

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 27, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 27, 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 20, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 20, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED 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 #** 13-261-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA  
**Statutory Disclosure Exemptions:** 1-200(6)(D) & 1-210(b)(7)

The Board commenced discussion of the proposed purchase at 9:40 a.m. and concluded at 10:05 a.m.

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

### OPEN SESSION

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-068 **Transaction/Contract Type:** RE / Amendment  
**Origin/Client:** DAS/BEST

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**Lessor:** Fremont Riverview, LLC  
**Property:** 99-101 East River Drive, East Hartford  
**Project Purpose:** Lease Amendment for the DAS Bureau of Enterprise Systems and Technology  
**Item Purpose:** Lease Amendment to provide the State a lump sum rental credit for waiving the new paint and carpet requirement as identified Section 9 of the agreement.

Staff reported that in 2000, SPRB approved a ten-year lease agreement, subsequently amended, for 197,583 NUSF of office and data center space located at 99-101 East River Drive, East Hartford, in the entire 7 floors of Building I/South Tower; and portions of the 6<sup>th</sup> and 7<sup>th</sup> floors of Building II/North Tower, with parking for 596 cars (PRB #00-511). A five year renewal was approved in April 2010 (PRB #10-105).

In 2011, concerned about lease compliance, the Board asked DAS to submit information regarding the subject lease and other lease renewals. In the instances where new paint and carpet were not required, the Board asked DAS to show that the client agency received a rental credit. In December 2011, SPRB provided DPW with a spreadsheet listing lease renewals, including the subject lease, whose lease terms specified new paint and carpet. For the demised premises, Section 9 of the lease requires new paint every 3 years, and new carpet at renewal. In subsequent discussions regarding the lease renewal at 99-101 East River Drive, because the client agencies did not receive or require new carpet and paint at the renewal term which commenced November 1, 2011, DAS requested a rent credit from the Lessor.

DAS has submitted for Board approval a rent credit in a lump sum payment of \$275,000. The rental credit is  $\$275,000 \div 197,583 \text{ NUSF leased} = \$1.39/\text{NUSF}$  in tenant improvements.

Staff recommended Board approval of the Third Amendment to Lease at 99-101 East River Drive, East Hartford for the following reasons: (1) The Amendment provides a savings to the State of \$275,000 and (2) DAS/BEST is vacating these premises at lease expiration (10/30/2015).

**PRB #** 14-069      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 114-081-007  
**Grantor:** Miguel Rosado, et al  
**Property:** 1 Williams Drive, Prospect  
**Project Purpose:** Reconstruction of Scott Road Project  
**Item Purpose:** Acquisition of a defined slope easement for highway purposes totaling 1,454 ±SF as well as additional compensation for the contributory value of site improvements.

This DOT project involves the widening and reconstruction of Scott Road westerly until its intersection with Austin Road in Waterbury. The proposed improvements will also consist of minor alignment upgrades, curbing and various drainage improvements.

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 subject property at 1 Williams Drive, Prospect is approximately 0.73-acres and improved with a single family residential dwelling. The project requires a taking of 60% interest for a defined easement to

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slope for highway purposes in an area comprising approximately 1,454 SF which is located along the property's frontage on the westerly side of Scott Road. DOT established a rate of \$4.00/SF for this taking. The taking also includes additional compensation for the contributory value of site improvements. DOT offered \$5,300 in compensation.

Staff 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 acquisition value is supported by the EOC, and the negotiated settlement is reasonable.

<b>PRB #</b>	<b>14-070</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	092-532-044A		
<b>Grantor:</b>	Saint-Gobain Performance Plastics Corporation		
<b>Property:</b>	409 East Street, New Haven		
<b>Project Purpose:</b>	New Haven Crossing Corridor Improvement Project		
<b>Item Purpose:</b>	Acquisition of a temporary construction easement for highway purposes totaling 37,090 ±SF.		

This project is part of the New Haven Harbor Crossing Improvement Program for the construction of the new Q-Bridge (Pearl Harbor Memorial Bridge) main span carrying I-95 over the Quinnipiac River. The contract includes partial construction of construction access trestles, marine enclosures, foundation templates, drilled shafts and tower footings. The bridge carries 5 travel lanes in each direction. In addition, construction of footings, piers, structural steel and deck for portions of the NB West Approach and Ramp 1 are included as well as local road improvements in the west shore area and retaining wall and trunk line installations adjacent to Forbes Avenue on the east shore.

The subject property is a vacant .85 acre lot, zoned light industrial, located on the north side of New Street (101 front feet) and the east side of East Street (228 front feet). The site was formerly used as a parking lot for the Saint-Gobain Performance Plastics Corporation, which is now closed. The parcel conforms to zoning, and its highest and best use is for industrial and/or commercial development. DOT requires the entire parcel for the work area for the construction and operation of a railroad loading platform, and will in essence lease the parcel from 6/20/13 to 12/31/2016.

The compensation is based on the conclusion in a report prepared by MacCormack Appraisal Services (11/15/13). The value is supported by an analysis of 3 commercial/light industrial sales that occurred within 3 miles of the subject between January 2010 and August 2012. Before adjustments, the sales prices ranged from \$545,455 to \$564,286/acre. After adjustments, the comparables indicated a range between \$412,500 and \$463,637/acre. MacCormack valued the subject property at \$450,000/acre and applied a 10% rental rate to concluded damages as follows: \$450,000/acre x 0.85147 acre x 10% x 3.5 years = \$135,000 (rounded).

Staff 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 damages in the amount of \$135,000 are well supported by the appraisal report prepared November 15, 2013 by Steven MacCormack.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

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### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>14-071</b>	<b>Transaction/Contract Type:</b>	AE / Commission Letter
<b>Project Number:</b>	BI-RT-862	<b>Origin/Client:</b>	DCS/DOE
<b>Contract:</b>	BI-RT-862-ENG		Commission Letter #1
<b>Consultant:</b>	Gale Consultants, Inc.		
<b>Property:</b>	Windham Technical High School, Willimantic		
<b>Project Purpose:</b>	Roof Replacement and Mechanical Improvements Project		
<b>Item Purpose:</b>	Commission Letter to compensate the consultant for additional design services required for structural engineering, roof deck investigations and HVAC systems.		

Staff reported that this project generally involves the design and complete renovation of the existing roof and mechanical units at Windham Technical High School (“WTHS”). The overall roof area at WTHS comprises approximately 140,000 GSF of building area. The proposed project scope is also intended to include the completion of an asbestos/hazardous material survey, evaluation of the existing roof drainage, design options for various roofing systems, an assessment of the existing RTUs and an analysis of LEED options. The project was initially established with a \$4.20-Million dollar construction budget.

In July 2013, SPRB approved the contract for Gale Consultants, Inc. (“GCI”) to provide Architect/Engineer Consultant Design Team Services for the completion of the Windham Technical High School Roof Replacement & Mechanical Improvements Project (PRB #13-154). The project involved the initiation of an existing conditions evaluation study and then the development of various design phase documents through the completion of construction. The overall compensation rate for basic service was \$347,485 with an additional \$21,575 for special services. As such the total project fee approved under PRB #13-154 was \$369,060. The special services detailed in the project scope included environmental testing, roof cuts and cost estimating. Due to the expansion of the project scope identified in this commission letter DCS has increased the construction budget and overall project budget to \$4,882,224 and \$6,713,056 respectively.

Commission Letter #1 will increase GCI’s contract by \$36,130 in consulting fees to provide additional design services beyond those originally identified in the contract. The additional scope of this commission letter is as follows:

- Additional structural engineering analysis, roof deck investigations and possible framing repair details for Area Q.
- Perform an evaluation of the existing HVAC rooftop units. Prepare a report and inventory of the existing systems, conditions of each unit and identify potential repairs.
- Prepare augmented roof plans due to “overstressing” of five specific roof areas primarily caused by snow drifts.

Staff recommended that SPRB Approve the Commission Letter #1 for Gale Consultants Inc to provide additional design related services at the Windham Technical High School Roof Replacement & Mechanical Improvements Project.

### OTHER BUSINESS

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The Board took the following votes in Open Session:

**PRB FILE #13-261-A** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-261-A. The motion passed unanimously.

**PRB FILE #14-068** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-068. The motion passed unanimously, except for Mr. Norman, who abstained from voting.

**PRB FILE #14-069** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-069. The motion passed unanimously.

**PRB FILE #14-070** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-070. The motion passed unanimously.

**PRB FILE #14-071** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-071. The motion passed unanimously.

The meeting adjourned.

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