

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 11, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 5, 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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 5, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 5, 2011. The motion passed unanimously.

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 - 140 -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 purchase of development rights at 9:50 a.m. and concluded at 10:05 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 - 139 **Transaction/Contract Type:** RE / Administrative Settlement
Origin/Client: DOT / DOT
Project Number: 102-278-025
Grantee: L & D Partnership, LLC
Property: 116 Connecticut Avenue, Norwalk, CT

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Project Purpose: Interstate 95 Auxiliary Lanes, Interchanges 14 & 15 & Route 1 Improvements
Item Purpose: Acquisition of an easement area comprising approximately 112 SF for highway purposes with a right to grade and construct driveways.

Mr. Dillon reported that SPRB staff has completed a review of the proposal by DOT and provided the Board the following information. The subject property is .244 acres of commercial land on the north side of Route 1, improved with a fast food restaurant called “Speedy Donuts.” The state intends to acquire a 112 SF defined easement for highway purposes along with a right to grade and construct driveways. The property improvements will not be affected by the taking.

Valuation: As in previous files in this series, DOT appraiser Mark Mickiewicz certified a value of \$50.00/SF; and estimated an impact of 75% to arrive at suggested compensation of \$4,200. This amount was rejected by the Grantor, who requested “over \$10,000” because of the value of the busy commercial site. After considering additional sales data, DOT improved its offer to \$8,000, which was acceptable to the Grantor.

Initial Offer	112 SF x \$50.00/SF x 75% =	\$4,200
Settlement Offered	112 SF x \$87.78/SF x 81.37% =	\$8,000
Increase to Offer		+\$3,800

As seen in PRB #11-127 & #134 regarding the Swanky Frank fast food stand at 248 Connecticut Avenue, the independent fee appraiser presented data for 7 land sales, ranging from \$22.96 to \$87.78/SF that occurred between April 2007 and October 2009. Of particular note is a 2007 sale of 0.19 acres located on 54 West Avenue, Norwalk, located .75 miles from the subject property, which sold at the rate of \$3,815,789/acre, or \$87.60/SF.

As such staff recommended Board approval for this settlement. While DOT has been able to purchase other easements in this area based on a unit value of \$50.00/SF, there is market data indicating a higher range can be justified.

Chairman Greenberg commented on the rationale for higher land values in this corridor and also asked that staff contact DOT in ensure that plan sheets depicting the overall project area are still being transmitted to SPRB.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-138 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-CTC-401 **Origin/Client:** DPW/CTC
Contract: BI-CTC-401-ARC, Contract Amendment #2
Consultant: Fletcher-Thompson, Inc.
Property: Three Rivers Community College, Norwich

Project Purpose: Consolidation of Three Rivers Community College
Item Purpose: A/E Contact Amendment #2 to compensate the architect for additional construction administration services, state permit requirements, and an additional design scope related to window replacement

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Mr. Dillon reported that the project scope includes the construction of 179,000± GSF of new academic/office/support space, the renovation of 101,100± GSF of existing building area and construction of a new 16,000± SF Central Utility Plant for a total project area of approximately 295,600 GSF. Off-site work includes the widening of the New London Turnpike and intersection improvements. Construction and Total Project Budgets are \$65,130,000 (\$220/GSF) and \$88,824,198 (\$300/GSF of building area), respectively.

The contract amendment is intended to revise the Fletcher-Thompson, Inc. (FTI) contract from \$5,271,170 to \$5,399,085 for an additional fixed fee contract amount of \$127,915. The overall contract amendment has been requested based upon the following scope revisions:

- An additional 15 months of CA services based on a contractual construction end date of January 2010 and an actual contract completion date of March 2011. The cost for these additional services is \$42,595.
- Additional permitting requirements related to Bureau of Air Management New Source Review, Bureau of Air Management Title V General Permit and Bureau of Water Protection Permits for food preparation, minor boiler blowdown wastewater, minor non-contact cooling water, minor photographic processing and miscellaneous discharges of sewer compatible waste. The cost of this scope is \$8,920.
- Additional A/E design services related to the replacement of windows in the D, E and F wing of the facility in addition to stair railing replacement, repair and painting. As part of this scope all work will be designed to be in compliance with the current codes for ADA requirements. FTI has provided a design scope and construction budget of \$76,400 and \$1,127,000 respectively for this work.

Mr. Dillon recommended suspension of this item until additional information can be provided from the Department of Construction Services (“DCS”) related to the scope and requirements for the additional CA work identified in the contract amendment.

Mr. Norman commented that he agreed with the questions presented by staff and concurred with the request to suspend the item.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-138- Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-138 pending the receipt of additional information from DCS. The motion passed unanimously.

PRB FILE #11-139 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-139. The motion passed unanimously.

PRB FILE #11-140-A - Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #11-140-A, subject but not limited to the satisfactory results of a site inspection. The motion passed unanimously.

The meeting adjourned.

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