

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 8, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 8, 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: 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 August 1, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of August 1, 2016. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-192	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	051-151-004A		
Grantee:	Philip G. Wells, Trustee		
Property:	Southerly side of State Route 4 adjacent 529 Farmington Ave., Farmington		
Project Purpose:	Sale of Excess Property to Sole Abutter		
Item Purpose:	Release of 10,037 SF ± of vacant land located along the southerly side of State Route 4 (Farmington Ave) and adjacent to the westerly boundary of property owned by the grantee which is improved with a mixed-use development.		

The DOT release parcel of 10,037 SF was purchased in 1970 as part of a larger residentially zoned tract for the construction of the Route 4, I-84 interchange in Farmington. What was a residential neighborhood has been transformed to commercial uses, primarily medical office buildings because of the close proximity to the UCONN Health Center, whose entrance is a mile from the intersection.

The DOT release parcel is about 50 feet in width, and extends about 200 feet, and is located between Route 4 and exit road from I-84.

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The Grantee owns an adjacent parcel at #529 Farmington Avenue that, with adjacent lots, was rezoned January 2015 from R20/PR (residential/professional office) MOC (medical office) Zone. Also in January 2015, the adjacent parcels received a special permit for the construction of a two-story, 20,000 SF medical office building on application from Metro Realty Group.

The DOT staff appraiser completed a before and after appraisal, as of December 2015. He considered that the release parcel would be combined with property at #505, #521 and #529 Farmington Avenue. DOT offered the parcel for \$41,250 (\$4.11/SF; \$179,000/acre), which was accepted by the Grantee's representative.

On June 23, 2016 the Board voted to return this item to DOT, and recommended further negotiation. The information provided to the by the DOT to the Board indicated that the value of the 10,037 ± SF release parcel may exceed the proposed sale price of \$41,250. On July 29, 2016 the item was resubmitted with a sale price of \$60,000.

Staff recommended approval of the sale of 10,037 SF of excess property to the sole abutter for \$60,000. Based on the available market data, \$60,000 (\$5.98/SF) is a fair price for the release value in that it is comparable to the \$5.96/SF purchase price that Metro Realty Group paid to acquire 0.77 acres at #521 Farmington Avenue. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The description in the Quit-Claim to release the real property is consistent with the compilation plan prepared by the DOT to be filed with the deed at closing.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-191	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-2B-393	Origin/Client:	DCS/DAS
Contract:	OC-DCS-MBE-CIV-004		
Consultant:	AI Engineers, Inc.		
Property:	101 Lafayette Street, Hartford		
Project Purpose:	Capitol Area System – Lafayette Street Extension Project		
Item Purpose:	Task Letter #2A to provide additional design and construction administration services related to the extension of hot water infrastructure as part of the project.		

In general, this project involves the required site-civil, geotechnical and mechanical engineering design services for the extension to the Capital Area System (“CAS”) from Lafayette Street to the Judicial Branch GA 14 Courthouse. In general the scope of services will include the design and construction administration required for the replacement of a 6” chilled water line on Oak Street to the junction connection at 231 Capitol Avenue. The line will then be extended along Russ Street, through the Judicial Branch Parking Lot and into the GA 14 Courthouse. The project scope will also include the transition of the line from underground to above ground at the perimeter of the Courthouse Parking Garage and into the building mechanical room. This portion of the project will also require the design of a heat exchanger to manage water system flows and pressure drops in the system from changes in cooling water temperatures and impacts from the existing internal chilled water distribution system. The total project is

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envisioned to include over 1,600 LF of new chilled water infrastructure, installation of new district loop and heat exchanger at the GA 14 Courthouse and demolition of the existing chillers and piping system.

In April 2014, SPRB approved AI Engineers, Inc. (“AIE”) as one of six firms under the first On-Call MBE Civil Engineering Services consultant contracts. Task Letter #2A is a new formal task letter and subject to SPRB approval because it is an extension of Task Letter #2 (PRB File #15-088) previously approved by the Board.

The Construction Budget and total Project Budget were initially established at \$990,000 and \$1,300,000 respectively for this project. Under this Task Letter the construction and total project budget are being increased to \$1,200,000 and \$1,497,000 respectively for this project. As detailed in the scope letter from AEI to DCS dated June 2, 2016 the \$16,100 fee is intended to compensate AEI for the following project scope: preparation of updated site-civil infrastructure plans and survey requirements for the construction/installation of hot water piping across Russ Street and into to the GA 14 Courthouse. This hot water infrastructure will be connected to the overall CAS system under DAS Project BI-2B-38; additional structural design drawings for the installation of hot water piping in the Lafayette Street Parking Garage; additional design specifications for the installation of “T” Valves and blind flanges to allow for repairs, future connections and parallel piping systems; additional civil design revisions for manhole sizing, locations, curb boxes as well as x-ray and hydro-testing; and additional compensation for construction administration services.

Staff recommended that SPRB approve Task Letter #2A in the amount of \$16,100 for AI Engineers, Inc. to provide additional consulting design and construction administration services on this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-191 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-191. The motion passed unanimously.

PRB FILE #16-192 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-192. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary