

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 12, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 12, 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 May 2 and May 5, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of May 2, and May 5, 2011. The motion passed unanimously.

REAL ESTATE - UNFINISHED BUSINESS

PRB # 11 - 092 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-0046
Grantor: Christine M. Lombardo
Property: 123 & 125 Summit Street, Newington, CT

Project Purpose: New Britain/Hartford Busway
Item Purpose: Acquisition of a 76 ± SF of land, a 1,631± SF easement for transportation purposes, and a temporary work easement area comprising 817± SF, and associated site improvements.

The New Britain-Hartford Busway 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.

Staff reported that the subject site is .2562 acre and improved with a duplex numbered 123 & 125 Summit Street, Newington, zoned R-7, Residential, and the current use is in compliance with zoning. There is an existing privacy barrier along the Amtrak boundary where the subject has a fence and a tree/shrub screen to the railroad property. The subject site enjoys utilities including gas, electricity and public water & sewer. The highest and best use is the current use.

DOT will acquire 76 sf of land; 1,631 sf easement for transportation purposes, and an 817 sf temporary work area for water handling that will include a temporary above ground pump to drain intermittent wetlands. The pump is expected to run for a total of 1 +/- weeks, and the noise level is expected to be nominal. All activities related to this project are located along the southeasterly boundary of the premises and adjacent to land of

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Amtrak. DOT Appraiser Michael Aletta has determined that the takings impact the improvements, and will “essentially open up the subject’s private rear yard and result in severance. It should be noted that based upon revised construction plans that a 15’ high barrier wall will be constructed along the Busway parallel to the subject property. Although the barrier provides some privacy, it is insufficient and not aesthetically pleasing to a typical residential buyer. He determined the damages by comparing the subject’s value before and after the takings, and further supported his conclusion by estimating the cost to cure the appearance of the rear property line.

Staff recommended approval of payment of \$20,300 for damages. 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 prepared by DOT.

REAL ESTATE - NEW 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 # **11 - 084 -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 concerning the subject contract at 9:45 a.m. and concluded at 9:50 a.m.

PRB # **11 - 093** **Transaction/Contract Type:** RE / Lease Renewal
Origin/Client: DPW / DPW

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease renewal at 9:46 a.m. and concluded at 9:50 a.m.

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

OPEN SESSION

PRB # **11 - 094** **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-013
Grantor: Bruce A. Threlfall, Jr. et al
Property: 45 Hill Parkway, Middlebury

Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Study, Middlebury
Item Purpose: Acquisition of 21,500 +/- SF of land, in fee, together with

In January 2009, DOT received approval from the Federal Aviation Administration to conduct a federal program for 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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PRB #11-094, 45 Hill Parkway, Middlebury, is the 16th acquisition, and is located in the project's Phase 2 acquisition area, which has 10 properties located on Hill Parkway and Triangle Boulevard.

Ms. Goodhouse said that DOT will acquire the subject property in total, consisting of .49 acres improved with a 1,098 raised ranch style dwelling in "good" condition. There is a public sanitary sewer system and private water well. The zone is R-40, and the current use is in a non-conforming, legal use.

DOT Appraiser Anthony John DeLucco employed the Sales Comparison Approach and relied on three sales in Southbury, occurring June-September 2010, and concluded a value of \$270,000, which is acceptable to the Grantor.

Board staff recommended Board approval because (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; and (3) the appraisal report prepared by Anthony John DeLucco as of December 18, 2010 supports the purchase price.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 11-095 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-843 **Origin/Client:** DPW / BOE
Contract: BI-RC-843-ARC, Contract Amendment #2
Consultant: Tai Soo Kim Partners, LLC.
Property: H.C. Wilcox Technical High School, Meriden

Project Purpose: Additions and Renovations to H.C. Wilcox Technical High School
Item Purpose: A/E Contact Amendment #2 to compensate the architect for additional services related to conversion of the project to a CMR scope, environmental scope coordination and FF&E contract consulting.

At the meeting of May 9, 2011, the Board suspended consideration of this item until additional information was provided related to DPW's rationale for the decision to switch from the design/bid/build process to a CMR contract, including how the Amendment will impact contract BI-RT-843-CaC for construction administration services to the project. Mr. Dillon reported that DPW has provided additional documentation regarding the project.

With the opportunity to rebid the project, DPW opted to revise the project program to a *Construction Manager At Risk* delivery. Mr. Dillon recommended approval of PRB #11-095.

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-107 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-CTC-407 **Origin/Client:** DPW / CTC
Contract: BI-CTC-407-ARC Commission Letter #4
Consultant: Perkins Eastman Architects, P.C.
Property: Housatonic Community College, Bridgeport

Project Purpose: Additions and Renovations to the former Sears Building for HCC
Item Purpose: A/E Commission Letter #4 for the architect to provide additional services related to the replacement of the existing air handling unit and associated improvements.

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Mr. Dillon explained that the existing Housatonic Community College campus contains the former 183,817 GSF Sears building situated on 3-acres. The project consists of the demolition of the Sears building's 35,000± SF west terrace, gutting and completely renovating the remaining 148,817± GSF and constructing a new two-story addition consisting of 39,000± GSF for a completed building area of 187,817± GSF. Parking is provided by an existing State owned parking garage on site. In 2004, the Board approved an Architect's contract with Perkins Eastman Architects P.C. ("PEA") for a total fee of \$3,241,000 based on a \$35,368,664 (\$188/GSF) construction budget. Since that time the Board has approved three contract amendments and three commission letters.

Mr. Dillon recommended that Commission Letter #4 be approved for the Architect to provide additional services related to the design and installation of an additional AHU at the gallery and adjoining Lafayette Hall offices. The total net increase to the contract based on the additional scope detailed in Commission Letter #4 is \$5,400. The engineer's base fee as a percentage of Construction Budget is 7.3% whereas the maximum guideline rate for this Group B construction project is 8.50%, with up to an additional 3% for the renovation work and 1% for construction administration fees.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-084 – A - Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #11-084 – A, subject but not limited to the satisfactory results of a site inspection. The motion passed unanimously.

PRB FILE #11-092 - Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #11-092. The motion passed unanimously.

PRB FILE #11-093 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-093. The motion passed unanimously.

PRB FILE #11-094 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-094. The motion passed unanimously.

PRB FILE #11-095 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-095. The motion passed unanimously.

PRB FILE #11-107 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-107. The motion passed unanimously.

The meeting adjourned.

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