

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 4, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 4, 2011 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 28, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of March 28, 2011. The motion passed unanimously.

REAL ESTATE - UNFINISHED BUSINESS

PRB # 11 - 060 **Transaction/Contract Type:** RE / Administrative Settlement
Origin/Client: DOT / DOT
Project Number: 013-157-007
Grantor: National Railroad Passenger Corporation

Property: West Main Street, U. S. Route 1, Branford

Project Purpose: Reconstruction of Amtrak Bridge Rail Bridge over U. S. Route 1

Item Purpose: Compensation for damages due to loss of ground rent income from two outdoor advertising structures caused by DOT acquisition of defined easement for highway purposes, consisting of 12,981 sq. ft.

Ms. Goodhouse reported that she had spoken with DOT regarding the contractual agreement between Amtrak and CBS with respect to the loss of the billboard location, and that DOT was not anticipating that the Board would be petitioned for any additional compensation under CGS Section 8-273a which allows any person aggrieved by a determination of the amount of compensation paid for the acquisition of an outdoor advertising structure to appeal to the Board for additional compensation. Mr. Greenberg and Mr. Norman recommended that no action be taken on this item today so that staff can research the relevance, if any, of Governor Rell's Executive Order No. 18, regarding billboard locations on state property was pertinent to the Board's review.

REAL ESTATE - NEW BUSINESS

PRB # 10 - 015 **Transaction/Contract Type:** RE / Conveyance of Property

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Origin/Client: DPW / DPW
Grantee: Town of Putnam
Property: 15 Keech Street, Putnam CT
Project Purpose: Conveyance of Surplus State Property (pursuant to PA 09-4, Section 10)
Former National Guard Armory Building, Putnam
Item Purpose: Release of 3.56 acres of land, with all the improvements thereon, identified
as the former National Guard Armory Building at 15 Keech Street for recreational or
municipal purposes.

This item was originally returned to Public Works in February 2010, for resubmission to the State Properties Review Board after the Town of Putnam had voted at Town Meeting to accept the property. This vote was held on March 7, 2011, at which time the residents present voted to accept the property.

Ms. Goodhouse said that the Putnam Armory was built for the Connecticut National Guard in 1956. According to the OPM inventory, initial construction cost was \$283,478 for a 13,929 GSF building, which has current building value of \$1,234,516. The site is 3.56 acres, and was transferred for \$1.00 from the Town of Putnam to the State in 1956 by a deed recorded in the Putnam Land Records, Volume 60 Page 415, and corrected by a deed recorded in Volume 63 Page 444.

The Military Department notified OPM that as of November 30, 2008 the property was surplus to its needs. In accordance with C.G.S. 4b-21(b), on 12/2/08, OPM notified all State agencies that the Putnam Armory was declared surplus and requested agency re-use proposals.

While OPM was considering reuse of the property for Judicial branch offices, the General Assembly voted in 2009 to transfer the property from the Military Branch to the Town of Putnam. The property would revert to the State if the Town of Putnam does not use the parcel for recreational or municipal purposes, does not retain ownership, or leases all or any portion of the parcel (Public Act 09-4, Section 10). Pursuant to this legislation, DPW prepared the proposed deed which transfers the property to the Town of Putnam. The Treasurer signed the Quit Claim Deed on December 30, 2009.

PRB # 11 - 056 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-064
Grantor: Holo-Krome Company
Property: 60 Brook Street, West Hartford, CT
Project Purpose: New Britain/Hartford Busway
Item Purpose: Acquisition of 945 sf. of land for transportation purposes, 3,465 sf easement for
transportation purposes and 3,598 sf easement for temporary access.

This item is for the New Britain-Hartford Busway which is a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. DOT has 120 acquisitions (partial and total takings) planned.

Ms. Goodhouse said the subject site is located on the easterly side of Newington Road, Route 173, in West Hartford, and accessed via the easterly terminus of Brook Street. The site is zoned IE, and industrial zone, consists 14.4 acres that is improved with an 187,000 SF industrial building that is not affected by the DOT takings. The subject site has all utilities including gas, electricity and public water & sewer. The highest and best use is industrial. Current production is cap screws, socket shoulder bolts, dowel pins, socket jam screws, and socket pipe plugs, semi-standards, special fasteners and cold-headed parts.

DOT will acquire the land and easement for transportation purposes detailed in the table below and shown on the map provided. The areas are located behind the building and of little use to the subject due to the present building coverage, setbacks and access. A chain link fence runs along the entire length of the easement area. In addition, DOT will acquire a temporary Access Easement to access the property adjoining to the south. The

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valuation was completed by DOT Appraiser Michael J. Corazzelli who concluded a site value as vacant land of \$3.50/SF based on his examination of comparable land sales ranging from \$5.65 to \$7.82 per square foot. The breakdown is as follows:

Item	Valuation	Damages
Taking, land	945 SF @ \$3.50/SF =	\$ 3,307.50
Easement for transportation purposes	3,465 SF @ \$3.50/SF x 90% =	\$ 10,914.75
Temporary Access Easement	3,598 SF @ \$3.50/SF x 10% x 4 years =	\$ 5,037.20
Value of affected site improvements, chain link fence	304 linear feet x \$15.75/LF x 60% (40% depreciation)	\$ 2,872.80
	TOTAL = \$22,132.25, say	\$22,135.00

Ms. Goodhouse recommended Board approval because 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; and the acquisition value is supported by the appraisal prepared by DOT. Mr. Greenberg noted that at this time the Board may suspend this item until the Governor’s Office has made a decision on whether or not to proceed with the Busway project.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-059 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RC-339 **Origin/Client:** DPW / CSUS
Contract: BI-RC-339-ENG, Commission Letter #2
Consultant: Lawrence Mechanical, P.C.
Property: Central Connecticut State University, New Britain
Project Purpose: HVAC Improvements, Various Buildings
Item Purpose: A/E Commission Letter #5 (Provide additional engineering services for the operation of new and existing chilled water distribution systems served by the Energy Center Chiller Plant.)

Mr. Dillon explained that the original scope of services for Lawrence Mechanical P.C. (“LM”) included increasing the cooling capacity of the new campus energy center by adding 1,500± tons of new chiller capacity, two 2,000 ton cooling tower sections and modifying the electrical power distribution system accordingly. Additionally, the project scope included the removal of 7 previously decommissioned packaged air-cooler chillers that served 5 campus buildings. The scope also intended for LM to size and extend new chilled water piping to 8 existing buildings and size new subsurface chilled water piping for air conditioning two future buildings. Previously decommissioned steam boilers in the old Power House were to be demolished and remove inclusive of auxiliary equipment, electrical switchgear and a transformer. Commission Letter #2 will modify LM’s contract for three distinct project components. These components are defined by DPW as follows:

- Component #1 –provide additional engineering services for the Phase III installation of the Energy Center Chiller Plant automatic controls. This scope includes equipment upgrades for the production of chilled water, engineering analysis and investigations for all buildings (existing and proposed) to be serviced by chilled water and the development of comprehensive flow diagrams detailing the service data to all buildings. The anticipated cost of this scope is \$42,375.
- Component #2 -provide additional engineering services for the Phase III installation of the steam plant automatic controls. This scope includes equipment upgrades for the SCADA system, digital microprocessor, engineering analysis and investigations for all buildings (existing and proposed) to be serviced by the steam distribution system and the development of comprehensive flow diagrams detailing the service data to all buildings. The anticipated cost of this scope is \$31,974.

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- Component #3 – credits for the elimination of partial survey, geotechnical report, EIE documents, acoustical analysis and structural foundation all related to the cooling tower. (-\$57,375)

The total net increase to the contract based on all of the project components detailed in Commission Letter #2 is \$16,974.00. Mr. Dillon recommended to the Board that this item be suspended based upon his request for additional information by DPW.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #10-015 - Mr. Pepe moved and Mr. Josephy seconded a motion to approve PRB File #10-015. The motion passed unanimously.

PRB FILE #11-056 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-056, pending receipt of further information from the Governor's Office regarding the overall status of the Busway project. The motion passed unanimously.

PRB FILE #11-059 - Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #11-059, pending receipt of information clarifying the scope of the project. The motion passed unanimously.

The meeting adjourned.

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