

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 27, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 27, 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. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF December 19, 2011.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 19, 2011. The motion passed unanimously.

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

**PRB #** 11-260 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 50-42-13B  
**Grantee:** Mary Lee Steigler  
**Property:** Southerly side of CT Route 58 (Tunxis Hill Cutoff), Fairfield, CT  
**Project Purpose:** DOT, Sale of Excess Property  
**Item Purpose:** Release of 17,536+/- sq. ft. of vacant land to Grantee as a result of a sole- abutter bid.

Terrence Obey, DOT Division Chief, Rights of Way, and Anthony John DeLucco, DOT Appraiser, joined the meeting at 9:45 a.m.

The Board had suspended discussion of this item on December 15, 2011 so that it could receive additional information from DOT on the release parcel, the appraisal process, and the negotiations with the buyer. The release parcel which is .32 acres of parking lot in the DCD (designed commercial district) zone, Route 58, Fairfield. It is 10 feet in width at the east end, and 17 feet wide at the west boundary, and the parcel is approximately 840 feet long and approximately 62 parking spaces are entirely or partially within the release parcel. The configuration makes the parcel non-conforming to the zoning requirements, and DOT proposes to sell it to the sole abutter for \$376,000 which was based on the indicated value in the report prepared by Appraise DeLucco. The deed reserves an easement for

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existing utilities. The release is also subject to a drainage right of way for the benefit of the State, and grants the State the right to inspect, maintain and rebuild the same.

The sole abutter owns the adjacent 2.969 acres, a triangular shaped parcel at the intersection of Tunxis Hill Road and Tunxis Hill Cut Off (Route 58). All public utilities are available at the site. The use is commercial retail shopping center with a TJ Maxx department store (30,747 GSF) and LC Chen's Fine Asian Dining restaurant (3,258 GSF).

Messrs. Obey and DeLucco responded to questions from the Board regarding the current lease arrangement, the two appraisal reports prepared to determine the value of the release parcel, and property management issues regarding this parcel and similar parcels. Mr. Obey presented the DOT's reasons for releasing the property rather than continuing to lease it to the buyer.

Messrs Obey and DeLucco left the meeting at 10:15 a.m.

### REAL ESTATE- NEW BUSINESS

#### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

**PRB#** 11-200 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-RC-324 **Origin/Client:** DPW / CCSU  
**Contract:** BI-RC-324-ARC Commission Letter #2  
**Consultant:** Burt Hill, Inc.  
**Property:** Central Connecticut State University, New Britain

**Project Purpose:** New Academic Building Project

**Item Purpose:** Commission Letter #2 to compensate the consultant for additional services required for the conversion of the project to a Construction Manager at Risk delivery method.

Mr. Dillon recommended approval of Commission Letter #2, which the Board had considered at its October 3, 2011 meeting.

Mr. Dillon explained that this project provides for the construction of a new freestanding, 4-story, 75,055 GSF Academic Building to house classrooms and offices at Central Connecticut State University, New Britain, CT. The building will have a steel structure, brick veneer/metal stud exterior and standing seam copper roof. The design must comply with all building and fire codes and ADA accessibility requirements. The level of design will be based on a LEED Silver Certification. Construction and total project budgets are \$25,893,500 (\$345/GSF) and \$38,092,000 (\$508/GSF). Design funds in the amount of \$4,014,000 were approved by the Bond Commission on 02/29/2008.

The contract with the Architect; Burt Hill Inc ("BHI") f/k/a/ Burt Hill Kosar Rittleman Assoc. Inc. of Connecticut, in the amount of \$2,581,263 was signed on 1/6/2009.

Commission Letter #2 will modify BHI's contract and provide for an additional \$12,150 in consulting fees for meetings and scoping to revise the contract documents from the standard design-bid-build format to a Construction Manager at Risk (CMR) contract approach. At the October 3, 2011 Board meeting, a vote was taken to suspend the item to allow DCS to respond to SPRB staff questions concerning the possible omission of contract provisions that have been included in prior CMR contracts.

Mr. Dillon reported that he met with Al Herring and Kevin Kopetz from the Department of Construction Services ("DCS") in October; and the information requested had been provided to SPRB as of 12/16/2011 when DCS confirmed in writing for the Board that upon approval of Commission Letter #2 all the required scope and

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fee items for the consultant to deliver the project have been addressed. More specifically, DCS has stated that upon approval of the Commission Letter; Burt Hill Inc. will have been fully compensated to deliver the design and bid phases of the new CCSU Academic Building under a CMR Delivery Method. Based upon this information, Mr. Dillon recommended approval of Commission Letter #2 for this project.

**PRB#** 11-237 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-RW-295 **Origin/Client:** DCS / DOC  
**Contract:** OC-DPW-EPA-0017 Task Letter #1  
**Consultant:** Milone and MacBroom, Inc.  
**Property:** Eastern Connecticut State University (“ECSU”), Willimantic

**Project Purpose:** ECSU Campus Master Plan, STC and Flood Management Certification  
**Item Purpose:** Task Letter #1 to compensate the consultant for preparation of an STC application and flood management permit related to the projects identified in the ECSU Master Plan.

The Board briefly discussed the status of this file and concurred not to take any further action at this time on the file. All Board members agreed to invite Deputy Commissioner Salemi to an upcoming meeting to discuss the current process in place and this file.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #11-200** - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11- 200. The motion passed unanimously.

**PRB FILE #11-237** - Mr. Norman moved and Mr. Millstein seconded a motion to table any further action on PRB File #11- 237 and to request that the DCS Deputy Commissioner attend a Board meeting regarding this agenda item . The motion passed unanimously.

**PRB FILE #11-260** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11- 260. The motion passed unanimously.

The meeting adjourned.

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