CTC-431 **Origin/Client:** DCS / MCC  
**Contract:** OC-DPW-MEP-0024 Task Letter #6  
**Consultant:** Consulting Engineering Services, Inc.  
**Property:** Manchester Community College, Manchester

**Project Purpose:** Lowe Building Project  
**Item Purpose:** Task Letter #6 to compensate the consultant for design and construction administration services related to the installation of sprinkler systems at the west end building area of the Lowe Building

Mr. Dillon reported that the Lowe Building Sprinkler Project involves the design and construction of a fire protection system for the west side of the building that comprises approximately 80,000 SF of office and classroom space. The abbreviated scope of the project will involve the design of a new fire protection system in accordance with NFPA 13, development of plans and specifications for a new water line service to support the system, modifications to the existing sprinkler head plan and development of a dry system for the IT rooms within the project area.

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In 2010 Consulting Engineering Services Inc. (“CES”) was awarded the On-Call MEP Consulting Contract identified as OC-MEP-DPW-0024 under PRB #10-096. Task Letter #6 will modify the contract for CES as follows:

1. The firm’s cumulative fee increases under Contract OC-DPW-CA-0024 by \$104,000 to \$257,000.
2. As detailed in the scope letter from CES to DCS dated 7/26/2011 the scope is intended to compensate the Architect for the following project scope:
  - CES will design a fire protection system in accordance with NFPA 13, development of plans and specifications for a new water line service to support the system, modifications to the existing sprinkler head plan and development of a dry system for the IT rooms within the project area.
  - CES will provide DCS support in preparing preconstruction meeting agendas, pre-contract scope reviews and construction administration related to project requirements.

Mr. Dillon recommended that SPRB approve Task Letter #6. The maximum allowable fee under the DCS guidelines for A/E services for this Type B Construction/Renovation project is 13.5% of the project construction budget inclusive of construction administration. The overall fee for this project is \$104,000/\$979,800 = 10.6% which appears to be acceptable and within the guideline rates established by DCS.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #11-262** - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11- 262. The motion passed unanimously.

**PRB FILE #11-263** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11- 263. The motion passed unanimously.

**PRB FILE #11-264** - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11- 264. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary