

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 6, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 6, 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JANUARY 30 and FEBRUARY 1, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 30, 2012 and February 1, 2012. 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 February 2, 2012 listing property acquisitions, not in excess of \$5,000, processed during January 2012.

Disposition of Cedarcrest Hospital. The Board received a copy of a letter dated February 3, 2012 from OPM Secretary Benjamin Barnes to DAS Commission Donald DeFronzo directing DAS to begin the process for the disposition of Cedarcrest Hospital, as surplus property in accordance with CGS 4b-21.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 12-008-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 proposal at 9:50 a.m. and concluded at 10:02 a.m.

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

OPEN SESSION

REAL ESTATE- NEW BUSINESS

PRB # 12-018 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 76-212-008
Grantor: Craig B. Kosant
Property: 486 North Main Street, Manchester, CT

Project Purpose: North Main Street Reconstruction Project
Item Purpose: Acquisition of approximately 557 SF for a sight line easement, the right to remove trees, the contributory value of site improvements and severance.

Ms. Goodhouse said that the project is generally located along North Main Street between the intersections with Union Street and McCabe Street, Manchester to improve safety and traffic operations. The total budget for the project is \$3,835,600 which includes \$175,000 for Right of Way activities related to easements and acquisitions. The overall project will be 80% funded by Federal TIP dollars and 20% by the State local match. The project design is scheduled for completion by December 2011 with a bid advertisement date of January 2012.

The subject property at 486 North Main Street, Manchester is 0.15 acres improved with a 1,143 sq. ft. Colonial style residence. DOT Appraiser John P. Kerr estimated the value of the premises, including a site value of \$45,000 (\$6.89/SF). The table shows the conclusions of a “before and after” valuation completed by DOT appraiser John P. Kerr, as of 10/3/2011:

ITEM	VALUATION
Value Before DOT acquisition	\$126,000
Value After DOT acquisition	\$106,500
DAMAGES	\$ 19,500

Currently the property is screened from the road by a row of arborvitae and a wood stockade fence. These are on state property (in the highway right of way) and although the owner will receive no compensation for these items, the sight line easement to be imposed will prevent the owner from reconstructing a screen on his own property to buffer the site from the effects of traffic along North Main Street. Consequently, the lack of screening will have an adverse affect on the property value (severance). Additionally, a 24' by 7' area is within the sight line easement to be acquired. The reduction in parking area will also adversely affect the property value.

SPRB staff recommended that the item be approved. 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 the appraisal report prepared by DOT Appraiser John P. Kerr as of 10/3/2011.

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-020 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RT-837 **Origin/Client:** DCS/DOE
Contract: BI-RT-837-ARC Commission Letter #3
Consultant: Antinozzi Associates, P.C.
Property: Eli Whitney Technical High School, Hamden

Project Purpose: Additions and Renovations to Eli Whitney Technical High School
Item Purpose: Commission Letter #3 to provide the State a credit for the elimination of the design narrative report requirement and to compensate the consultant for additional services relates to the development of a CMR project cost estimate.

Mr. Dillon explained that most recently in August 2011 the Board approved Contact Amendment #3 to modify BI-RT-837-ARC to allow the architect Antinozzi Associates, P. C. (“AA”) to provide additional design services for the redesign of the facility under a revised and larger programmatic scope under a *Construction Manager at Risk* delivery system.

Commission Letter #3 in the amount of \$13,870 will modify the Architect’s contract to eliminate the Design Narrative Report requirement since it was not approved in the contract and completed prior to the CMR negotiation process. The commission letter will also provide additional compensation to AA for the completion of a CMR contract reconciliation cost estimate. This is a standard DCS requirement but was inadvertently omitted from the contract scope during contract Amendment #3.

Mr. Dillon recommended that the SPRB approve Commission Letter #3 for Antinozzi Associates to provide additional project services. The base fee as a percentage of Construction Budget is 6.85% whereas the maximum guideline rate for this Group B construction project is a rate of 9.75% based on the construction budget provided by the Department of Construction Services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-008-A - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-008-A. The motion passed unanimously.

PRB FILE #12-018- Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12- 018. The motion passed unanimously.

PRB FILE #12-020 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-020. The motion passed unanimously.

The meeting adjourned.

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