

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 23, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 23, 2012 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 APRIL 16, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 16, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-100 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-174-001
Grantor: South Street Commons Condominiums
Property: 35 and 55 South Street, Bristol, CT

Project Purpose: South Street and Church Street Improvement Project
Item Purpose: Acquisition of approximately 2,025 SF of land, 700 SF easement to slope, the right to grade totaling 400 SF, the right to reconfigure the parking lot and reconstruct driveways totaling 12,750 SF, the right to removal and install a fence totaling 220 LF all for highway purposes and severance for the loss of parking.

Ms. Goodhouse reported that to improve safety, DOT will reconstruct the intersection of Church, Union & South Streets, Bristol. The existing dog-leg configuration of Church Street will be realigned to the west opposite Union Street, while South Street will be widened to allow opposing left turn lanes. Also, an exclusive right turn lane will be provided on Church Street. Project includes the complete replacement of the traffic signal and the storm sewer system. Additional improvements include full depth pavement reconstruction, replacement of bituminous concrete curb, catch basin tops, concrete sidewalks, ADA compliant handicap ramps and

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pavement markings. The estimated construction budget is \$2,132,000. There will be 12 properties to acquire at a budgeted cost of \$550,000. Funding for the project is 80% federal, 10% state, 10% municipal.

The subject property at 33 & 55 South Street is a commercial condominium containing 1.94 acres with 524 line feet of contiguous frontage along South & Church Streets. It is improved with a one story retail/office development. The building is 16,500 GSF and was constructed in 1960 and has four office condominiums, with 3 units owned by the Bristol Community Organization, a community action agency. The fourth unit is owned by 57 South Street, LLC and is occupied by Beacon Pharmacy. The land/common property is owned by South Street Commons Condominium.

According to the appraisal report by Stephen E. MacCormack, as of October 2011 the highest and best use of the property is the current use. The zone is BG General Business, and the property conforms to the zoning requirements. The site has good access and visibility. The paved area is about 48,000 SF, providing about 110 parking spaces.

Using the Sales Comparison Approach, the independent fee appraiser MacCormack examined three Bristol sales of retail buildings that occurred between April 2010 and August 2011. He estimated the damages as follows:

Value Before taking: 16,500 GSF X \$60.00/SF = \$990,000.

Value After taking: 16,500 GSF X \$58.50/SF = \$965,000. Damages: \$25,000.

The proposed acquisition will result in a reduction of land area, an easement to slope, and reconfiguration of the parking lot with a loss of 10 parking spaces. The taking area is the southeast corner of the property along the frontage on South & Church Streets. City ordinances require parking spaces to be at least 10 feet away from any sidewalks.

Ms. Goodhouse recommended Board approval of the acquisition for \$25,000. 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 appraisal report prepared by the appraiser Stephen E. MacCormack.

PRB #	12-101	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	107-167-028		
Grantor:	William J. Clifford, IV et al.		
Property:	1396 Christian Road, Middlebury, CT		

Project Purpose:	Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose:	Acquisition of 0.53+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Ms. Goodhouse reported that in January 2009, DOT and the Federal Aviation Administration (FAA) approved the Final Waterbury-Oxford Airport FAR (FAA) Part 150 Noise Study and the associated Noise Compatibility Program (NCP). The NCP recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

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The subject property at 1396 Christian Road, Middlebury, is the 23rd acquisition in this project to come before the Board. It is located in the project's Phase 3 (of 7) area, which has 10 properties located on Hill Parkway and Christian Road. Ms. Goodhouse recommended approval for the following reasons:

1. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports.
2. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.
3. The appraisal report prepared by Edward P. Sass, Jr. as of 1/14/2012 supports the compensation of \$261,500.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 12-041 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-CTC-409 **Origin/Client:** DCS/CTC
Contract: BI-CTC-409-CAc
Consultant: Gilbane Building Company
Property: Gateway Community College, New Haven

Project Purpose: Construction of Downtown Gateway Community College
Item Purpose: Contract Amendment #1 to compensate the Construction Administrator for additional FF&E services.

The project involves the relocation and consolidation of Gateway Community College (GCC) from two existing campuses to a 3.21-acre site on Church Street where a new 358,500± GSF school. The college will be designed to realize LEED Gold certification. The projected construction schedule is 33 months. The statutory funding amount is \$98,104,000, authorized by the State Bond Commission on October 30, 2009. The current construction and total project budgets are \$147,063,293 and \$197,904,000 respectively.

After a previous suspension by the Board and additional discussions with staff and a follow-up meeting with the DCS Project Manager, this Contract Amendment is now resubmitted at a lower rate for Board consideration. After the completion of meetings with SPRB staff the DCS project manager requested that the sub-consultant DPMCT provide additional information to support the fee or reduce the fee. To expedite the process DPMCT has agreed to reduce the overall fee for coordination of furniture delivery by approximately 25%. As such the overall fee has been reduced from \$281,925 to \$267,225 representing a savings to the State of Connecticut of \$14,700.

Mr. Dillon recommended approval of the revised Contract Amendment #1.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-102 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-CTC-427 **Origin/Client:** DCS/NWCCC
Contract: BI-CTC-427-ARC
Consultant: Northeast Collaborative Architects, LLC
Property: Northwestern Connecticut Community College, Winsted

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Project Purpose: Joyner Hall Replacement Project

Item Purpose: New contract for the consultant to provide design and construction administration services for the development of a new Joyner Hall inclusive of all site improvements and demolition of the existing building.

Mr. Dillon reported that the project involves the required architectural and engineering services to complete the demolition of the existing Joyner Building and construct a new 24,400 GSF state of the art Allied Health and Veterinary Technician Academic Building. The overall project scope includes existing building demolition, site work, expanded parking lot, new utility connections and all of the associated building design requirements for a fully functional and operational academic building. The overall project budget and construction budget are **\$26,990,105** and **\$17,619,930** respectively. DCS intends to bid this contract as a traditional *Design-Bid-Build Project*.

In March 2008 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for *Architect & Consultant Design Teams* related to the Renovations to Joyner Building Project. DCS elicited thirteen (13) responses to the advertisement of which all of the respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. At the conclusion of the process DCS identified Northeast Collaborative Architects, LLC (“NCA”) as the most qualified firm. This contract is for *Architect Consultant Design Team Services* from preliminary design until the completion of construction.

Mr. Dillon recommended that SPRB approve this contract as all the required documents have been submitted by DCS and the basic service fee of \$1,607,500 amounts to 9.12% of the construction budget which is within the maximum guideline rate of 11.5% (10.5% +1% for CA services) established by the agency for this Group C Renovation Project inclusive of construction administration services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-041 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-041. The motion passed unanimously.

PRB FILE #12-100 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-100. The motion passed unanimously.

PRB FILE #12-101 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-101. The motion passed unanimously.

PRB FILE #12-102 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-102. The motion passed unanimously.

The meeting adjourned.

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