

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 16, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 16, 2016 in the State Office Building.

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

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

Chairman Greenberg 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 June 9, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of June 9, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-127	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	092-94-304A	
Grantee:	Andrew Consiglio, Jr.	
Property:	Northwesterly side of “HES” Ramp, Interstate 91 at East Street & Beech Street, New Haven	
Project Purpose:	DOT Sale of Excess Property	
Item Purpose:	Release of approximately 2,447+/- SF of vacant land adjacent to 67 Beach Street as a result of an abutter bid.	

Staff reported that the release parcel of 2,447 SF is located between Beech Street and East Street, and at the rear of 67 Beech Street, New Haven. The parcel is a portion of property obtained for the construction of I-91, and it is bounded on the southeast by an off ramp from I-91 Southbound, referred to on the map provided as Off Ramp “HES”. An abutter, Andrew Consiglio, Jr. recently purchase 67 Beech Street for \$65,000, it being 0.145 acres, a very irregular shaped residential lot, now in a business zone. The property has a two-family house, boarded up and slated for demolition. Mr. Consiglio requested the release parcel. His interim development plan is to create a parking lot that will be used by his existing tenants.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 16, 2016

Page 2

The appraisal completed by DOT recommended a release value of \$10.00/SF x 2,447 SF = \$24,500 (rounded). DOT held an abutter bid in May 2015, with an asking price of \$30,000 for the release parcel. There are 2 abutters. Mr. Consiglio responded with a bid of \$6,000. The parties eventually agreed upon \$18,500 (\$7.56/SF).

Staff recommended approval of the item. The buyer's payment of \$18,500 (\$7.56/SF) is 75% of the value estimate of \$24,500 as appraised. Staff considers this reasonable based on the appraisal data which ranged from \$7.51/SF to \$10.28/SF for similar vacant commercial land. As required by CGS §3-14b, The City of New Haven pursuant to CGS §3-14b was offered the right to purchase same for \$18,500, but did not respond. The legislative delegation was notified of the sale in accordance with CGS §13a-80(a). Sale of the property would return in to the municipal Grand List for local property taxation purposes.

PRB #	16-131	Transaction/Contract Type:	RE / Land Use Permit
Origin/Client:	DoAG/DOC		
Permittee:	Joseph E. Smith, d/b/a Smith Acres		
Property:	One 10 ± acre parcel of land at Gates Correctional Institution, Niantic		
Project Purpose:	Permit Extension of an Agricultural Land Use Permit for State Land		
Item Purpose:	One year permit extension for the continued use of approximately 10-acres of land located along the east side of North Bridebrook Road, Niantic under an Agricultural Land Use Permit pursuant to CGS 22-6e for the agricultural use of vacant public land.		

CGS §22-6e authorized the commissioner of agriculture to develop a program to encourage the use of vacant public land for gardening or agricultural purposes. Permits were limited to 10 years, after which time the permittee is required to apply for a new or renewed permit. The permit holder must agree to maintain the land in a condition consistent with an approved land use plan. Any permit issued may be terminated by the commissioner, without cause.

Working with Agriculture, Gates Correctional Institution in Niantic identified 10 acres available for farm use. In 2005 a competitive bid process was conducted and Joseph E. Smith (Smith's Acres, Main Street, Niantic) was selected as the permittee. SPRB approved a permit agreement covering 8 growing seasons from 2006 through 2013, expiring 10/31/2013. The agreement allowed for a 2 year extension, which was approved and allowed continued use through 10/31/2015. PRB #16-131 is a renewal of the Agricultural Land Use Permit for the Niantic property, allowing the permittee's continued use for the 2016 growing seasons, expiring 10/31/2016. The permit fee is \$500 for the one-year extension.

Staff recommended Board approval of the extension of the Smith agricultural permit, 10 acres in Niantic, Gates Correctional Institution, expiring 10/31/2016. CGS §22-6e authorizes the commissioner of agriculture to issue permits for the agricultural use of vacant public land. The statute allows for extensions/renewals of the subject permit. The statute allows the termination of the agreement, without cause, upon written notice to the permittee.

PRB #	16-135	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	146-195-020		
Grantor:	ESS Vernon Properties, LLC		
Property:	195 & 209, South Street, Vernon		
Project Purpose:	Reconstruction of South Street, Vernon		

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 16, 2016

Page 3

Item Purpose: Acquisition of 100±SF defined easement for highway purposes; a 2,264±SF drainage right of way; and 12,275±SF slope easement; as well as additional compensation for affected site improvements.

At this location, this project involves the construction of a 5 foot sidewalk with a 3 foot buffer to be installed along the frontage on South Street; and the roadway will be widened affecting the South Street frontage that is the southerly boundary of property at 142/150 & the northerly boundary of 164 Vernon Avenue, Vernon. The subject property taking is residential land located on the south side of South Street. At 195 South Street, DOT will take a defined easement for highway purposes that affects 100 SF located in the northeast corner of the property. DOT is also acquiring a 2,264 SF drainage right of way along the property's frontage (approximately 77 feet) to a depth of at least 26 feet. Within the affected area there is a tree, shrubs, and a brick walk that will be removed for the project. At 209 South Street, DOT will take a 12,275 SF slope easement that affects the entire frontage (approximately 800 feet), including trees, shrubs natural vegetation and fencing that will be removed for the project. DOT completed the appraisal report, valuing the site only. The sales examined had a raw data range of \$1.57-\$6.46/SF; concluding a site value of \$4.00/SF for 195 South Main Street; and \$2.00/SF for 209 South Main Street. The compensation for the takings is \$26,000.

Staff recommended 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 acquisition value is supported by the DOT appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-145	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-RC-393	Origin/Client:	DCS/BOR
Contract:	BI-RC-393-CA		
Consultant:	Downes Construction Company, LLC		
Property:	Central Connecticut State University, New Britain		
Project Purpose:	Renovation/Expansion of Kaiser Hall and Kaiser Hall Annex		
Item Purpose:	New contract to compensate the consultant for preconstruction services, construction administration and commissioning services in connection with the renovation and expansion of Kaiser Hall and Kaiser Hall Annex.		

Staff reported that in general this project involves the design and construction of a new 70,000 GSF Recreation Center and renovations to the existing Kaiser Hall Facility at Central Connecticut State University ("CCSU"). The new recreation center will be designed and constructed with a 50-year+ life expectancy and is anticipated to provide multi-sport courts, a wellness track, fitness areas, studio space, pilates area, offices, meeting rooms and complete shower facilities. The design and layout of this facility shall be appropriate for the recreational and educational needs of a 12,000 student campus population. The project will also include the complete renovation of the existing Kaiser Hall Gymnasium to include a 1st and 2nd Floor entrance as well as VIP seating, a press box, elevator access and other associated basketball court amenities. The project will also include the demolition of the existing 34,000 GSF fabric structure currently adjacent to the athletic facility as well as a new access drive, pedestrian access and

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 16, 2016

Page 4

landscaping. The overall construction and total project budget have been established at \$17,872,369 and \$25,385,809 respectively.

In July 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administrator Consultant Teams related to the Renovate/Expansion of Kaiser Hall and Kaiser Annex Project. DCS elicited seven responses to the advertisement. DCS then proceeded to review the seven submittals and after the completion of the internal review process, five firms were selected for short-listed interviews: Newfield Construction, Inc., STV Construction, Inc., Downes Construction Company, LLC, Hill International, Inc., and O&G Industries, 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 Downes Construction Company, LLC (“DCC”) as the most qualified firm.

This contract is for Construction Administrator Consultant Team Services for the completion of the Renovate/Expansion of Kaiser Hall and Kaiser Annex Project. The scope of work for this contract includes both preconstruction and construction phase services as well as mechanical and building envelope commissioning. The overall compensation rate for basic services is \$864,660 with an additional \$127,620 for special services, for a total project fee of \$992,280. DCS has confirmed that funding is available for this contract.

Staff recommended that Board approval of this new contract for Downes Construction Company, LLC. to provide construction administration related services at the Renovate/Expansion of Kaiser Hall and Kaiser Annex Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-127 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-127. The motion passed unanimously.

PRB FILE #16-131 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-131. The motion passed unanimously.

PRB FILE #16-135 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-135. The motion passed unanimously.

PRB FILE #16-145 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-145. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary