

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 19, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 19, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Pasquale A. Pepe

Members Absent: John P. Valengavich, Secretary
Bennet Millstein

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF May 12, 2016. Mr. Pepe moved and Mr. Josephy seconded a motion to accept the minutes of May 12, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 16-105-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 proposed purchase 9:37 a.m. and concluded at 9:57 a.m.

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

OPEN SESSION

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 19, 2016

Page 2

PRB #	16-115	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	301-145-005		
Grantor:	Astro Holdings, LLC		
Property:	250 Bishop Avenue, Bridgeport		
Project Purpose:	Catenary System Replacement on Metro-North Main Line Project		
Item Purpose:	Acquisition of 2,208±SF easement for providing access to the railroad; 6,381±SF easement for providing access and parking; and 2,200±SF construction easement for temporary parking.		

DOT is replacing the 90 year old catenary system that provides power to the New Haven Line's electric trains. The entire system from the New York State line to New Haven will be replaced with a "state of the art" two-wire constant tension catenary system. The new system is designed for the maximum speed allowed by track geometry and other physical restraints, to support Amtrak's Northeast Corridor High Speed Rail Program and Federal High Speed Rail initiatives.

250 Bishop Avenue, Bridgeport (and partly in Stratford) is 1.735 acres of industrially zoned land with 111 feet of frontage on the east side of Bishop Avenue. The property is bounded on the south by the New Haven Main Line commuter rail, operated by MetroNorth. The majority of the site is paved. The sole building is a 26,400 SF GBA constructed on a concrete slab. It is used for industrial warehouse and office space. There is a bay door on each side of the building (these have limited utility), a bay door to the rear, and two elevated loading docks to the rear. The warehouse section is mostly open with 18 foot high ceilings. Some partitions have been installed. The present use is considered the highest and best use.

DOT is acquiring two permanent and one temporary 2-year easement to access the railroad and provide parking for DOT and MetroNorth vehicles. The easement areas cannot be used to store equipment or material. The 2,208 SF access easement will have little effect on the use of the site. The 6,381 SF parking easement could impede the use of two loading bays located in the rear of the warehouse. DOT damages include compensation for permanent severance. The 2,200 SF temporary parking easement will result in the temporary loss of 12 parking spaces for a 2-year period.

The appraisal was completed by Ronald McInerney, Jr. of Bronxville, NY. Using the Sales Comparison Approach, the appraiser developed a site value of \$5.47/SF; and a total market value of \$1,190,000. The taking will reduce the utility of portions of the site, consequently reducing the site's value. The 6,381 SF parking easement (permanent) will have the most impact on the functionality and utility of the subject property. Vehicles parked in the easement area proximate to the two rear loading docks will impede the use of the docks.

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 required for highway purposes. The damages in the amount of \$76,500 are well supported by the McInerney appraisal report, which concludes that the permanent damages (\$65,000) represent 5.46% of the total property value (\$1,190,000).

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 19, 2016

Page 3

PRB # 16-116 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 106-108-040A
Grantor: Ken-Mike Corporation
Property: 321 & 325 Boston Post Road, Orange
Project Purpose: U. S. Route 1 Operational Lanes Improvement Project
Item Purpose: Acquisition of 818±SF drainage right of way; and 1,948±SF construction easement for installing temporary water main and its appurtenances.

This DOT project is an older project. SPRB reviewed DOT takings for this project in 2001. At this site, in 2001 DOT acquire 4,007 SF of land @ \$16.32/SF for a total of \$65,400 (PRB #01-064). Currently, additional drainage improvements are needed at the subject location.

The subject property is commercial zoned land improved with a 3,820 SF/GBA “Chip’s” fast food restaurant and a multi-tenanted 30,360 SF/GBA office building at 321 & 325 Boston Post Road, Orange.

There are two DOT takings: a drainage right of way affecting 818 SF; and a construction easement for the installation of a temporary water main affecting 1,948 SF. Both easements are located along the site’s frontage on the northwesterly side of U. S. Route 1. Within the easement area are 22 shrubs, 2 light posts and a doubled posted Chip’s sign. The construction easement will cause the temporary loss of 4 (6% of a total of 65) parking spaces located across from the main entrance of the restaurant.

Independent fee appraiser Walter Kloss concluded that the current use is the highest and best use; and determined that the takings would not affect the office building improvements. For site value, he examined 3 sales located on U. S. Route 1, including a sale at 329 Boston Post Road for \$20.71/SF. Mr. Kloss concluded \$20.00/SF for the site value. To estimate the economic damages from the temporary loss of 4 parking spaces in front of Chip’s Restaurant during the project, the appraiser applied 10% functional obsolescence to the value of the building.

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 required for highway purposes. The damages of \$31,000 are supported by the data in the appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 16-113 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-RC-394 **Origin/Client:** DCS/BOR
Contract: BI-RC-394-CA
Consultant: Nosal Builders, Inc.
Property: Central Connecticut State University, New Britain
Project Purpose: Additions and Renovations to Barnard Hall Project
Item Purpose: New contract for construction administration during pre-construction and construction; and commissioning services in connection with additions and renovations to Barnard Hall.

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

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 19, 2016

Page 4

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 construction and total project budget have been established at \$15,032,000 and \$22,000,000 respectively.

In July 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administrator Consultant Teams related to the CCSU Barnard Hall Additions & Renovations Project. DCS elicited eight responses to the advertisement of which seven of the respondents were considered “responsive”. DCS selected five firms for short-listed interviews: Newfield Construction, Inc., STV Construction, Inc., Hill International, Inc., Downes Construction Company, LLC and Nosal Builders, Inc. 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 Nosal Builders, Inc. (“NBI”) as the most qualified firm.

PRB #16-113 is for Construction Administrator Consultant Team Services for the completion of the CCSU Barnard Hall Additions and Renovations Project. The scope of work for this contract includes both preconstruction and construction phase services as well as commissioning and exploratory testing. The overall compensation rate for this basic service is \$650,960 with an additional \$84,950 for special services for a project fee of \$735,910. DCS has confirmed that funding is available for this contract.

Staff recommended that the Board approve this new contract for Nosal Builders, Inc. to provide construction administration related services at the CCSU Barnard Hall Additions and Renovations Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-105-A – Mr. Pepe moved and Mr. Josephy seconded a motion to suspend PRB File #16-105-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #16-115 – Mr. Pepe moved and Mr. Josephy seconded a motion to approve PRB File #16-115. The motion passed unanimously.

PRB FILE #16-116 – Mr. Josephy moved and Mr. Pepe seconded a motion to approve PRB File #16-116. The motion passed unanimously.

PRB FILE #16-113 – Mr. Pepe moved and Mr. Josephy seconded a motion to approve PRB File #16-113. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary