

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 10, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 10, 2016 in the State Office Building.

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

**Members Absent:** Pasquale A. Pepe

**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 March 3, 2016.** Mr. Millstein moved and Mr. Josephy seconded a motion to approve the minutes of March 3, 2016. The motion passed with Messrs. Greenberg, Millstein and Josephy voting in the affirmative, and Messrs. Norman and Valengavich abstaining due to their absence from the meeting.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 16-048 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS/ DCF

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6) (D) & 1-210(b)(24)**

The Board commenced its discussion of the proposed lease at 9:33 a.m. and concluded at 9:50 a.m. Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

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**OPEN SESSION**

**PRB #** 16-053 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 061-150-004  
**Grantor:** 244 Skiff Street Associates, LLC  
**Property:** 244 Skiff Street, Hamden  
**Project Purpose:** Replacement of Bridge No. 04127 on Skiff Street over Mill River Project  
**Item Purpose:** Acquisition for highway purposes of a 1,370± SF defined easement, 3,070± SF temporary construction easement, temporary severance for the loss of parking and as well as additional severance for the permanent loss of parking.

This project will remove the existing bridge, and replace with a new bridge span, pipe installation, and riprap placement. Disturbed areas will be graded, loamed and reseeded. The construction period is estimated to be 1.5 years. DOT requires a permanent defined easement for highway purposes, affecting 1,370 SF located in the southwesterly corner of the property along the northerly side of Skiff Street and the easterly side of Mill River. A portion of this area is paved parking, and it appears that 2 parking spaces could be impacted. Additionally, DOT requires a temporary construction easement of 3,070 SF, which will affect 3 additional spaces during construction.

The affected property is a restaurant with 30 paved parking spaces. DOT is relying upon an appraisal prepared by Walter J. Kloss, an independent fee appraiser, effectively dated October 29, 2015. He valued the property before and after the takings, and concluded that the project will cause damages totaling \$74,800. The project will reduce the number of customers during the project, which is being constructed in front of the restaurant's westerly driveway entrance, and temporarily reduce the parking by 2 or 3 spaces (temporary damages = \$8,400). A component of the damages are also permanent severance damages due to the loss of 2 parking spaces. The permanent severance is calculated to be \$47,000, which is 5.43% of the total property value before the taking.

Staff recommended Board approval of the damages in the amount of \$74,800. 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 damages are well supported by the appraisal report, dated 11/3/2015, prepared by Walter J. Kloss.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 16-052 **Transaction/Contract Type:** AE / Amendment  
**Project Number:** BI-CTC-427 **Origin/Client:** DCS/BOR  
**Contract:** BI-CTC-427-ARC  
**Consultant:** Northeast Collaborative Architects, LLC  
**Property:** Northwestern Connecticut Community College, Winsted  
**Project Purpose:** Joyner Hall Replacement Project  
**Item Purpose:** Contract Amendment #2 to compensate the consultant for additional services related to special inspection requirements and the oversight of pile foundations.

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Staff reported that the project involves the required architectural and engineering services to complete the demolition of the existing Joyner Building and construct a new 24,400 GSF state of the art Allied Health and Veterinary Technician Academic Building. In April 2012 the Board approved the contract for Northeast Collaborative Architects (NCA) to provide Architect Consultant Design Team Services from preliminary design until the completion of construction.

Contract Amendment #1 compensated NCA and its sub-consultants \$131,800 for removal of the second floor fit-out, vegetative roof, photovoltaic system and landscape plantings from the base bid. These items will be included in the project as a supplemental bid form. The scope of work also required NCA to revise the FF&E Plan to be consistent with the approved budget as well as re-bidding the project. This contract amendment increased the overall project budget and construction budget to \$28,675,598 and \$20,176,352 respectively.

Contract Amendment #2 will compensate NCA and its sub-consultants \$105,980 for special inspection services required for steel, masonry, concrete and pile foundation construction. The scope of work for the special inspections includes but is not limited to mill certificate review, field inspections, site visit reports and the preparation of the final statement of special inspection. This contract amendment will also compensate the consultant for pile installation and related earthwork construction inspection services. This work will include but not be limited to field monitoring including vibration and seismograph reviews, pile installation logs, material submittal reviews, excavation oversight and completion of a final report. Staff recommended that SPRB approve Contract Amendment #2.

**OTHER BUSINESS**

**PRB FILE #16-048** – Mr. Norman moved and Mr. Valengavich seconded a motion to return PRB File #16-048 as requested by the Department of Administrative Services. The motion passed unanimously.

**PRB FILE #16-052** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-052. The motion passed unanimously.

**PRB FILE #16-053** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #16-053. The motion passed unanimously.

The meeting adjourned.

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