

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 2, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 2, 2015 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF March 25, 2015 and March 26, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 25, 2015 and March 26, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 15-020-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

PRB # 15-031-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the above referenced purchases at 9:32 a.m. and concluded at 9:52 a.m.

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

OPEN SESSION

PRB #	15-059	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	017-182-012		
Grantor:	Reinwald Associates, Inc.		
Property:	1197 Farmington Avenue, Bristol, CT		
Project Purpose:	Widening of U. S. Route 6, Bristol and Farmington Project		
Item Purpose:	Acquisition for highway purposes of a defined easement totaling 1,108±SF, a traffic easement comprising 494±SF, additional compensation for the contributory loss of site improvements and severance for the loss of two parking spots.		

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 proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties.

The subject commercially zoned property is on the northerly side of Route 6, and is approximately 0.59 acres improved with a 7,200 commercial building with 2 tenants: Sherwin-Williams Paint, and Subway Sandwiches. The current access/curb cut is at the southwest corner of the property. There are 32 parking spaces.

The Grantor will be compensated for a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 1,108 SF approximately 8 feet wide which is located along 137.5 feet of the property's frontage on the northerly side of Route 6. This will shift the roadway toward the building, and after construction, the sidewalks will not be in the DOT right of way but on the subject property. DOT will also acquire a 50% interest in a defined traffic easement area of 494 SF for the installation and maintenance of an island with traffic signal devices at the southeast corner of the property. The southwest corner curb cut will be closed with access changed to the southeast corner where DOT will construct an access and egress over an easement to be shared by the Grantor and the abutter Armand Castico et al. The takings and reconfiguration of the access will result in the loss of 2 parking spaces.

DOT established a rate of \$14.00/sf for the site value of \$360,000, which is consistent with the previous SPRB approvals for commercial acquisitions related to the project which have approximately ranged from \$6.00 to \$18.00 per SF. DOT also completed a "before and after" analysis using Sales Comparison and Income Approaches, concluding \$1,380,000 before; and \$1,347,500 after (-2.36%), for damages of \$32,500.

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

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required for highway purposes. The damages are well supported by the DOT staff appraisal report.

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 # 15-065 **Transaction/Contract Type:** RE / Lease Renewal
Origin/Client: DAS/ WCC

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

The Board commenced its discussion of the above referenced lease at 9:55 a.m. and concluded at 10:15 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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-060 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-N-338 **Origin/Client:** DCS/DESPP
Contract: OC-DCS-ARC-0042
Consultant: Moser Pilon Nelson, Architects, LLC
Property: DESPP Headquarters, 1111 Country Club Road, Middletown
Project Purpose: DESPP Headquarters Re-Stack Project – Various Floors
Item Purpose: Task Letter #8A to compensate the consultant for additional planning and design services required for the reconfiguration, layout and FF&E requirements for various units within the facility.

Staff reported that the Department of Emergency Services & Public Protection (“DESPP”) has requested consultant services for the completion of an existing conditions survey related to the development of revised program configurations, partition relocations and FF&E enhancements within the State Police Deadly Weapons Offenders Unit and the Office of Statewide Emergency Telecommunications. The overall program shall also incorporate the inclusion of the DESPP Legal Affairs Division and the Connecticut Intelligence Center. The overall scope of the project will include the development of new partitions, infrastructure alterations, door assemblies, wall finishes, ceiling treatments, carpeting and new systems furniture. Lastly, the scope of work will incorporate all required telecommunication and MEP modifications required for the project

Task Letter #8A is a new task letter and subject to SPRB approval because the value of task letters for this project will now exceed \$100,000. As detailed in the scope letter from MPN to DCS dated April 8, 2014 the \$106,390 fee is intended to compensate the consultant for the following additional project scope:

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revised plan layout areas for DEMHS, CTIC and Legal Affairs based on recent program and staffing changes; provide additional layout support meetings for the recently created DWOU and OSET Departments; develop updated concept plans for all user groups and obtain client agency approval; develop project wide conceptual FF&E Program arrangements for review; and evaluation of a phased implementation schedule. As part of this task letter the project construction get will increase from \$700,000 to \$820,000.

Staff recommended that the Board approve Task Letter #8A for Moser Pilon Nelson, Architects, LLC to provide additional planning and design consulting services on this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-020-A – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #15-020-A pending the receipt of additional documentation regarding property title. The motion passed unanimously.

PRB FILE #15-031-A – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-031-A. The motion passed unanimously.

PRB FILE #15-059 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #15-059. The motion passed unanimously.

PRB FILE #15-060 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-060. The motion passed unanimously.

PRB FILE #15-065 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-065. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary