

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 14, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 14, 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 AUGUST 7, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 7, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-207 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-018
Grantor: Farmington Meadows Estates
Property: 1325 Farmington Avenue, Bristol, CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington Project
Item Purpose: Administrative Settlement for the acquisition of a defined easement for highway purposes totaling 669±SF, a slope easement comprising 57±SF and additional compensation for the contributory value of site improvements.

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 14, 2014

Page 2

The subject property at 1325 Farmington Avenue, Bristol is approximately 5.44 acres and improved with a condominium complex known as Farmington Meadows Estates. The project requires a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 669 SF which is located along the property's frontage on the northerly side of Route 6; and a slope easement of 57 SF located in the southwest corner of the property, also along the frontage. DOT established a rate of \$7.50 which is consistent with the previous approvals for commercial acquisitions related to the project which have approximately ranged from \$6.00 to \$18.00 per SF.

Based on the EOC, DOT proposed \$9,500 in compensation for the easements, including an award of \$4,450 for lost landscaping. The project will require the removal of a row of 5 mature red maple trees and ornamental shrubs located between the existing sidewalk and a tiered-brick wall. The condominium association objected to the proffered compensation, and submitted estimates for replacing the lost landscaping. The value of the mature maples was quoted at \$6,000, \$9,000 and \$14,000. The parties agreed to an additional \$4,800 for a total of \$14,300 in compensation.

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 EOC, and the negotiated settlement is reasonable.

PRB #	14-208	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	170-3155-018		
Grantor:	280 N.C., LLC		
Property:	280 North Colony Street, Wallingford		
Project Purpose:	New Haven – Hartford – Springfield Rail Corridor Improvements Project		
Item Purpose:	Administrative Settlement for the acquisition of a defined easement for highway purposes totaling 5,898±SF for the construction and maintenance of a rail platform.		

As a part of the New Haven-Hartford-Springfield (NHHS) Rail Program, the DOT will acquire a defined easement for transportation purposes. DOT is planning to improve the portion of the Amtrak rail corridor between New Haven and Springfield. It is intended that by 2030, there will be up to 25 daily round trip trains between New Haven and Springfield. Total funding (state: 46%, and federal: 54%) of \$262.8 million is required for upgrading the infrastructure, platforms and stations between New Haven and Hartford. The track improvements will increase top speed to 110 mph and restore the second mainline track.

PRB #14-208 affects a 1.1 acre parcel which is improved with a service garage in two buildings totaling 10,458 SF and located on the northwesterly side of North Colony Street (Route 5), Wallingford. The property is zoned CB-40. The defined easement to be acquired is at the rear of the parcel. The area is approximately 150 feet x 40 feet and will be used for a station platform for northbound passengers. The DOT will use the taking area to access, construct and maintain the station platform.

DOT estimated compensation at \$75,000 based on an appraisal report by Steven E. MacCormack, dated 1/23/2014. Most of the damages are due to the loss of 30 parking spaces at the rear of the buildings. The area is used for storing towed vehicles, equipment, and vehicles parked in connection with the auto sales/service.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 14, 2014

Page 3

As explained in the Administrative Settlement Statement, Mr. Cerrito wanted DOT to consider that (1) his 2013 purchase price reflected a distressed sale because of the poor financial and medical health of the seller; (2) he had invested substantial money to repair and renovate the buildings; and (3) the taking would impact his towing business. The parties agreed to \$100,000. DOT agreed that the impact on the towing business had not been considered in the MacCormack appraisal. The adjustment increased the severance award from 10% to 15% of property value.

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 damage award of \$100,000 is reasonably supported by the information provided by DOT, including the appraisal report prepared by Steven E. MacCormack.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-209	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-RT-858	Origin/Client:	DCS/DOE
Contract:	BI-RT-858-ENG		
Consultant:	Bemis Associates, LLC		
Property:	Ella T. Grasso Technical High School, Groton		
Project Purpose:	Interior Renovations and Mechanical Systems Improvements Project		
Item Purpose:	Contract Amendment #2 to compensate the consultant for additional design services required for the conversion of the Fabrication Shop into a Welding Lab as well as other required fire suppression and power distribution upgrades.		

Staff reported since 2006 Ella T. Grasso Technical High School has been experiencing indoor air quality problems and mold growth. In 2008, a Mechanical System Pre-Design Study was performed at the school and recommendations were made in two parts: investigative survey and mold remediation with options that would cease future mold growth and the survey of mechanical systems with recommendations for corrective work. This project is intended to upgrade the mechanical and plumbing systems in the building.

The 2008 Part I Recommendations consisted of the following 1.) Removal, Disposal and Replace all corridor ceilings, including spline type and areas affected by mold. 2.) Removal, Disposal and Replacement of all insulation on chilled water and domestic cold water piping including areas affected by mold. 3.) Correct electrical shortcomings and install new light fixtures in corridors. 4.) Provide and Install new ducted return air system. The 2008 Part II Recommendations consisted of the following 1.) Provide and Install a new 350 ton chiller. 2.) Clean and refurbish the existing cooling tower. 3.) Clean and refurbish the existing air handling systems. 4.) Provide and Replace belts in roof exhaust fans. 5.) Provide and Replace reheat coils in VAV boxes.

As a result of this extensive scope, it was decided that other miscellaneous architectural and electrical issues would also be addressed. In July 2010, the Board approved Bemis Associates, LLC (“BA”) Consultant Contract for Design Phase Services in the amount of \$419,000. This contract was based on an

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 14, 2014

Page 4

estimated construction budget of \$4,750,000. This contract was approved under PRB #10-181. In July 2013, the Board approved Contract Amendment #1 under PRB #12-181 which increased the base fee amount by \$134,875 to compensate the consultant for expanded CA services.

Contract Amendment #2 is intended to revise BA's contract with an increased fee amount of \$96,000 to compensate the consultant for additional services required for the renovation of the Metal Fabrication Shop into a Welding Lab as well as for the design of a fire suppression system and upgrades to the HVAC and power distribution systems. As part of this scope BA will subcontract with Moser Pilon Architects Inc., a project sub-consultant, to also provide additional design services and site inspections. BA will also subcontract with Macchi Engineers, Inc. and Tarbell Construction Management for structural engineering and cost estimating services. As part this contract amendment the total project budget and construction budget will be increased to \$7,498,500 and \$4,906,475 respectively.

SPRB staff recommended approval of Contract Amendment #2 in the amount of \$96,000. The basic service fee for this project at 8.07% is below the guideline criteria rate of 10% for this Group B Renovation Project. The CA fee for the updated construction budget will be revised to 4.88% of the construction budget which is within the DCS established guideline rate of 5% for CA Services.

OTHER BUSINESS

PRB FILE #14-207 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-207. The motion passed unanimously.

PRB FILE #14-208 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #14-208. The motion passed unanimously.

PRB FILE #14-209 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-209. The motion passed unanimously.

The meeting adjourned.

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