

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 13, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 13, 2015 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 AUGUST 4, 2015 and AUGUST 6, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 4, 2015 and August 6, 2015. The motion passed unanimously.

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

### EXECUTIVE SESSION

#### REAL ESTATE- UNFINISHED BUSINESS

**PRB #** 15-146 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS / BOR

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

The Board commenced its discussion of the above contract at 9:33 a.m. and concluded at 9:43 a.m.

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

### OPEN SESSION

#### REAL ESTATE – NEW BUSINESS

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**PRB #** 15-167 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 042-315-008  
**Grantor:** Desai Realty, LLC  
**Property:** 974 Burnside Avenue, East Hartford  
**Project Purpose:** Route 44 Bicycle and Pedestrian Improvements Project  
**Item Purpose:** Administrative Settlement for the acquisition for highway purposes of 784± SF of land and severance for the loss of convenient access to site improvements.

Staff reported that the subject property is 0.26 acres of commercial land, improved with a liquor store with a residential apartment. The taking area is 784 SF and impacts the frontage along the north side of Burnside Avenue. The project includes new raised curbing which will restrict access (parking) at the front of the building. The purpose of the taking is to construct a sidewalk and bicycle lane. Norman Benedict Associates recommended \$11,000 in damages. The Grantor refused and DOT acquired the property rights via eminent domain. Prior to court, the Grantor's attorney notified DOT that he would argue a 10% loss in property value (\$28,000). Eventually the parties agreed to \$15,000, which is a 5.26% decrease in property value.

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 are supported by the appraisal report prepared by Norman Benedict Associates; and the negotiated settlement is reasonable, considering the effect of the project on the subject property.

**PRB #** 15-177 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 130-179-003  
**Grantor:** Genevieve M. Moser  
**Property:** 241 South Britain Road, Southbury  
**Project Purpose:** Replacement of Bridge No. 6815 along Route 172 Project  
**Item Purpose:** Acquisition for highway purposes of 1,337± SF of land, a 2,055± SF temporary construction easement and additional compensation for the contributory value of site improvements.

The site at 241 South Britain Road is 1.79 acres, improved with a single family residence. The project will not affect the residential improvement. The taking area is in the northwest corner of the property at the intersection of Hollow Swamp Road. The work area is adjacent. Some natural vegetation will be affected. DOT completed an Estimate of Compensation, recommending payment of \$6,900 based on a site value of \$2.75/SF.

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 are supported by the Estimate of Compensation.

**PRB #** 15-178 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT

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**Project Number:** 170-3155-091  
**Grantor:** Mesite Family Limited Partnership  
**Property:** 1033 North Colony Street, Wallingford  
**Project Purpose:** New Haven – Hartford – Springfield Rail Project  
**Item Purpose:** Acquisition for transportation purposes of 315± SF of land and a 2.13± Acre temporary construction easement.

This project affects a 3.55 acre parcel zoned RF-40 Corridor District. About one acre is improved with a Sonic fast food restaurant and paved parking for same. The remainder is vacant land. The DOT will acquire 315 SF of land in fee simple, located in the rear of the parcel near the railroad right of way. Approximately 2.13 acres of vacant land will be used as a temporary work area. The DOT appraisal work recommended \$5,000 for the land taking, based on an estimated site value of \$16.00/SF. The temporary work area is considered a two year ground rental at the rate of \$16.00/SF @10%/year = \$140,000 times 2 years equals \$280,000. The total compensation is \$285,000.

Staff recommended Board approval of the item. The acquisition complies with Section 13b-34 of the CGS which governs the acquisition of property by the commissioner of transportation required for transit purposes.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – 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#** 15-168 **Transaction/Contract Type:** AE/New Contract  
**Project Number:** BI-FP-14 **Origin/Client:** DCS/DESPP  
**Contract:** BI-FP-14-DB  
**Property:** 205 Richard White Way, Fairfield  
**Project Purpose:** New Regional Fire Training School – D-B Agreement

**Statutory Disclosure Exemptions: 11-210(b)(24)**

The Board commenced its discussion of the above contract at 9:50 a.m. and concluded at 10:15 a.m.

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

**OPEN SESSION**

**PRB#** 15-169 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-JA-462 **Origin/Client:** DCS/BOR  
**Contract:** OC-DCS-VEH-0022  
**Consultant:** Macchi Engineers, LLC  
**Property:** New Haven Community Correctional Center, New Haven

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**Project Purpose:** Community Correction Center Parking Garage Project  
**Item Purpose:** Task Letter #1 to compensate the consultant for design and construction administration services required for the completion of a comprehensive garage structure rehabilitation program.

The construction and total project budgets have been established at \$1,500,000 and \$2,201,500, respectively for this project. Task Letter #1, in the amount of \$185,000, includes the following scope, as detailed in the consultant's letter to DCS of June 8, 2015: preparation of SD level design documents identifying project repair areas; completion of DD level design plans inclusive of threshold engineering services, a phasing plan and construction cost estimate; execution of project bid phase including a review of bid proposals, contractor scoping and an evaluation of value engineering items; and construction administration services during the construction phase of the project.

Staff recommended that the Board approve Task Letter #1 for Macchi Engineers, LLC to provide consulting design and construction administration services on this project.

<b>PRB#</b>	<b>15-170</b>	<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-T-613	<b>Origin/Client:</b>	DCS/DEEP
<b>Contract:</b>	OC-DCS-ARC-0052		
<b>Consultant:</b>	Christopher Williams Architects, LLC		
<b>Property:</b>	Sherwood Island State Park, Westport		
<b>Project Purpose:</b>	New Maintenance Building Project		
<b>Item Purpose:</b>	Task Letter #2 to compensate the consultant for the completion of design phase, bidding and construction administration services for the Sherwood Island State Park Maintenance Building Project.		

The Department of Energy and Environmental Protection has requested consultant services for the design development and construction administration of a multiple bay vehicle equipment storage/maintenance/workshop building at Sherwood Island State Park. The scope of work includes office space, rest rooms, locker rooms, meeting space and segregated climate controlled and cold storage areas. The maintenance are shall also include a carpentry shop, vehicle repair area and equipment storage with rolling metal door access. The project scope will also endeavor to include a photo-voltaic system and a secondary mezzanine level for additional storage. The construction budget is \$2,247,000.

Task Letter #2 in the amount of \$152,800 is intended to compensate the consultant for the following scope: completion of site visit to evaluate existing conditions and review relevant architectural, site-civil, structural, mechanical and electrical information; interview staff to better understand facility operations; complete a geotechnical investigation, storm-water management permit application and MEP program requirements as part of the SD and DD phase; evaluate existing utilities, soil conditions, building requirements, conditions, plant output and other infrastructure review requirement; complete building CD plans with site improvements inclusive of roadway circulation, layout, curbing and sidewalks; and provide a written narrative report with proposed architectural and engineering concepts to support a Flood Management Permit Application with supporting calculations to DEEP.

Staff recommended approval of Task Letter #2 for Christopher Williams Architects, LLC to provide consulting design and construction administration services for this project.

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**OTHER BUSINESS**

The Board took the following vote in Open Session:

**PRB FILE #15-146** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-146, with the following note: The Board concurs that the information provided in the DAS Supplemental Memo dated July 15, 2015 has addressed all of the concerns raised by the Board after its suspension of this file on July 9, 2015. The response provided is generally consistent with the requirement of CGS 4b-23 and the policies of the State Facilities Plan. It is anticipated that all future DAS Leasing submittals will include an analysis regarding potential energy reduction or cost savings modifications which could be implemented at the proposed lease location consistent with the policies of the State Facilities Plan and CGS 4b-23. The Board recognizes that the actual timing and construction of any improvements will be impacted by various factors after the Board's action such as project budgets, funding and landlord negotiations. The Board looks forward to working with DAS, OPM and DEEP on the implementation of various energy efficiency improvements that will reduce the overall cost of occupancy in leased space as well as providing a reduction in energy consumption. The motion passed unanimously.

**PRB FILE #15-167** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-167. The motion passed unanimously.

**PRB FILE #15-168** – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #15-168, pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #15-169** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-169. The motion passed unanimously.

**PRB FILE #15-170** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-170. The motion passed unanimously.

**PRB FILE #15-177** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #15-177. The motion passed unanimously.

**PRB FILE #15-178** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-178. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary