

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 31, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 31, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### **OPEN SESSION**

**ACCEPTANCE OF MINUTES OF DECEMBER 24, 2012.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 24, 2012. 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 #** 12-320-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

### **Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

The Board commenced discussion of the purchase of development rights at 9:35 a.m. and concluded at 9:51 a.m.

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

### **OPEN SESSION**

**PRB #** 12-318 **Transaction/Contract Type:** RE / Assignment

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**Origin/Client:** DOT / DOT  
**Project Number:** 88-174-2A  
**Grantee:** City of New Britain  
**Property:** 264 Beaver Street, New Britain  
**Project Purpose:** Assignment of Land to the City of New Britain  
**Item Purpose:** Assignment of approximately 18,939 ± SF of land to the City of New Britain for highway purposes in connection with the Reconstruction of Beaver Street Project.

Mr. Dillon recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

In 2011 DOT acquired the entire parcel located at 246 Beaver Street via condemnation as part of the Reconstruction of Beaver Street Project. The subject property was previously utilized as an ExxonMobil Inc. ("EMI) gas station prior to the acquisition by the State. In 2012 after the commencement of construction EMI contacted the DOT Division of Environmental Compliance and requested permission to conduct environmental investigation and remediation activities on the premises. Upon completion of the investigations EMI determined that the development of an Environmental Land Use Restriction ("ELUR") on the premises was an appropriate method to comply with the Remediation Standard Regulations. The State statutes require that the current owner of the property submit and sign the ELUR application. As the current owner, DOT has determined that it would not be in the best interest of the State to be part of the application process with EMI. DOT typically initiates the "Town Road Release" process upon project completion but in this case has agreed to release the parcel at this time to the City of New Britain. The City will then own the parcel and coordinate the ELUR process with EMI as required to comply with DEEP regulations. The City has concurred with this approach. The Quit-Claim deed releases approximately 18,939 SF of land to the City of New Britain.

**PRB #** 12-322      **Transaction/Contract Type:** RE / Lease Amendment  
**Origin/Client:** DAS/JUD  
**Project Number:** LP 12-13  
**Lessor:** The Carpenter Realty Company  
**Property:** 225 North Main Street, Bristol  
**Project Purpose:** Lease Amendment for Judicial Branch Adult Probation  
**Item Purpose:** Lease amendment for a reduced renewal rate of PRB File #10-339 due to a credit for waiving painting and carpeting requirements at the subject premises totaling 5,204 NUSF and also including 19 parking spots.

Ms. Goodhouse reported that the Judicial Branch has had an office for adult probation at this location since 1984, when 1,500 sf was leased (PRB #84-470). In 1990 the lease space increased to 4,250 sf with a base rental rate of \$13.50/sf. In 1995, the rented space expanded by 327 sf for storage. The lease was in holdover until 2004, when SPRB approved a new lease for 5,204 sf. (PRB #04-342).

The lease was renewed in 2010 (Board approval: PRB #10-339). The proposed amendment will result in a savings of \$17,600 as the result of the Board raising the issue of paint and recarpeting for the five-year renewal term commencing January 2010. Judicial Branch did not require and was waiving the carpet/paint requirement for the current renewal term. In exchange, by this amendment, the Lessor is

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crediting back \$17,600 ( $\$3.38/\text{NUSF} \div 5 \text{ years} = \$0.68/\text{NUSF}/\text{year}$ ) over the five year renewal term. The fixed base rent is thereby reduced from \$15.50/SF to \$14.82/SF. DAS estimates that the gross cost of occupancy will be reduced from \$17.56/SF to \$16.88/SF. The subject is one of two 5-story brick Class B office buildings located in Progress Park, Bristol. Gross area of the subject building per assessor is 94,332 sf.

Staff recommended Board approval. The rate of \$15.50/NUSF for this renewal term was previously approved by SPRB (PRB #10-339). In this proposal, DAS provided data on 3 office rentals in Bristol ranging from \$12.00/SF/NNN to \$17.78/SF. The Lessor will credit \$0.68/NUSF in lieu of paint and carpet, for an effective rate of \$14.82/NUSF. The State Facility Plan approves 5,204 SF for this office; the Lease Amendment was approved by OPM on 1/28/2012. Complete documentation has been provided.

## ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>12-323</b>	<b>Transaction/Contract Type:</b>	AE / Amendment
<b>Project Number:</b>	BI-RT-844	<b>Origin/Client:</b>	DCS/DOE
<b>Contract:</b>	BI-RT-844-CAd		Amendment #1
<b>Consultant:</b>	PinnacleOne, Inc.		
<b>Property:</b>	Emmett O'Brien Technical High School		
<b>Project Purpose:</b>	Renovations and Additions to Emmett O'Brien Technical High School		
<b>Item Purpose:</b>	Amendment #1 to compensate the consultant for additional project related services and an extended construction duration.		

Mr. Dillon reported that the Emmett O'Brien Technical High School is a 2-story brick faced structure constructed and expanded from 1966 through 1979. Newly proposed project renovation & remodeling will encompass all of the building's existing 123,214± GSF. The project includes 43,640 GSF of new building construction for a total project area of 168,904± SF. In summary, site work includes the demolition & replacement of 2 tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking.

On 01/30/2006, the Board approved PinnacleOne, Inc.'s ("POI") Construction Administrator's Contract for design Phase Services in the amount of \$258,450. In March 2008, the Board approved Commission Letter #1 to this contract, PRB #08-043, for the addition of commissioning agent services and environmental testing in the amount of \$33,758. In 2008 the total contract fee was \$292,208.

Contract Amendment #1 is intended to revise POI's contract with an increased fee amount of \$126,069 to compensate the consultant for nine months of additional design phase CA services which will include additional project meetings, coordination of the PCB abatement, project scope revisions, CMR negotiations, scheduling coordination, final GMP consulting, permit application reviews and trade contractor bid evaluations. POI has submitted a proposal to DCS requesting additional compensation for additional 9-months of CA services which shall include 24-hours a month of managerial support and 82-hours a month of project management. The total fee request amounts to \$126,069- dollars. The contractual monthly billing for CA services based on this amendment shall be \$14,007.66 per month.

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SPRB staff recommended approval of this contract amendment for PinnacleOne, Inc. to provide extended design phase CA services and various other additional services.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-318** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-318. The motion passed unanimously.

**PRB FILE #12-320 - A** - Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #12-320 – A, subject but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #12-322** - Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #12-322. The motion passed unanimously.

**PRB FILE #12-323** - Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #12-323. The motion passed unanimously.

The meeting adjourned.

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