

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 9, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 9, 2016 in the State Office Building.

Members Present: Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Pasquale A. Pepe

Members Absent: Edwin S. Greenberg, Chairman
Bennet Millstein

Staff Present: Mary Goodhouse, Real Estate Examiner

Vice Chairman Josephy called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF May 2, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of May 2, 2016. The motion passed unanimously, except for Mr. Pepe who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-096	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	080-127-001A		
Grantee:	Town of Middlebury		
Property:	Easements and rights located along Long Meadow Road, Milford		
Project Purpose:	Assignment to the Town of Middlebury for highway purposes		
Item Purpose:	Assignment of 303± SF defined easement and a 3,921± SF of slope easement to the Town of Middlebury for highway purposes which were originally acquired for the Replacement of Bridge No. 05035 on Long Meadow Road.		

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quitclaim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the easements and rights originally acquired on behalf of the Town for the replacement of Bridge No. 05035 on Long Meadow Road over Long Meadow Pond, Middlebury. The project is complete and it is now necessary for the State to assign the property to the Town per

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Section 7 of Agreement No. 11.30-01(06). This is a release along a town street for highway purposes only and there is not any monetary consideration.

PRB # 16-098 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 036-184-014
Grantor: Barretta Property Management, LLC
Property: 23 Factory Street, Derby CT
Project Purpose: Reconstruction of Route 34 in the City of Derby
Item Purpose: Acquisition for highway purposes of taking area totaling 4,877± SF of land; a slope easement totaling 3,139± SF and a right to remove building and certain site improvements.

The purpose of the project is to project is to improve conditions that cause traffic backups and rear-end collisions at several intersections along Route 34 in Derby, between Bridge Street and Ansonia Street. Because the project area is the downtown area, the City of Derby wishes to maintain the downtown atmosphere and calm traffic along this section of roadway. The addition of travel lanes and turning lanes will improve capacity, while a median, clearly marked narrow lanes, on-street parking and landscape/streetscape features will channel and slow traffic down, improving safety and maintaining the downtown feel of this section of Main Street. Granite stone curbing, raised median, colored brick pavers to better define crosswalks, and bump-outs for parked cars will provide for better protection of people and cars. The widening of the right of way will accommodate the construction of a bike path along the southerly side of Main Street. The 2014 construction estimate is \$11.8 million, of which \$7.6 million is for rights of way. The project is funded with 80% federal and 20% state participation.

The subject at 23 Factory Street is 1.85 acres located on the south side of Route 34, Main Street, and the east side of Factory Street. The site has 20 feet of frontage on the south side of Route 34, Main Street and 476.87 feet on the east side of Factory Street. The site is fairly level. Utilities include public water, sewer, gas and electricity. The site is improved with several structures, and was formerly a lumberyard. The largest building contains 13,099 SF and is a warehouse currently in use as a canvas fabrication shop and warehouse. The DOT project requires its demolition.

DOT is taking land and easements located at the corner of Main and Factory Streets: 4,877 SF of land taken affects all of the Main Street frontage and 265 feet of the Factory Street frontage. Behind the land taking is the 3,319 SF slope easement. Because of the location of these takings, DOT needs to acquire the right to demolish the 13,099 SF canvas fabrication shop/warehouse building.

The appraisal was completed by Walter Kloss, an independent fee appraiser, as of September 10, 2015. The Cost Approach was developed. The first step in this approach is to estimate the site value based on vacant commercial land sales data, and then estimate the value of the buildings and site improvements based on their construction costs, less depreciation. After completing the Cost Approach, Mr. Kloss examined 3 sales of improved commercial sites to test the reasonableness of his conclusion. He concluded that before the takings the property had a value of \$1,296,000; and that after the takings the property value would be reduced to \$820,000 for damages totaling \$476,000, of which \$429,000 is attributed to the loss of the 13,099 SF warehouse building.

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Staff recommended Board approval of compensation for damages in the amount of \$476,000. 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 damages of \$476,000 are well supported by the data in the Kloss appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-097	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-RC-394	Origin/Client:	DCS/BOR
Contract:	BI-RC-394-ARC		
Consultant:	SviGals + Partners, LLP		
Property:	Central Connecticut State University, New Britain CT		
Project Purpose:	Addition and Renovations to Barnard Hall		
Item Purpose:	New contract to provide design and CA services in connection with the renovation and expansion of Barnard Hall.		

Staff reported that in general this project involves the design and construction for planned renovations to 11,000 GSF of the existing structure and a new 20,000 GSF Building addition to Barnard Hall. The existing Barnard Hall comprises 78,443 GSF and is utilized for the College of Education, Nursing Program, CCSU Information Technology Offices and main campus server room. The overall project scope is intended to include but not be limited to the completion of the following: 1.) A 20,000-GSF building addition for staff and student advising services 2.) Complete replacement of all windows within the existing Barnard Hall 3.) Installation of a new central HVAC to include both the existing building and planned addition. 4.) The complete renovation of approximately 11,000 GSF of building space which will include the complete demolition and reconstruction of this area. The overall construction and total project budget have been established at \$15,032,000 and \$22,000,000 respectively.

In June 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect & Consultant Design Teams related to the CCSU Barnard Hall Additions & Renovations Project. DCS elicited 18 responses to the advertisement of which 17 were considered “responsive”. DCS then proceeded to review the 17 submittals and after the completion of the internal review process, 5 firms were selected for short-listed interviews: JCJ Architecture, P.C., Smith Edwards McCoy Architects, P.C., Tecton Architects, P.C., SviGals + Partners, LLP and Christopher Williams Architects, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified SviGals + Partners, LLP (“SGP”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the CCSU Barnard Hall Additions and Renovations Project from the initiation of a schematic design phase through the construction document phase and the subsequent completion of construction. The overall compensation rate for this basic service is \$1,520,000 with an additional \$105,555 for special services. As such the total project fee is \$1,625,555. The special services detailed in the project scope include design programming, geotechnical/environmental engineering and cost estimating. DCS has confirmed for SPRB that funding is available for this contract.

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Staff recommended that the Board approve this new contract for SviGals + Partners, LLP to provide design related services at the CCSU Barnard Hall Additions and Renovations Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-096 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-096. The motion passed unanimously.

PRB FILE #16-097 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-097. The motion passed unanimously.

PRB FILE #16-098 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-098. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary