

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 15, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 15, 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:** Brian A. Dillon, Director  
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 September 8, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of September 8, 2016. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>16-211</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	084-109-021		
<b>Grantor:</b>	Northbrook of Monroe Expandable Condominium		
<b>Property:</b>	West Side of Pepper Street, Monroe		
<b>Project Purpose:</b>	Pepper Street Reconstruction Project		
<b>Item Purpose:</b>	Acquisition of 24,761±SF defined easement for transportation purposes; 464±SF slope easement, 433±SF and 6,967±SF drainage rights of way, and affected site improvements in connection with the Pepper Street Reconstruction Project.		

This project involves a full-depth reconstruction and widening of Pepper Street, from Route 25 to Grant Road. An exclusive left turn lane will be constructed onto Route 25, together with a traffic signal equipment upgrade at the Route 25/Pepper Street signalized intersection; drainage and sight lines will be improved. The project also includes a realignment of the Garder Road intersection; and the construction of an 11 foot wide multi-use trail along the west side of Pepper Street between Grant Road and Northbrook Drive.

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The subject property is improved residential land located on the westerly side of Pepper Street. DOT will acquire a defined easement for transportation purposes of 24,761 SF, which is located along the property's 1,256 feet of frontage on the westerly side of Pepper Street. The property taking is measured ranging from 40 - 48 feet from the centerline of Pepper Street, so the width of the transportation easement varies, but averages 19.71 feet. DOT will also acquire a slope easement affecting 464 SF, and two drainage rights of way affecting 433 SF and 6,967 SF, also along the road frontage. The total acreage affected is 0.697 acres.

A "before and after" appraisal was completed by Norman Benedict Associates as of 4/8/2016, which concluded that the project would not affect the value of the building. Based on available condominium land sales data, the appraiser concluded a site value of \$152,000/acre. The affected site improvements are trees, shrubs, islands and decorative landscaping. The appraiser's summary of damages is \$55,000 for the takings, and \$15,000 for damages to the site improvements for a total of \$70,000.

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 appraisal report provided.

<b>PRB #</b>	<b>16-219</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	135-287-006		
<b>Grantor:</b>	Matilda Jaworski		
<b>Property:</b>	162 Courtland Avenue, Stamford		
<b>Project Purpose:</b>	Route 106 Intersection Improvements Project		
<b>Item Purpose:</b>	Acquisition for highway purposes of 342±SF of land and additional compensation for the contributory value of site improvements.		

This project is for intersection improvements along Route 106 in Stamford, from Route 1 to Hamilton Avenue. The intersections at Route 106, Seaton Road and Hamilton Avenue will be widened to provide a turning lane to ease traffic congestion.

The subject property is 0.20 acres (8,712 SF) of residential land improved with a single family residence. The improvements will not be affected by the taking. The project requires DOT to compensate the Grantor for a taking of 342 SF located at the northeast corner of the lot where Courtland Avenue intersects with Hamilton Avenue. There is a stonewall that will be relocated, and landscaping (trees, privet hedge) that will be removed. The existing vegetation provides some screening to the subject property.

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. In this evaluation, DOT recommended damages based on \$23.00/Sf. The negotiated settlement in the amount of \$8,766 includes \$900 to compensate for the removal of landscaping that provides screening.

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 award for damages in the amount of \$8,766 is supported by the DOT Estimate of

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Compensation, dated 6/2016, and the negotiated increase is a reasonable accommodation to address the Grantor's concerns.

**PRB #** 16-230 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 092-94-304A  
**Grantee:** Andrew Consiglio, Jr.  
**Property:** Northwesterly side of "HES" Ramp, Interstate 91 at East Street & Beech Street, New Haven  
**Project Purpose:** DOT Sale of Excess Property  
**Item Purpose:** Release of approximately 2,447+/- SF of vacant land adjacent to 67 Beach Street as a result of an abutter bid.

This item was approved as PRB #16-127 on June 16, 2016. Subsequent to SPRB approval, the review by the Office of the Attorney General identified an error regarding the language concerning the definition of the non-access highway line. The deed approved by SPRB contained this language: "The State...waives and relinquishes all right of enforcement for the former non-access highway line of Present Off Ramp "HES" (Interstate 91 Southbound), as more particularly shown on said map."

This language has been replaced with the following: "The State of Connecticut hereby grants access to the subject parcel over the RELEASE LINE & FORMER NON-ACCESS HIGHWAY LINE as shown on said map."

The State continues to deny access from the release parcel to and from the Present Off Ramp "HES" (Interstate 91 Southbound).

Staff recommended Board approval of the Quitclaim Deed as revised by the OAG.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB#** 16-163 **Transaction/Contract Type:** AE / Amendment  
**Project Number:** BI-RT-837 **Origin/Client:** DCS/DOE  
**Contract:** BI-RT-837-ARC  
**Consultant:** Antinozzi & Associates, P.C.  
**Property:** Eli Whitney Regional Technical High School, Hamden  
**Project Purpose:** Additions and Renovations  
**Item Purpose:** Contract Amendment #5 to compensate the consultant for additional design and geotechnical design services in connection with the project for additions and renovations to Eli Whitney Regional Technical High School.

SPRB Staff reported that the project involves the renovation & remodeling of the exterior & interior 135,968 GSF existing building as well as the construction of 91,290 GSF of new building area for newly planned total building project area of 227,258± GSF. Additional improvements include the reconstruction of athletic fields and perimeter site fencing, new landscaping and the resurfacing of existing parking lots. On 03/31/2005, the Board approved the Architect's Contract, construction and total project budgets were \$43,212,000 and \$57,824,000, respectively. In early 2011, a restart of the project was approved by OPM and DPW. Since that time DPW now known as DCS has identified issues/changes with the overall project scope, changes to the Life Safety Code, additional permit requirements, the need for a PCB abatement plan and overall file conversion/updates for the previously approved documents. Furthermore,

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DCS has also implemented procedural changes on projects of this size and complexity by implementing a Construction Manager at Risk delivery method versus the traditional Design-Bid-Build method. In August 2014, the Board approved Contract Amendment #4 which revised the architect's fee to include additional compensation for the completion of additional design services, extended CA services, FF&E program services, special inspection requirements and fee escalation based on the delayed project start time. This contract amendment maintained the current total project budget at \$98,000,000 but increased the construction budget to \$72,169,201.

Contact Amendment #5 is intended to revise the Antinozzi & Associates, P. C. contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope which is intended to include various design changes and special services.

On July 5, 2016 the Board suspended action on this item, and requested additional information about Contract Amendment #5. Based on the information received from DCS, Staff recommended that the Board continue the suspension of Contract Amendment #5 and request that DCS revisit the value of this contract amendment and at a minimum discuss the reduction of the amendment based upon the cost of the athletic field, inefficiencies in the geotechnical CA services and the allocation of the design contingency.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-163** – Mr. Valengavich moved and Mr. Pepe seconded a motion to suspend PRB File #16-163 and recommend that DCS revisit the value of this contract amendment and at a minimum discuss the reduction of the amendment based upon the cost of the athletic field, inefficiencies in the geotechnical CA services and the allocation of the design contingency. The motion passed unanimously.

**PRB FILE #16-211** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-211. The motion passed unanimously.

**PRB FILE #16-219** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-219. The motion passed unanimously.

**PRB FILE #16-230** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-230. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary