

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 5, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 5, 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 DECEMBER 27 and DECEMBER 29, 2011. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 27 and December 29, 2011. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated January 3, 2012 listing property acquisitions, not in excess of \$5,000, processed during December 2011.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 273 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 152-147-001
Grantor: Carlin Real Estate Company, LLC
Property: 454 Boston Post Road (Rte. 1), Waterford, CT

Project Purpose: Construction of Bridge No. 01903 Over U.S. Route 1 over Stony Brook
Item Purpose: Acquisition of approximately 1,121 SF for highway purposes, a temporary work area of 1,378 SF, a temporary right of access denial for approximately 69,696 SF and additional compensation for the contributory value of site improvements.

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Ms. Goodhouse reported that this DOT project will replace the Route 1 Bridge over Stony Brook which was constructed in 1928. The construction budget is \$3.8 million. A limited number of acquisitions are required. The subject property is an Irregular shaped 1.6 acre parcel (69,696 SF), zoned for business use, and improved with a building that is used by a construction company for office and warehouse. The property has 245 feet of frontage of Boston Post Road (Route 1) and 259 feet of frontage on Niantic River Road.

The DOT taking area is roughly 27 feet by 38 feet located along Stony Brook. The temporary work area is adjacent to the taking area. DOT will deny use of an access from Route 1 to a gate and gravel area in front of the gate (used for parking) as shown on the aerial photo on the following page. The affected gate provides access to the land behind the building. The owner can also access this area from a gate off of Niantic River Road.

Ms. Goodhouse said that three comparable sales are provided, including Sale #2 at 376 Boston Post Road, where 0.69 acres of vacant commercial land sold 8/08 for \$7.32/SF. Before adjusting for comparable characteristics, the sales range was \$5.95/SF to \$7.32/SF. SPRB staff data search supports the DOT appraiser's conclusion of \$6.80/SF.

ACQUISITION ITEM	VALUATION	COST
Land	1,121 SF x \$6.80/SF	\$7,622.80
Temporary Work Area	3 Years x 1,378 SF x \$6.80/SF x 10%	\$2,811.12
Right of Access Denied, Temporary	3 Years x 69,696 SF x \$6.80/SF x .25%	\$3,554.50
Contributory value of Site Improvements	10 feet of stockade fence	\$200.00
TOTAL COST	\$14,188.42, say	\$14,200.00

Ms. Goodhouse recommended Board approval. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by available market data and the appraisal report dated 9/16/2011 by Michael J. Corazzelli of the DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 11-272 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-RT-837 **Origin/Client:** DCS/DOE
Contract: BI-RT-837-OR
Consultant: Skanska Building USA, Inc.
Property: Eli Whitney Technical High School

Project Purpose: Additions and Renovations to Eli Whitney Technical High School
Item Purpose: New contract for the consultant to provide Owner's Representative services during the preconstruction and construction phase of the project.

Mr. Dillon reported that the project scope consists of the exterior and interior remodeling and renovation of 135,968 GSF of existing building facilities and the construction of 91,290 GSF of new building area for a total building project area of 227,258± GSF. Additional improvements include the reconstruction of athletic fields and perimeter site fencing, new landscaping and the resurfacing of existing parking lots. On 04/04/2005, the Board approved Skanska USA Building Inc. ("SUB") for a Construction Administration Contract for the Design Phase (CA) at a fixed fee of \$373,100. The contract was based on the contract duration of 22 months and Construction Budget of \$43,212,000 (PRB #05-72). Total Project budget was estimated at \$57,824,000 in calendar year 2005.

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Public Act 06-158 increased the total funding to \$74,286,000. In 2008 Public Act 08-199 increased the total project funding to \$98,000,000. As such, the Department of Construction Services (“DCS”) has decided to switch the project from a traditional design-bid-build program to a CMR delivery process. Furthermore, as part of this process DCS cancelled the original construction phase CA contract with SUB and is submitting this new contract for the firm to provide Owners Representation Services on the project.

PRB #11-272 is intended to replace SUB’s Board approved Construction Administrators Contract with a new Owner’s Representative Contract. As such the contract includes a revised scope and project program in addition to a new fee schedule.

Mr. Dillon recommended approval of this item for Skanska Building USA to provide Owner Representative Services at the Eli Whitney Technical High School Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #11-272 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11- 272. The motion passed unanimously.

PRB FILE #11-273 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11- 273. The motion passed unanimously.

The meeting adjourned.

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