

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 23, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 23, 2014 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 JUNE 16, 2014 and JUNE 18, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 16, 2014 and June 18, 2014. The motion passed unanimously.

### COMMUNICATIONS

**Violence in the Workplace Prevention Policy.** Mr. Dillon received an email from the DAS Policy Advisor regarding the DAS Violence in the Workplace Prevention Policy. The Board briefly discussed the advisability of adopting the DAS Workplace Prevention Policy, for action at a later meeting.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 14-155      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 032-130-009  
**Grantor:** SJB Properties, LLC  
**Property:** 1260 Main Street, Coventry  
**Project Purpose:** Reconstruction of Route 31 Project  
**Item Purpose:** Partial taking for the acquisition of 55±SF of land, a drainage right of way comprising 1,937±SF, additional compensation for the loss of site improvements as well as severance for the permanent loss of four parking spaces.

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The purpose of the project is for the reconstruction of Route 31, for safety and to calm traffic through the village, through the installation of sidewalks, removal of on-street parking, reducing curb cuts, and reducing travel lanes to eleven foot widths.

PRB #14-155 affects 1.41 acres on the northerly side of Route 31, Main Street, Coventry. It is improved with the Bidwell Tavern, a restaurant with 2,995 SF of effective useable area. Currently there are 9 parking spaces on the easterly side of the building, and these are accessed directly from Route 31, Main Street (no sidewalk or curb cuts). There is a rear parking lot with 51 spaces, which is accessed via two driveways, one of which is an appurtenant right of way over land of the abutter, n/f Laura A. Etechells. Patrons parking in the rear enter the restaurant via a walkway and decking (footbridge) over the Mill Brook.

DOT will acquire 55 SF of land located in the southeast corner of the property, along the frontage. A 1,937 SF drainage system (D.R.O.W.) will be installed affecting the current parking located along Main Street. The 9 spaces on Main Street will be reduced to 5 spaces. So that the D.R.O.W. can be installed, the project design calls for the redesign of the front parking area and access to the rear parking lot. A driveway will be constructed across the property's frontage and then cross Mill Brook, and join with the existing right of way over the Etechells property. There will be a curbed island with sidewalk extending west to east along the frontage; and another island without a sidewalk that will limit access to the front parking and Route 31 via two curb cuts. The front railing of the restaurant will be reconstructed, and the existing front steps to the building will be removed. The front parking will be redesigned as 2 handicapped spaces, and 3 additional spaces, with concrete ramps to access the sidewalk and walkways.

DOT is relying on the opinion of the review appraiser Michael Aletta who awards damages as listed above, including 10% severance (\$62,000) for the loss of parking spaces, addition of curb cuts, other elements of the project design that limit access to the front parking and egress to Route 31. He notes that the Town requires 60 spaces per zoning regulations, and that a variance is now required because of the reduction to 56 spaces. Aletta also increased the site value from \$1.22/SF (Benedict) to \$3.50/SF based on 6 recent sales ranging from \$1.10/SF to \$10.63/SF.

<b><i>Permanent Damages</i></b>		
Land	55 SF @ \$3.50/SF	\$ 200
Drainage right of way	1,937 SF @ \$3.50/SF x 25%	\$ 1,700
Lost Miscellaneous Landscaping – 3 bushes; 4 trees	Lump sum (.75% of site value)	\$ 1,600
Severance (permanent loss in parking, 4 spaces)	10% of subject \$620,000 total value	\$62,000
<b><i>Total Damages</i></b>		<b><i>\$65,500</i></b>

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 compensation in the amount of \$65,500 is supported by the appraisal review by Michael Aletta of DOT, based on 10% severance award due to reconstruction of front parking area.

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**Origin/Client:** DOT / DOT  
**Project Number:** 164-177-026A  
**Grantee:** Town of Windsor  
**Property:** Westerly side of I-91 adjacent to Sunnyfield Drive, Windsor  
**Project Purpose:** Lease of vacant land, DOT Agreement No. 6.10-01(13)  
**Item Purpose:** Five year lease with two-five year renewal options for approximately 2.60-acres of land to be used for recreational purposes only. The agreement will require the grantee to indemnify the State against any losses or claims arising from this lease as well as request DOT approval prior to the initiation of any site improvements.

This item is a new lease that will allow the Town of Windsor continued recreational use of 2.60 acres of state property. According to the Windsor town council meeting minutes (11/4/2013), the prior lease for a 20-year term from 1993 to 2013 has expired. The proposed lease agreement is for an additional 5 years with two 5-year renewals. The town manager was authorized to execute the agreement. There is no rent; DOT will receive an administrative fee of \$500.

The parcel is located between I-91 and Sunnyfield Drive. DOT wants to retain ownership of the parcel because it is used for I-91 storm water drainage. A portion of the parcel is mowed by the Town of Windsor. Exhibit A indicates that the parcel was obtained from Pine Hill Golf Club, Inc. sometime prior to 1987. The golf course no longer exists at this location.

Staff recommended approval of the time. The commissioner of transportation has the authority under CGS §13a-80 to enter into lease agreements, subject to the approval of OPM (received 4/2/2014) and the SPRB. Should DOT require this property for any reason, the lease can be terminated without cause with 30 days notice.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 14-160 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MBE-ARC-0005  
**Consultant:** The Geddis Partnership  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise (“MBE”) Architects to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of May 31, 2016.

This contract is part of the 1<sup>st</sup> series of On-Call MBE Architect Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). The On-Call Contract that is the subject of this memorandum has a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 5/31/2016.

At the completion of the interview and State Selection Panel process, DCS Management Team reviewed the results and recommended the approval of the six firms under this series. The Board has previously

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approved four other firms under this series which make the Geddis Partnership the fifth firm submitted under this solicitation.

The Geddis Partnership, (TGP) originally established in 1991 as Geddis Architects, Inc., more recently in 2011 the firm has reorganized under the name The Geddis Partnership. TGP has a local staff of 13± employees including 5 architects and 1 interior design professional. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

TGP will be operating under its professional Architecture Corporation License (ARC.0000518) with the CT State DCP which is active until 7/31/2015. Camilleri & Clarke, Associates reported that TGP has been exposed to one professional policy or general liability loss or claim during the past 5 years. TGP scored a total of 223 out of a possible 300 points and was identified as one of the most qualified firms.

Staff recommended approval of the item.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-155**– Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-155. The motion passed unanimously.

**PRB FILE #14-156**– Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-156. The motion passed unanimously.

**PRB FILE #14-160**– Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-160. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary