

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 24, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 24, 2014 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Mark A. Norman

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF FEBRUARY 19, 2014.** Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of February 19, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-031 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 127-000-28C  
**Grantee:** Town of Sherman  
**Property:** Various areas along Briggs Hill Road, Sherman  
**Project Purpose:** Assignment of Land to the Town of Sherman  
**Item Purpose:** Assignment of three parcels of land totaling approximately 48,980 ± SF of area to the Town of Sherman for highway purposes as part of the Briggs Hill Road Project.

Staff recommended Board approval for the release of this real estate is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

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DOT acquired and is now releasing the following land which was originally acquired for the Briggs Hill Road Project. The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration. The project release area comprises three specific parcels which encompass approximately 48,980 SF of land in total. The original acquisition area comprised approximately 4.59-acres and was acquired in 1932 for \$125.00. This is a release along a local road for highway purposes only.

<b>PRB #</b>	<b>14-032</b>	<b>Transaction/Contract Type:</b> RE / Sale
<b>Origin/Client:</b>	DOT / DOT	
<b>Project Number:</b>	83-156-3A	
<b>Grantee:</b>	Leonard S. Wisniewski Grantor Retained Annuity Trust	
<b>Property:</b>	34 Clark Street, Milford	
<b>Project Purpose:</b>	DOT, Sale of Excess Property	
<b>Item Purpose:</b>	Release of approximately 19,167+/- SF of vacant land to Grantee as a result of a public bid	

The release parcel of 19,167 SF (0.44 acre) is the remainder of 0.51 acre parcel acquired by DOT in 1979. The site is vacant, and conforms to the Commercial CDD-1 zone which requires a minimum lot size of 10,000 SF. The buildings on the property were demolished circa 1995. The lot's southerly boundary is the state railroad right of way, operated by Metro-North Commuter Railroad. There is 125 feet of frontage on the southwesterly side of Clark Street. The proposed street line is 50 feet from the current center line of Clark Street. The subject site is below street grade, and the majority of the road frontage is protected by a steel guardrail and also a concrete barrier (located in the street right of way). All public utilities are available to the site.

DOT appraised the property three times in connection with two public bids and in order to evaluate subsequent offers. A 2008 appraisal concluded \$231,000. A 2010 appraisal concluded \$190,000. The most recent appraisal dated 6/22/2012 concluded \$135,000 (\$7.00/SF). This was based on two sales in Milford in the CDD zone and one sale on a light industrial zoned lot in East Haven. The indicated value range was \$5.98/SF to \$10.27/SF. In comparison to the sales, the subject property location is adversely affected by costs necessary to improve access to the below grade site. It will be necessary to grade and level the site; and to relocate a catch basin, concrete curbing and a sewer vent pipe.

DOT file memoranda explain acceptance of a bid of \$90,000 for the property. One bid was received in 2008 (\$150,000) and 2010 (\$31,020). The current bid of \$90,000 is 67% of the appraised value of \$135,000. The proponent's offer of \$90,000 was influenced by costs to be incurred in connection with improving access to the site and potential environmental contamination of the site requiring removal of contaminated soils.

PRB staff recommended suspension of this item. In similar transactions (Canton, PRB #11-122; Marlborough, PRB #12-143) where the subsurface site investigation concluded areas of soil contamination or polluted wells, DOT and OPM developed a disclaimer for use in deeds releasing parcels that may require environmental remediation, and this or similar language should be employed for this conveyance, to wit: The property is being conveyed in an "As Is," "Where Is" condition, "With all Faults and Defects. The State neither has made, nor hereby makes, any warranty or representation as to the condition or suitability of the above described premises including, but not limited to, any past, present or

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future environmental conditions or the availability or functionality of any heating, air conditioning, plumbing, electrical, sewage, drainage, water or other building, utility or like systems.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>14-030</b>	<b>Transaction/Contract Type:</b> AE / Commission Letter
<b>Project Number:</b>	BI-RT-841	<b>Origin/Client:</b> DCS/DOE
<b>Contract:</b>	BI-RT-841-ARC	Commission Letter #8
<b>Consultant:</b>	S/L/A/M Collaborative, Inc.	
<b>Property:</b>	H.H. Ellis Technical High School, Danielson	
<b>Project Purpose:</b>	Campus Additions and Renovations to H.H. Ellis Technical High School	
<b>Item Purpose:</b>	Commission Letter #8 to compensate the consultant for additional services related to client agency requests and project design modifications.	

Project –H.H. Ellis Technical High School is a 1 -story facility constructed in 1958 and thereafter, expanded in 1974, 1985 and 1995. The school has approximately 640± students. Following project completion, potential enrollment is 700± students. In September 2005, the S/L/A/M Collaborative Inc. (“SLAM”) was selected as the primary architect for the renovation and expansion of the School.

The scope of the Project renovation area includes all of the building’s 180,000± GSF. New building construction consists of approximately 12,000 GSF allocated as follows: Shop area - 3,000 SF; Trade Area - 3,000 SF; Gymnasium expansion - 1,500 SF and new Storage Garage – 4,500 SF, for a total project area of 192,000 GSF. Construction and total project budget estimates were originally \$28,221,000 (\$146.98/GSF) and \$39,350,000. Public Act 04-213 authorized an expenditure of \$39,750,000 for this project. Public Act 08-169 expanded the project for a third time and authorized raising the total project budget from \$59,747,000 to \$84,000,000, effective 7/1/2008.

In October 2006 the schematic design was completed and additional funding was then allocated to support a larger project with an increased design scope. Subsequently, in 2007 the Department of Construction Services (“DCS”) chose to implement the H. H. Ellis Roofing Project on an accelerated and separate basis to the overall project. In the Fall of 2010, DCS authorized SLAM to again modify the documents and project scope in anticipation of an early 2011 bid. This was completed and the project was accepted by DCS with a base bid amount of \$47.64-Million dollars.

Proposal – Commission Letter #8 will modify SLAM’s contract to provide additional compensation for the expansion of the project scope as requested by the Client Agency. SPRB staff has evaluated the new proposed total design fee as follows:

- Design and Replacement of three non-functioning exhaust fans in the Automotive Shop.
- Design of Auto body Shop Light Switch Locations.
- Design of new sidewalk between the revised school driveway layout and the track and field entrance.

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Staff recommended that the SPRB approve Commission Letter #8 for SLAM to provide additional design services at the H.H. Ellis Technical School Project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-030** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #14-030. The motion passed unanimously.

**PRB FILE #14-031** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #14-031. The motion passed unanimously.

**PRB FILE #14-032** – Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #14-032, pending receipt of additional information regarding the proposed sale. The motion passed unanimously.

The meeting adjourned.

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