

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 20, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 20, 2014 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 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 13, 2014. Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of March 13, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-060 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-004
Grantor: Bristol Property Associates, LLC
Property: 1001 Farmington Avenue, Bristol, CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington Project
Item Purpose: Negotiated Settlement for the acquisition of a defined easement for highway purposes totaling 644 ±SF.

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow.

The subject property is 0.63 acres that is improved with a commercial office building. DOT requires a defined easement for highway purposes shown as 5 foot wide strip of land along approximately 140 linear feet of road frontage. The easement area is 644 SF. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. The following table indicates the results of the DOT Estimate of Compensation:

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| Item | Calculation | Damages |
|---------------------------------------|---|------------|
| Defined easement for highway purposes | 644 SF @ \$10.00/SF x 99% = \$6,375.60, say | \$6,400.00 |

The Grantor asked for additional compensation to reflect the loss of one parking space located in the northeasterly corner of the site. DOT countered that the loss of the parking space would not impact the office building's income or income potential because there is sufficient paved area to restripe the parking lot to redefine the lost parking space. DOT agreed to include compensation for the cost of restriping, which DOT engineering estimated to cost \$600. The parties agreed to \$7,000 in compensation.

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 damages are supported by the EOC and the cost of restriping the parking area. The unit value of \$10.00/SF is consistent with awards approved by the Board for this project.

PRB # 14-062 **Transaction/Contract Type:** RE / Release
Origin/Client: DOT / DOT
Project Number: 83-018-01A
Grantee: TVJL, LLC
Property: 258-266 Boston Post Road (Route 1), Milford
Project Purpose: Release of Easement
Item Purpose: Release of a drainage right of way totaling 1,700 ±SF provided that the grantee constructs a new drainage system on the premises at its sole expense and as specified by the State of Connecticut.

In 1934 the State acquired a drainage right of way across land of Jack V. Toffoli located at 258/266 Boston Post Road, Milford. The plan shows a ten foot wide easement running from Plain Road, extending southerly across the Toffoli property to West Clark Street. The current owner TVJL, LLC asked DOT to modify the location of the drainage right of way (DROW), which encumbers 1,700 SF so that TVJL, LLC can have better use of its property for redevelopment. DOT agreed to the release the existing DROW, with the proviso that a new drainage facility be constructed at the expense of TVJL, LLC. The new drainage easement will encumber 1,955 SF. DOT agreed to release the DROW for \$6,000. The release was appraised 7/1/2013 by Michael Corazzelli of DOT. He valued the 1.12 acre site "as is" and as it will be encumbered with a relocated drainage easement. His report analyzed 3 Milford commercial land sales, and concluded a value of \$21.40/SF for the subject site.

Staff recommended Board approval of \$6,000 for the extinguishment of the existing DROW. The new Easement Agreement grants the State a perpetual easement to drain water into a drainage facility (relocated pipe) on the premises; and the Agreement grants the State the right to access the property to inspect the pipe; and to demand removal, construction or repair of the pipe as necessary. In addition to \$6,000 paid to DOT, TVJL, LLC bears all expenses of the pipe installation and maintenance.

PRB # 14-064 **Transaction/Contract Type:** RE / Release
Origin/Client: DOT / DOT
Project Number: 160-000-20B
Grantee: B & M Realty Trust, LLC
Property: 335 River Road, Willington

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Project Purpose: Release of Easement

Item Purpose: Release of a drainage right of way totaling 870 ±SF which is no longer utilized by the State of Connecticut.

In 1939 the State acquired an 870 SF drainage right of way across land of Philip & Flora Bugbee located at 335 River Road, Willington, which is on the northwesterly side of Route 32 near the intersection with Route 74. The 1939 plan shows a 10 foot wide taking for an 18-inch pipe that runs 87 feet in length westerly from Route 32, extending into the Bugbee property. The current owner is B & M Realty Trust, LLC and the subject site is now part of a larger parcel that totals 3.232 acres. Local subdivision approval was recently granted for two commercial lots: Parcel A = 2.044 acres and Parcel B = 1.188 acres, the subject property. B & M Realty asked DOT to extinguish the drainage right of way (DROW) on Parcel B in order to use the area for an access for Parcel A. Parcel B was appraised 10/24/2013 by DOT. The release does not affect the commercial building on Parcel B, hence only the 1.188 acre site was valued. The site was valued “as is” and as it will be after the release of the DROW and concluded \$3.85/SF before the release; and \$3.90/SF after the release, a site value increase of 1% from \$200,000 to \$202,000. DOT has agreed to release the DROW for \$3,000, which includes a \$1,000 administrative fee.

Staff recommended Board approval of the item. The extinguishment of the existing DROW, which is no longer required for highway purposes. The DOT Commissioner has authority to release the DROW under §13a-80. The appraisal supports \$3,000 as a reasonable release value.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

| | | | |
|-------------------------|--|-----------------------------------|-------------------------|
| PRB# | 14-061 | Transaction/Contract Type: | AE / Contract Amendment |
| Project Number: | BI-P-86 | Origin/Client: | DCS/CAES |
| Contract: | BI-P-86-ARC | | Contract Amendment #2 |
| Consultant: | Flad & Associates, Inc. | | |
| Property: | Connecticut Agricultural Experiment Station, New Haven | | |
| Project Purpose: | Renovations and Additions to Jenkins-Waggoner Laboratory | | |
| Item Purpose: | Contract Amendment #2 to compensate the consultant for expanded construction phase services. | | |

Staff reported that this project consists of the planned expansion and renovation to the historically significant CT Agricultural Experiment Station (CAES). In general the project encompasses building and site modifications to accommodate program developments and enhancements at the historic Jenkins Laboratory which was constructed in the 1930's. The facility receives thousands of residents annually for diagnostic and testing services. The CAES facility also contains numerous labs, offices, a library and insect collections. The existing building area to be renovated is approximately 16,200 SF and it will be enhanced with a planned 11,000 SF addition. The project is subject to review and approval by the State Historic Preservation Office (SHPO) due to the historic significance of the site.

In September 2010 DPW now known as the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect and Consultant Design Services related to the CAES Renovation and Expansion Project. Subsequently, SPRB approved the contract for Flad and Associates, Inc. (“FAI”) in May 2011 under PRB #11-083. The Architect’s initial compensation rate for basic services was

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\$788,471 which is approximately 11.26% of the budget for the new construction estimated at \$7,000,000 at that time. The total fee also included \$120,874 for additional services. After completion of the pre-design study and discussions with the client agency the project scope has expanded and a new construction and project budget of \$10,000,000 and \$14,875,000 respectively have been established. In March 2012, the Board approved Contract Amendment #1 (PRB #12-048) to compensate the consultant \$358,500 for an expanded project design scope and the inclusion of LEED requirements

Based on the current status of the construction project and observed struggles of the general contractor to complete the project; DCS requested that FAI submit a revised proposal to provide expanded construction phase services as well as an additional 6-months of oversight based on the current project schedule. The general contractor is new to the DAS State construction requirements which have required a significant amount of technical and administrative support from the Architect and Construction Administrator. DCS has evaluated the current status of the project and has determined that this approach is in the best interest of the State. The fee proposal by FAI to provide these additional services is \$81,400 for expanded construction phase services and \$145,400 for the extended contract duration, for a total Amendment of \$226,800.

Staff recommended that the Board approve Contract Amendment #2 for Flad and Associates to provide additional design related services based on the expanded project program.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-060 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-060. The motion passed unanimously.

PRB FILE #14-061 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-061. The motion passed unanimously.

PRB FILE #14-062 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-062. The motion passed unanimously.

PRB FILE #14-064 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-064. The motion passed unanimously.

The meeting adjourned.

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