

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 19, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 19, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich
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 12, 2012. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of March 12, 2012. The motion passed unanimously.

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 # 12-069 **Transaction/Contract Type:** RE /Lease Amendment
Origin/Client: DAS/JUD
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed Amendment at 9:35 a.m. and concluded at 9:59 a.m.

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

OPEN SESSION

PRB # 12-070 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 102-278-030A
Grantor: One Hundred Norwalk, LLC

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 19, 2012

Page 2

Property: 100 Connecticut Avenue, Norwalk, CT

Project Purpose: Interstate 95 Auxiliary Lanes Interchanges 14 & 15 and Route I Improvements

Item Purpose: Acquisition of approximately 646 SF of land for highway purposes and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that the project known as “Interstate 95 Auxiliary Lanes, Interchanges 14 & 15, and Route 1 Improvements” will provide a southbound auxiliary lane for approximately 2,300 feet, between the Interchange 15 on-ramp from Route 7, to the Interchange 14 off-ramp to Route 1. The auxiliary lane will develop into two lanes for Exit 14 off-ramp to Route 1. These two lanes exiting I-95 will then expand to three lanes at the junction with Route 1. Route 1 will be widened to accommodate 7 foot sidewalks on both sides of Route 1, and a lengthened left turn land from Route 1 to I-95 southbound on-ramp. The DOT cost estimate included 18 acquisitions of vacant land along Connecticut Avenue, Route 1, at total cost of \$1,900,000, including administrative costs and contingencies for court awards, project modifications, etc. The project is 90% federally funded.

This is the 12th project proposal submitted to SPRB. The parcel affected by this taking is 9.55 acres on the northerly side of Route 1. It is commercially zoned (B-1) land improved with a commercial office (88,283 GSF) and warehouse facility (24,335 GSF). The Grantor also owns 1.22 acres on the in a B-1 business zone on the south side of Route 1, opposite the subject property.

In consideration of \$31,000, DOT proposes to acquire 646 sq. ft. located at the northeasterly corner of Route 1 and Clinton Avenue. Two mature deciduous trees will be removed. They can be observed in the file photos provided by DOT.

The award is based on an appraisal by Thomas L. Fox, as of December 2011, in which he estimated a site value of \$40.00/sq. ft. A lump sum of \$5,000 will be compensation for two deciduous trees.

Land: 647 SF @ \$40.00/SF = \$25,840	\$26,000 (rounded)
2 Deciduous Trees, Lump Sum	<u>\$ 5,000</u>
Total	\$31,000

Ms. Goodhouse recommended Board approval of this acquisition. It 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 appraisal report supports the acquisition price of \$40.00. The report references sales of commercial land in Norwalk at \$57.39/SF; \$50.89/SF & \$50.06/SF. Prior acquisitions by DOT for this project have been accomplished at rates between \$35.00/SF and \$69.00/SF.

PRB # 12-072 **Transaction/Contract Type:** RE / Voucher

Origin/Client: DOT / DOT

Project Number: 131-198-008

Grantor: Edward C. Nazzaro, et al

Property: 1015 Mount Vernon Road, Southington, CT

Project Purpose: Reconstruction of Mount Vernon Road

Item Purpose: Acquisition of approximately 240 SF of land for highway purposes, a 530 SF slope easement & additional compensation for the contributory value of site improvements.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 19, 2012

Page 3

Ms. Goodhouse reported that to improve safety, this project will reconstruct and widen a portion of Mount Vernon Road to a uniform width of 30' from an area 350 feet south of West Center Street to 350' north of Roaring Brook Drive. Sight lines at intersections will be improved. To improve drainage, ditches will be constructed along the west side of Mount Vernon Road and additional catch basins and adequate sized pipes will be installed. Whitman Road will also be reconstructed. The total project cost estimate is \$6,309,300. DOT developed a property value estimate of \$144,650 for 38 acquisitions. All but two (2) are estimated to cost less than \$10,000 to acquire.

The subject property at 1015 Mount Vernon Road is 0.79± acres improved with a single family residential dwelling. The zone is R-20/25. The DOT EOC worksheet indicated that except as noted below the takings will not significantly affect the dwelling, access driveway, or remaining site improvements. The affected site improvements shown on the right of way survey include a flag pole, a tree, a brick light pillar, and a planter. DOT offered \$4,600 in damages. The grantor requested additional compensation of \$940 to relocate the underground sprinkler system and a payment \$10,492 to construct a retaining wall along 61 feet of his frontage. The parties agreed on an increase of \$4,900, for a total payment of \$9,500.

Ms. Goodhouse recommended 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 damages to be paid is supported by the EOC report prepared by DOT, and by cost estimates to mitigate the effects of the project, including repositioning the underground sprinkler system, and constructing a retaining wall along the property's frontage.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB #	12-071	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-RD-226	Origin/Client:	DCS/WCSU
Contract:	BI-RD-226-OR		
Consultant:	Hill International, Inc.		
Property:	Western Connecticut State University, Danbury, CT		
Project Purpose:	WCSU Fine and Performing Arts Center		
Item Purpose:	New Contract for Hill International, Inc. to provide the State of Connecticut Owners Representative services for the WCSU Fine and Performing Arts Center Project.		

Mr. Dillon reported that the project entails the design of a new 137,000± GSF Fine & Performing Arts Center on an existing parking lot at the West Side Campus of Western Connecticut State University. The facility will house 4 teaching / performing spaces, a 500-seat Concert Hall, 500-seat Proscenium Theater, 200-seat Studio Theater, 200-seat Recital Hall and support spaces. Other programmed academic spaces as part of the project include music and art studios, administrative offices, and classrooms. Public areas are intended to include a student lounge, art gallery, a common public lobby and cafe. The building will be constructed to qualify for LEED Silver certification.

In order, the original construction and total project budget estimates were \$68,102,500 (\$497/GSF) and \$97,593,000 (\$712/GSF). In 2011, the construction budget was revised to \$72,546,650 (\$529/GSF) and while maintaining the overall project budget of \$97,593,000.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 19, 2012

Page 4

In 2005 the Department of Public Works now known as the Department of Construction Services (“DCS”) issued an RFP for Construction Administration services for this project. After completion of the process, Hill International, Inc. (“HII”) was selected as the most qualified firm and a contract was developed. The contract was subsequently submitted to the SPRB in January 2006 and then withdrawn by DPW due to project funding issues. In 2009, the Board approved a revised design phase CA Services (PRB #09-173) contract for HII in the amount of \$710,466. The final approval memo was based on a series of discussions and written correspondence between SPRB and DPW over concerns with the structure of the contract and timing of the selection process. This contract is intended to replace HII’s original Construction Administrators Contract which was never executed with a new Owner’s Representative Contract. As such the contract includes a revised scope and project program in addition to a new fee schedule which is more consistent with the DCS requirements for a CMR delivery method. As part of the revised project delivery method DCS has revised HII’s fee schedule to the new contract amount of \$2,140,234 and has developed a new project scope.

Mr. Dillon recommended approval of the Owners Representative Services for Hill International Inc. at the WCSU Fine and Performing Arts Center Project. The contract is within the consistent basic service rate of 2.5% to 4.0% for the technical high school and college projects that have been converted from CA Services contracts to OR contracts.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-069 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12- 069. The motion passed unanimously.

PRB FILES #12-070 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12- 070. The motion passed unanimously.

PRB FILE #12-071- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12- 071. The motion passed unanimously.

PRB FILE #12-072- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12- 072. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary