

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 16, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 16, 2014 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:** 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 JANUARY 9, 2014.** Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of January 9, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-007 **Transaction/Contract Type:** RE / Conveyance  
**Origin/Client:** DOT / DOT  
**Project Number:** 7001-000-629A  
**Grantee:** Town of Simsbury  
**Property:** Located along the westerly side of Iron Horse Boulevard, Simsbury  
**Project Purpose:** Conveyance of Land to the Town of Simsbury  
**Item Purpose:** Conveyance of approximately 2.80 ± acres of land located along the westerly side of Iron Horse Boulevard and east of Railroad Street pursuant to Public Act 10-1 Section 14.

This conveyance from DOT to the Town of Simsbury is of 2.80± acres, situated on the west side of Iron Horse Boulevard, and easterly of Railroad Street. The area was a portion of the Penn Central rail corridor purchased by DOT in 1982, and is now used for public parking. The site is approximately 104 feet in depth, and has frontage totaling 1,171 feet along Iron Horse Boulevard.

The parking lot site improvements are paved asphalt, curbing, grassed islands, and lighting. It is divided by Wilcox Street into two parcels of approximately 1.55 acres and 1.25 acres. All public utilities are available to the site.

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The zone is called Simsbury Center Code and it is a mixed use zone to allow for a live-work setting, with ground floor office & retail uses with upper story residential zone. A portion of the property is zoned for townhouses. The highest and best use is for office/retail/residential development to the extent permitted by the zoning regulations.

Section 14 of Public Act 10-1 mandates that DOT convey the site to the Town of Simsbury for fair market value as determined by taking the average of two real estate appraisals. DOT prepared the site value appraisals in-house and reached the following agreement with the Town:

<i>Appraiser</i>	<i>Date</i>	<i>Value/Acre (\$/SF)</i>	<i>Conclusion</i>
Michael J. Corazzelli	3/2/12	\$261,360 (\$6.46/SF)	\$732,000
John P. Kerr	3/2/12	\$310,000 (\$7.66/SF)	\$868,000
<i>Average = \$800,000 (\$7.06/SF)</i>			

Between them, the two appraisers analyzed 9 comparable sales that indicate a range, before adjustment, from \$3.58/SF to \$11.48/SF. After adjustment, the sales indicate a subject value in the range between \$4.68/SF and \$7.51/SF.

Staff recommended Board approval for the transfer of 2.80 acres land to the Town of Simsbury as mandated by Public Act 10-1; Section 14 for the following reasons:

1. The deed is prepared consistent with the requirements of the Special Act.
2. The legal description in the deed is consistent with the survey map.
3. The deed reserves to the State a drainage easement, easement for existing utilities, and access to the express bus shelter through the Mall Way.
4. The sale price is the average of two appraisal reports estimating market value. The DOT appraisals provide sufficient data to support the \$800,000 purchase price to be paid by the Town of Simsbury.

**PRB #** 14-008 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 301-072-008  
**Grantor:** City of Norwalk  
**Property:** 1 Madison Street, Norwalk  
**Project Purpose:** Wayside Substations Replacement Project  
**Item Purpose:** Acquisition of a 5,638± SF of land for the purpose of maintaining access to the #6 Wayside Sub-Station.

The purpose of this item is for DOT to gain access to the New Haven Rail Line for the purpose of replacing and maintaining the Wayside Substation. There is an existing access easement that will become owned by the state through this acquisition. The subject property is a long, narrow parcel that totals .295 acres. The parcel has an average width of 15 feet. It is located between the street and the rail line. The majority (90%) of the parcel is zoned SNBD which is a commercial classification. A portion is zoned "D" residential. The only existing improvements are a chain link fence and a paved driveway that provides DOT access to the rail line. Given that the property is only 15 feet wide, the highest and best use is assemblage with the abutting state property.

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After the taking, the City's parcel will be approximately .1656 acres. The parcel to be acquired is 5,638 SF, being a narrow strip of land 6 feet wide at the southwest boundary, and 15 feet wide at the northeast boundary. The parcel is approximately 460 feet in length. The DOT appraisal for damages in the amount of \$37,000 was prepared by John P. Kerr (October 2013).

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for transportation purposes. The amount of compensation is well supported by the DOT appraisal report. Available data confirms that the damages to be paid are at the low end of the range for commercial land values in Norwalk.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

#### **ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>14-009</b>	<b>Transaction/Contract Type:</b> AE / New Contract
<b>Project Number:</b>	CF-RC-382	<b>Origin/Client:</b> DCS/CCSU
<b>Contract:</b>	CF-RC-382-ARC	
<b>Consultant:</b>	Tai Soo Kim Partners, LLC	
<b>Property:</b>	Central Connecticut State University, New Britain	
<b>Project Purpose:</b>	New Dining Facility Project	
<b>Item Purpose:</b>	New Contract to compensate the consultant for design services which will generally include the completion of schematic design documents through the construction document phase as well as construction administration services for a new dining facility at the CCSU campus.	

Staff reported that in general the project involves the construction of a new 22,000 SF dining facility on the north end of the campus to accommodate food service requirements for approximately 1,000 students. The new facility is envisioned to include but not be limited to a food preparation kitchen, food serving area, dining room, dishwashing/waste disposal area, cooler/freezers, storage areas and administrative office space. The final design will also include the required amount of bathroom facilities per code as well as loading a loading area to accommodate deliveries. The design team is required to ensure that the project meets LEED Silver criteria as well as receiving utility services from the campus energy system.

In July 2011 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the CCSU New Dining Facility Project. DCS elicited twenty-nine (29) responses to the advertisement of which all but two (2) of the respondents were considered “responsive”. After completion of the internal review process for the twenty-seven submittals, four firms were selected for short-listed interviews. These firms were as follows, Centerbrook Architects and Planners, LLP, Clohessy Harris & Kaiser, LLC, Kastle Boos Associates, Inc. and Tai Soo Kim Partners, 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 Centerbrook Architects and Planners, LLP (“Centerbrook”) as the most qualified firm. This contract was approved by the Board under PRB #12-274 in November 2012 for at total fee of \$924,140.

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In May 2013 DCS notified Centerbrook of its decision to terminate this contract. In October 2013, Commissioner DeFronzo authorized DCS to proceed with awarding the contract to next highest ranked firm which has been identified as Tai Soo Kim Partners, LLC (“TSKP”). DCS has confirmed that the contract with Centerbrook was terminated after the completion of the pre-design study due to discrepancies between the anticipated cost and scope of the project. DCS confirmed that \$51,990 was compensated to Centerbrook for completion of the pre-design phase.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the CCSU New Dining Facility Project from the initiation of the schematic design process until the completion of construction. The overall compensation rate for this basic service is \$662,000 with an additional \$150,997 for special services. As such the total project fee is \$812,997. The special services detailed in the project scope include a food service consultant, survey work, an environmental site assessment, traffic engineering, permitting and FF&E. The proposal includes information that Centerbrook previously completed a pre-design study for the project which shall be reviewed by TKSP as part of the project scope.

DCS has confirmed for SPRB that funding is available for this contract pursuant to a CHEFA Series J Bond Authorization. In a memo dated December 12, 2013 CCSU acknowledges funding under this authorization. Staff recommended approval of the item.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-007** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-007. The motion passed unanimously.

**PRB FILE #14-008** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-008. The motion passed unanimously.

**PRB FILE #14-009** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-009. The motion passed unanimously.

The meeting adjourned.

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