

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 25, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 25, 2013 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 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 FEBRUARY 19, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 14, 2013 and February 15, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-018 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 301-072-004
Grantor: The United Illuminating Company
Property: 732 Naugatuck Avenue, Milford
Project Purpose: Wayside Substations Replacement Project
Item Purpose: Acquisition of a 3,236± SF access and maintenance easement for ingress and egress to the site as well as a defined easement for transportation purposes comprising 4,231 ± SF to be utilized for “an electric duct bank for substation power and the installation of fiber optic cable.”

The Bureau of Public Transportation, DOT, has undertaken a Project for the Replacement of five Wayside Substations for the New Haven Rail Line. The subject property at 732 Naugatuck Avenue., Milford, is irregular in shape, bounded on the west and south by DOT property operated by Metro-North commuter railroad. The site consists of 1.0782 acres improved with a United Illuminating Company electrical substation with a single vehicular access driveway off of Naugatuck Avenue.

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The purpose of the DOT acquisition is to acquire two easements. The first is 4,231 SF for transportation purposes, consisting of “the use of electric duct bank for substation power & installation of fiber optic cable.” The second easement is 3,236 SF for access, maintenance, construction and future construction. Both easements are located along the property’s frontage on the westerly side of Naugatuck Avenue. The easements connect to existing access and utility easements in favor of DOT.

The DOT appraisal was prepared by Thomas Fox (October 2012). He relied on three sales, two of which were also located along the rail line and purchased by United Illuminating Company. Sale 1 located at 491 Washington Avenue in North Haven is a 1.20 acre parcel purchased November 2011 for \$493,000 (\$9.43/SF) This property was purchased by UI for an electrical substation. Sale 2 located at 1700 Stratford Avenue, Stratford, is a 1.785 acre parcel purchased December 2010 for \$1,295,000 (\$16.66/SF). UI owned the adjacent parcel, and purchase this for additional access. Appraiser Fox determined a site value of \$8.00/SF, or \$375,700 for the 1.0782 acre site.

Based on his appraisal, Mr. Fox estimated the value of the easements to be acquired as follows:

Item	Sq. Ft.	Calculation	Damages
Defined Easement for Transportation Purposes	4,231 SF	@ \$8.00/SF x 80%	\$27,078.40
Permanent Access Easement	3,236 SF	@ \$8.00/SF x 50%	\$12,944.00
Total Damages		\$40,022.40, say	\$40,000.00

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 highway purposes. The amount of compensation is well supported by the DOT appraisal report.

PRB # 13-024 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-044
Grantor: Edwin E. Nelson, III and Christine Nelson
Property: 1418 Christian Road, Middlebury, CT
Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.60+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Ms. Goodhouse reported that in January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

The subject property is the 32nd acquisition in this project to come before the Board. It is located in the project’s Phase 5 (of 7) area, which has 10 properties. DOT proposes a voluntary total taking of 0.60 acres (26,000 SF) located at 1418 Christian Road, Middlebury. The property is improved with a 1965 ranch style home, with two-car garage underneath in good condition. The gross living area is 1,008 sq. ft. above grade including 5 rooms with 3 bedrooms and 1 baths; with an additional 300 sq. ft. of finished

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basement. There is a public sewer system and private water well. The zone is R-40, and the current use is a non-conforming, legal use. The property is well maintained and shows well, with newer roof, replacement windows, and updated kitchen, according to the appraiser.

These properties are appraised under the hypothetical condition requiring the appraiser to ignore any stigma associated with proximity to the airport. DOT Appraiser DeLucco employed the Sales Comparison Approach and relied on three sales in Middlebury of similar properties, occurring between 7/3/2012 and 9/27/2012. Prior to adjustment, the sale prices ranged from \$225,000 to \$283,000. After adjusting for site, age, condition, gross living area, air conditioning and other features, the sales indicated a value range from \$243,500 to \$251,400. Appraiser DeLucco assigned a value of \$246,500 which will be the acquisition price for this voluntary taking.

Ms. Goodhouse recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by Anthony John DeLucco as of November 2012 supports the purchase price, which is in the range of compensation paid to other project owners with similar properties.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-016	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-CTC-435	Origin/Client:	DCS/CTC
Contract:	BI-CTC-435-CA		
Consultant:	Newfield Construction, Inc.		
Property:	Three Rivers Community College, Norwich		
Project Purpose:	New Auditorium and Art Classroom Building Project		
Item Purpose:	New contract to compensate the consultant for construction administration services required for the development of a new building comprising approximately 15,100 GSF. It is envisioned that the new structure will include a least 3 classrooms for art instruction and a new 500- seat auditorium that can be divided into 3 or 4 small lecture areas.		

Mr. Dillon reported that this project involves the initial development of a pre-design programming study to facilitate the design process for a new building comprising approximately 15,100 GSF. It is envisioned that the new structure will include a least 3 classrooms for art instruction and a new 500- seat auditorium that can be divided into 3 or 4 small lecture areas. The building layout is intended to be designed so that all support space including required circulation, stage performance and storage needs shall be addressed. The project may also include the incorporation of a black box theater. A black box theater (or experimental theater) consists of a simple, somewhat unadorned performance space, usually a large square room with black walls and a flat floor.

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In April 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administration Consultant Teams related to the Three Rivers Community College Auditorium and Art Classroom Building Project. DCS elicited ten (10) responses to the advertisement out of which all respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows; A/Z Corporation, Giordano Construction Company, Inc., LaRosa Building Group, LLC and Newfield Construction, Inc. 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 Newfield Construction, Inc. as the most qualified firm.

The compensation rate for this basic service is \$425,167 plus an additional \$44,352 for special service and/or sub-consultants. As such the total proposed contract is \$469,519 for project CA services which amounts to a total fee of 5.57% of the overall construction budget and whereas the basic service fee is equivalent to 5.04% of the construction budget.

Staff recommended that SPRB approve this contract as all the required documents have been submitted by DCS and the basic service fee of \$425,167 amounts to 5.04% of the construction budget which is generally within the maximum guideline rate of 5% established by the agency for Construction Administration services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-016 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-016. The motion passed unanimously.

PRB FILE #13-018 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-018. The motion passed unanimously.

PRB FILE #13-024 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #13-024. The motion passed unanimously.

The meeting adjourned.

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