

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 6, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 6, 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

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

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated March 3, 2014 listing property acquisitions, not in excess of \$5,000, processed during the month of February 2014.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-037 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 015-363-006
Grantor: Bruce E. Stern, et al.
Property: 530 North Avenue, Bridgeport, CT
Project Purpose: Rehabilitation of Bridges No.'s 03761 – 03765 Project
Item Purpose: Acquisition of a defined easement for highway purposes totaling 396±SF, a temporary construction easement totaling 603±SF as well as severance for the loss of parking.

Staff reported that the project concerns bridges along the Route 8/25 expressway that were built in 1972, and are located about 2 miles north of the I-95 interchange. Rehabilitation is necessary to correct structural deficiencies of the pre-stressed concrete beams. DOT has selected these bridges for repair as a pilot Design Build project in the hopes that the DB method will expedite delivery (minimize construction duration). The rights of way budget is \$3.1 million, involving 6 takings; the total project cost is \$40 million (6/2013).

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The project includes modifications to Lindley Street at the intersection of Route 1 (North Avenue), including adding a turning lane to Lindley Street and the off-ramp for Route 8 NB.

The subject property at 530 North Avenue, Bridgeport will be affected by the added turning lane from the off ramp onto Lindley Street. It will be subject to a defined easement of 396 SF for highway purposes. The easement area is about 5 feet wide and 85 feet in length and located along the property frontage on Lindley Street. A masonry wall will be constructed along the easement line and will prevent use of the 396 SF defined easement. Currently, this area is used to park vehicles offered for sale by the tenant, Lada Auto Sales.

To an additional depth of 6 feet along the Lindley Street frontage, the property will be subject to a one-year construction easement affecting 603 SF. The easement is necessary to remove the current stone wall with chain link fencing on top, and rebuild it along the proposed easement taking line.

The defined easement results in permanent damages due to the loss of paved area available to park cars. The appraiser judged that the pavement area will be reduced from 6,271 SF to 5,821 SF which is a loss of 7% of the paved area. The appraiser estimated that the defined easement would reduce the property value by approximately 5.6%:

Value Before:	\$715,000
Value After:	<u>\$675,000</u>
Damages:	\$ 40,000

The temporary construction easement was valued on the basis of a one-year ground rent: 603 SF = 0.013843 acres @ \$1,250,000/acre x 10% x 1 year term = \$1,730.

Staff recommended Board approval for DOT payment of damages in the amount of \$41,730. 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 well supported by the appraisal report.

PRB #	14-038	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	302-007-005		
Grantor:	Wilton Crest Section I		
Property:	Wilton Crest Section I Condominium Complex, Wilton, CT		
Project Purpose:	Connecticut Route 106 – Wolf Pit Road Project		
Item Purpose:	Acquisition of a defined easement for highway purposes totaling 942±SF and an access easement encompassing 11,954±SF of paved roadway for access to the easement area as well as parking for two vehicles.		

DOT reported that this proposal is needed for the Danbury Branch Centralized Traffic Control and Signalization Project. The project will allow remote control of train movements and switches from Metro-North's Control Center in Grand Central Terminal. The signals and switches will be interlocked for positive control of train movements. The project also includes a reliable source of power along the 23 miles of tract of the Danbury Branch Line. The DAN-60 signal house at MP6.0 has been accessed,

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without benefit of easements, from the private property of Wilton Crest I Condominiums. The purpose of this voucher is to acquire access to the rail line, and have parking for two work vehicles. DOT is accessing the site currently through a temporary right of entry granted by Wilton Crest I.

PRB #14-038 affects a 10.91 acre site that is improved with 109 condominium units. DOT will acquire a 942 SF defined easement for transportation purposes accessed via the condominium association driveway, known as Wolf Crest Road (see aerial photo). This area is approximately 20 feet wide and 56 feet deep, and is on the southwest side of the railroad right of way operated as part of the Metro-North commuter rail system. Additionally, DOT will acquire a permanent right to use Wolf Crest Road to access the defined easement area, and will be allowed parking for two work vehicles. DOT's use will not impede the normal use of the driveway or access to parking and garbage pick-up. The access easement affects 11,954 SF of paved Wolf Crest Road, beginning at Route 106 and ending at the rear of the parking lot by the tennis courts.

Using the Sales Comparison Approach, Norman R. Benedict determined a value of \$7,465,000 for the 10.91 acre site (land only). This is \$684,235/acre; \$15.71/SF; and \$68,500/condominium unit. When considering the affect of the DOT easements (after value), the appraiser reasoned that the minimal damage that can be assigned is 1% diminution in value:

Site Value, Before	\$68,500/unit x 109 units = \$7,466,500 or \$7,465,000 (rounded)
Site Value, After	\$68,000/unit x 109 units = \$7,412,000 or <u>\$7,410,000</u>
Damages:	\$ 55,000

Staff recommended Board approval for DOT payment of damages in the amount of \$55,000. 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 damage award of \$55,000 is reasonably well supported by the appraisal report.

PRB #	14-039	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	Stanislaw Szewczyk		
Property:	Southbury Training School, 1461 South Britain Road, Southbury		
Project Purpose:	Employee Housing Lease-out- DAS Housing Unit #MRSC42-7		
Item Purpose:	Lease-out of a 225-SF dormitory room for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.		

Staff reported that this item is a standard lease-out agreement of the State Employee Housing Program, whose policies and regulations were established in 2005 in order to prevent abuse or favoritism in the leasing of state-owned housing.

The Program required that DAS commission market value appraisals of the housing at least once every 6 years. The market value would be discounted 30% for employees living on institutional grounds, and rent would be paid through payroll deduction. The rent reduction is intended to compensate employees for interruptions such as job-related calls, visits or emergencies that occur during off-duty hours and for the lack of a traditional neighborhood setting. The client agency must provide written justification indicating the occupant's eligibility for state housing. Housing may be authorized if it would (1) facilitate

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the employee's ability to direct, manage or maintain the health, safety and welfare of clients, patients, inmates, students or other employees where such responsibilities are part of the employee's duties; (2) expand the employee's ability to protect, safeguard or conserve facilities and/or equipment where such responsibilities are part of the employee's duties; (3) aid in the recruitment or retention of employees in those specific job classes or positions approved for housing inducements for recruitment or retention of employees.

PRB #14-039 is Unit MRSC-42 on the campus of Southbury Training School (STS). It is a 225 SF dormitory room located in Cottage 42. When appraised in 2011, the market rent was established at \$5,880/year. Consistent with the adopted policy, the rent is reduced 30% to 4,116/year. The monthly rent is \$343.00. The tenant is required to carry \$500,000 of liability insurance to cover any injuries or property damage occurring on the leased premises. The tenant is a developmental service work who participates on the STS volunteer fire department; DDS certified that state housing would facilitate this employee's ability to perform his duties. DDS completed an inspection of the premises in November 2013 (Lease Exhibit A).

Staff recommended approval of the item.

PRB #	14-040	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	Fritz Gorst		
Property:	Southbury Training School, 1461 South Britain Road, Southbury		
Project Purpose:	Employee Housing Lease-out- DAS Housing Unit #MRSSH10		
Item Purpose:	Lease-out of 50% of a 9-room residential colonial style dwelling comprising approximately 2,944 SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.		

PRB #14-040 is Unit MRSSH10 on the campus of Southbury Training School. Approximately one-half of the 9 room house provides living quarters for the facility's regional director. When appraised in 2008, the market rent was established at \$25,200/year for the entire house. This is reduced 30% to \$17,640/year, of which one-half is \$8,820/year. The monthly rent is \$735.00. The tenant is required to carry \$500,000 of liability insurance to cover any injuries or property damage occurring on the leased premises. DDS certified that state housing would facilitate this employee's ability to perform his duties. DDS completed an inspection of the premises in September 2013 (Lease Exhibit A).

Staff recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-042	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-2B-354	Origin/Client:	DCS/CCSU
Contract:	BI-2B-354-ARC		
Consultant:	Smith Edwards McCoy, Architects, P.C.		
Property:	Dept. of Energy and Environmental Protection Building, 79 Elm St., Hartford		
Project Purpose:	79 Elm Street Exterior Renovations Project		

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Item Purpose: New Contract to compensate the consultant for the completion of a pre-design study, design phase documents and construction administration. Design services will generally include the completion of schematic design documents through the construction document phase as well as construction administration services for the restoration and repair of the building exterior.

Staff reported that, in general, the project involves the complete restoration of the exterior façade at 79 Elm Street which is currently occupied by the Department of Energy and Environmental Protection (“DEEP”). The scope of work includes but will not be limited to the all exterior door assemblies, window re-caulking, window sill repair/replacement, replacement of damaged or missing tiles, copper gutter restoration, replacement of missing snow rails and repairs to the existing loading dock.

The overall project is intended to include the completion of a pre-design study by the consultant to evaluate and prioritize the scope within the established \$4.0-Million dollar construction budget. All work on this project shall be reviewed and approved by the State Historic Commission due to the historic significance of the structure.

In August 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Exterior Renovations to 79 Elm Street Project. DCS elicited twelve responses to the advertisement of which all of the respondents but one were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows, Martin A. Benassi, AIA-Architect, LLC, Greg Weis & Gardner Architects, LLC, Hoffman Architects, Inc., and Smith Edwards McCoy, Architects, P.C. 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 Smith Edwards McCoy, Architects, P.C. (“SEMA”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Exterior Renovations to 79 Elm Street Project from the initiation of a pre-design study and then design development documents until the completion of construction. The overall compensation rate for this basic service is \$360,500 with an additional \$98,500 for special services. As such the total project fee is \$459,000. The special services detailed in the project scope include a pre-design study and a hazardous materials survey.

Staff recommended that SPRB approve the contract for Smith Edwards McCoy Architects, P.C. to provide design related services at the Exterior Renovations to 79 Elm Street Project. DCS has confirmed that project funding was approved at the January 2012 Meeting of the State Bond Commission.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-037 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-037. The motion passed unanimously.

PRB FILE #14-038 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-038. The motion passed unanimously.

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PRB FILE #14-039 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-039. The motion passed unanimously.

PRB FILE #14-040 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-040. The motion passed unanimously.

PRB FILE #14-042 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #14-042. The motion passed unanimously.

The meeting adjourned.

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