

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 27, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 27, 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

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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 19, 2012 AND DECEMBER 20, 2012. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 19, 2012 and December 20, 2012. The motion passed unanimously.

COMMUNICATIONS

Freedom of Information Commission Docket #FIC 2012-253. The Board received a Transmittal of Proposed Final Decision dated December 20, 2012 from the Freedom of Information Commission regarding Docket #FIC 2012-253.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-316	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	51-130-21C	
Grantee:	Micheline Lentini	
Property:	445 Maple Hill Avenue, Newington	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 0.489-acres of vacant land to Grantee as a result of a public bid.	

Ms. Goodhouse reported that the release parcel of 0.489 acres conforms to the R-12 zoning requirements, and has a combined 248.6 feet of road frontage on the easterly side of Maple Hill Avenue at a busy intersection with Robbins Avenue. The State will retain a slope easement along a portion of the frontage.

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All public utilities are available. The highest and best use is to construct one single family residence. No curb cut exists; a permit for a driveway access would have to be obtained from the State of Connecticut/District 1 in order to provide access from Maple Hill Avenue.

The DOT appraised the property (April 2012), with the assumption that a curb-cut would be allowed along the Maple Hill Avenue frontage. The DOT appraiser compared the property to three vacant, residential lots in the R-12 zone, ranging in size from 0.19 acre to 0.35 acre. After making adjustments for declining market conditions, the slope easement, the subject lot's irregular shape, and location differences, the sales indicated a value range from \$40,000 to \$46,400. He concluded \$45,000.

Unsuccessful public bids were held in June 2010 and December 15, 2011. This sale is the result of a third bid held June 28, 2012 where one bid of \$28,000 was received from this Grantee. The DOT rejected the bid. The Grantee subsequently offered \$40,000, which is 89% of the appraised value and acceptable to the DOT.

Staff recommended approval to Quit- Claim the subject 0.489 acre of vacant residential land at the sale price of \$40,000. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control. The Town of Newington declined to purchase, as did the prior owners. The legislative delegation was notified of the sale. The property was adequately exposed to the market through three public bids. In accepting the current proposal, the State would receive 89% of appraised value. The sale would end the state's requirement to maintain the property and the Town of Newington would gain property tax income.

PRB #	12-317	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	102-129-104A	
Grantee:	Robert DeMarco	
Property:	Located on the easterly side of Perry Ave. along 82 Perry Ave., Norwalk	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 334+/- SF of vacant land and 195+/- SF of easement area to Grantee as a result of a sole-abutter bid.	

The release parcel of 334 SF together with a release of a slope easement in an area of 195 SF was requested by the Grantee, the abutter to the east and the sole abutter. Because the parcel does not meet the spatial requirements of the zone, CGS §13a-80(c) allows DOT to offer the parcel to the sole abutter. In this instance, the release areas are along the abutter's frontage.

The triangular-shaped release parcel on the east side of Perry Avenue abuts the Grantee's 0.3772 acre parcel at 82 Perry Avenue, improved with a single family residence. The zone is A-Residence, requiring 12,500 SF per single family residence.

The appraisal completed by John P. Kerr as of 5/22/12 was a "before and after" analysis that considered how the assemblage of the Grantee's residential parcel with the release parcel of 334 SF and release of slope easement area of 195 SF would affect value. He concluded that the Grantee's residential property had a site value of \$164,000 before assemblage and a site value of \$168,000 after assemblage.

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Staff recommended Board approval to Quit Claim the release area and slope easement for \$4,000 (plus \$1,000 administrative costs) to the Grantee. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The legislative delegation received notice as required. The town did not exercise a first right to purchase the property. The sale was approved by OPM on November 28, 2012. The content and form of the Quit Claim Deed are congruent with the compilation plan. The sale price of \$5,000 is reasonably supported by the appraisal report prepared by DOT Appraiser Kerr.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	12-315	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-CTC-435	Origin/Client:	DCS/DAS
Contract:	BI-CTC-435-ARC		
Consultant:	MDS National, Inc.		
Property:	Three Rivers Community College, Norwich		
Project Purpose:	New Auditorium and Art Classes Project		
Item Purpose:	New contract to compensate the consultant for services related to the development of a pre-design study, completion of design documents and construction administrations services. The services will be provided for the construction of a 15,100 GSF building which will comprise a 500-seat auditorium and art room classes		

Mr. Dillon reported that the project a pre-design programming study to facilitate the design process for a new building comprising approximately 15,100 GSF. It is envisioned that the new structure will include a least 3 classrooms for art instruction and a new 500- seat auditorium that can be divided into 3 or 4 small lecture areas. The building layout is intended to be designed so that all support space including required circulation, stage performance and storage needs shall be addressed. The project may also include the incorporation of a black box theater. A black box theater (or experimental theater) consists of a simple, somewhat unadorned performance space, usually a large square room with black walls and a flat floor.

In November 2011 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Three Rivers Community College Auditorium and Art Classroom Building Project. DCS elicited 23 responses to the advertisement of which all of the respondents were considered “responsive”. As such DCS evaluated all the submittals and after completion of the internal review process, four firms were selected for short-listed interviews. These firms were: Amenta/Emma Architects, P.C.; designLAB Architects, Inc.; MDS National, Inc.; and Northeast Collaborative Architects, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified MDS National, Inc. (“MDS”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of a pre-design study and then the development of plans and consulting services from schematic design until the completion of construction. The overall compensation rate for this basic service is \$829,553 and an additional \$316,475 for special services. As such the total contract fee is \$1,146,028. The special

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services detailed in the project scope include a pre-design study, survey work, geotechnical engineering, Theater Consulting (A/V, lighting, shell etc.), site civil engineering and a State Traffic Commission analysis.

Mr. Dillon recommended approval of the contract in the total amount of \$1,146,028. The submittal conforms to State statute and/or DCS policy. The RFQ posted November 2011 elicited 23 candidates. The Selection Panel interviewed 4 firms and recommended the appointment of MDS ranked #1 by the selection interview panel. The selection was approved by Deputy Commissioner Salemi on 3/7/2012.

MDS is located in Boston Massachusetts and has an office with 20 ± architects and construction related professionals. Zurich, Inc. reported that over the past 5 years MDS has not been exposed to any general liability or professional liability claims. The submittal is accompanied by a Consulting Agreement Affidavit notarized on 4/11/2012. The Architect's contract requires a minimum of \$2.0 million in Professional Services Liability insurance for the duration of the Contract and 8-years after substantial completion.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-315 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-315. The motion passed unanimously.

PRB FILE #12-316 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-316. The motion passed unanimously.

PRB FILE #12-317 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-317. The motion passed unanimously.

The meeting adjourned.

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