

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 14, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 14, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director

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 JANUARY 7, 2016. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 7, 2016. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-288 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 092-533-001B
Grantee: Turnpike Enterprises, LLC
Property: 81 U.S. Route 1/ Frontage Road, East Haven
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 2,296+/- SF of vacant commercial land via a public bid. The property is located along the northerly side of Frontage Road across from an existing commercial development and adjacent to Interstate 95.

DOT requests Board approval for the sale of 21,296 SF (0.49 acres) of vacant land located along the northerly side of U. S. Route 1, Frontage Road, in East Haven. The site is adjacent to I-95; and Frontage Road has one-way traffic. The property is surrounded by a 163,000 SF mall, anchored by The Home Depot. The lot is level with the road and has good visibility from I-95. Traffic exiting I-95 uses a ramp located just to the east of the subject property.

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The rectangular parcel has 204 feet on frontage on Frontage Road, and a depth of 101 feet. DOT is reserving a slope easement located in the southeasterly corner of the property. Because the property is situated in a flood zone FEMA Zone A of Tuttle Brook, DOT applied for and received approval from DEEP to sell the subject property (DEEP Flood Management Certification FM-201504728).

The town zoning classification is CA-1, Commercial, and commercial development is identified as the highest and best use of the parcel. The property was acquired through condemnation in 2002 from Sun Oil Company for \$278,965.

As indicated in the file memorandum, the DOT has been endeavoring to sell this site since 2009, when the first of three public bids took place. Offers were received from the abutting mall property in the range of \$105,000 to \$125,000 but were not acceptable to DOT whose appraisals at that time recommended \$535,000. Subsequently, the Conveyance Bill passed in 2012, and amended in 2013, required the conveyance of the property to the Town of East Haven for economic development purposes. The legislation was repealed in June 2014, allowing the DOT to recommence its efforts to sell the property. Also in June 2014 DOT received an offer from this buyer to purchase for \$300,000, subject to contingencies. DOT completed an appraisal 6/30/2014 that analyzed 3 sales of similar properties in Meriden and North Haven, and recommended a site value of \$312,000 (\$636,000/acre).

On April 28, 2015 DOT notified the Buyer, Turnpike Enterprises, LLC that DOT would accept its offer to purchase the subject property for \$250,000. DOT noted the necessity of DOT obtaining some state and local approvals, including the approval of curb cuts by OSTA in accordance with a site plan to be provided by the Buyer.

DOT has fulfilled the requirements of CGS §13a-80 regarding the disposal of property surplus to its needs. OPM, DDS and DEEP, have concurred with the release of the parcel. DECD & DAS were notified of the release but did not respond within the 30 days allowed by CGS §4b-21. CGS §13a-80 authorizes the sale of property that is surplus to transportation needs. The East Haven mayor and the delegation to the General Assembly were notified of the sale as required by CGS §3-14b. On 5/15/15, the Town declined to purchase for \$250,000. The sale will return the property to the Grand List for local property taxation. The DOT appraisal report generally supports the release price.

Staff recommended approval of the item. DOT has fulfilled the requirements for the disposal of this property pursuant to CGS §13a-80. The proposed sale price is generally consistent with DOT appraisal of \$314,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	15-276	Transaction/Contract Type: AE / New Contract
Project Number:	BI-RC-390	Origin/Client: DCS/CCSU
Contract:	BI-RC-390-CA	
Consultant:	Strategic Building Solutions, LLC	
Property:	Central Connecticut State University, New Britain	
Project Purpose:	Renovation & Expansion of Willard and DiLoreto Halls Project	
Item Purpose:	New Contract to compensate the consultant for construction administration	

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services from the initiation of a pre-design study phase, subsequent design phases and construction phase services for the completion of planned renovations and 35,000 GSF addition to these buildings.

This contract is for Construction Administration Consultant Design Team Services for the completion of the Renovation & Expansion of Willard and DiLoreto Hall Project from the initiation of a pre-design study and then schematic design until the completion of construction. The overall compensation rate for this basic service is \$1,617,880 with an additional \$287,320 for special services for a total project fee of \$1,905,200. The special services detailed in the project scope include building commissioning services, estimating services and project scheduling.

On January 4, 2016, the Board requested additional project information from DCS. Based on the additional information provided by DCS, SPRB staff recommended that the Board approve the contract for Strategic Building Solutions, LLC to provide construction administration related services at the Central Connecticut State University Renovation & Expansion of Willard and DiLoreto Hall Project.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-276 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-276. The motion passed unanimously.

PRB FILE #15-288 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-288. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary