

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 3, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 3, 2011 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Bruce Josephy, Secretary  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Mark A. Norman

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

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 September 22 and September 26, 2011.** Mr. Pepe moved and Mr. Millstein seconded a motion to approve the minutes of September 22 and September 26, 2011. The motion passed unanimously.

### COMMUNICATIONS

Mr. Dillon transmitted copies of a letter to the Board dated September 29, 2011 from Dr. Steven Goldblatt of Higganum, CT regarding the proposed exchange of parcels of land in Haddam.

State Properties Review Board FY 2011 Annual Report. Mr. Dillon said that in accordance with State statutes, the annual report was transmitted to the Governor and legislative committees of cognizance on September 30, 2011.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 11 - 167      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 171-305-024  
**Grantor:** Cornerstone Condominium  
**Property:** 1235 – 1259 East Street, New Britain, CT

**Project Purpose:** New Britain – Hartford Busway  
**Item Purpose:** Acquisition of approximately 53 SF of land, a 810 SF easement for transportation purposes, two (2) slope easement comprising approximately 1,028 SF and 250 SF, a 202 SF drainage ROW, a 4,158 SF temporary work easement and additional compensation for the contributory value of site improvements.

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Ms. Goodhouse said that this acquisition is for the New Britain-Hartford Busway project. The subject property is 1.78 acres in an A3 residential zone. The highest and best use is the current use for high density residential dwellings (condominium complex). The parcel's improvements will not be affected by the taking.

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. After completing the EOC in June and arriving at the value conclusion of \$10,000 a map revision resulted in the addition of taking 53 sq. ft. of land in fee. The fee taking increased the damages to \$10,200.

Ms. Goodhouse 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 report prepared by DOT.

**PRB #** 11 - 202 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 089-120-001  
**Grantor:** John C. McDonough, et al.  
**Property:** 533 Valley Road, New Canaan, CT

**Project Purpose:** Replacement of Mariomi Bridge over Silvermine River Project  
**Item Purpose:** Acquisition of three (3) permanent easements for highway purposes comprised of approximately 237 SF, 237 SF and 1,539 SF each. One temporary easement related to the installation of a culvert comprising approximately 1,649 SF. The right to install approximately 120 LF of sedimentation control, the removal and re-setting of 63 LF of wood fence, contributory value of site improvements and additional compensation for permanent and temporary severance.

Mr. Greenberg inspected this site, and commented that because the existing bridge on Mariomi Road over Silvermine River is deficient, this project will replace the bridge as well as reconstructing the approaches to the bridge. Mariomi Road is a town road. The project is 80% federally funded and 20% municipally funded.

Mr. Greenberg described the neighborhood and said that the proposal is to compensate the owner for the easements and severance totaling \$73,650. Mr. Greenberg discussed the impact of the project on the subject property, particularly a severance payment of \$41,000 for permanent loss of privacy screening.

The subject property is 2.23 acres of residentially zoned land, improved with a single family residence, situated at the intersection of Valley Road and Mariomi Road, New Canaan. DOT Appraiser John P. Kerr prepared an appraisal report as of 9/24/2010 that concluded a unit value of \$10.29/SF (\$1,000,000 lot value) based on three New Canaan lot sales of 2.348 acres, 1.00 acre, and 1.15 acres. The sale prices ranged from \$814,000/lot for the 1.00 acre lot (\$18.69/SF) to \$1,227,000 for the 2.348 acre lot (\$12.00/SF). The residential comparable sales indicated a value range from \$2,200,000 to \$2,400,000, and the appraiser valued the subject property at \$2,350,000. The permanent severance is 4.1% of the appraised lot value, and 1.7% of total property value.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 11-200 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-RC-324 **Origin/Client:** DCS / CCSU  
**Contract:** BI-RC-324-ARC Commission Letter #2  
**Consultant:** Burt Hill, Inc.  
**Property:** Central Connecticut State University, New Britain

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**Project Purpose:** New Academic Building Project

**Item Purpose:** Commission Letter #2 to compensate the consultant for additional services required for the conversion of the project to a Construction Manager at Risk delivery method.

Mr. Dillon explained that this project provides for the construction of a new freestanding, 4-story, 75,055 GSF Academic Building to house classrooms and offices at Central Connecticut State University, New Britain, CT. The building will have a steel structure, brick veneer/metal stud exterior and standing seam copper roof. The design must comply with all building and fire codes and ADA accessibility requirements. The level of design will be based on a LEED Silver Certification. Construction and total project budgets are \$25,893,500 (\$345/GSF) and \$38,092,000 (\$508/GSF). Design funds in the amount of \$4,014,000 were approved by the Bond Commission on 02/29/2008.

The contract with the Architect; Burt Hill Inc (“BHI”) f/k/a/ Burt Hill Kosar Rittleman Assoc. Inc. of Connecticut, in the amount of \$2,581,263 was signed on 1/6/2009.

Commission Letter #2 will modify BHI’s contract and provide for an additional \$12,150 in consulting fees for meetings and scoping to revise the contract documents from the standard design-bid-build format to a Construction Manager at Risk (CMR) contract approach. Mr. Dillon recommended that the Board suspend action on the proposal pending further discussion with DCS concerning the possible omission of contract provisions that have been included in prior CMR contracts.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**Mileage and Meeting Fee:** Mr. Millstein moved and Mr. Josephy seconded a motion to approve meeting and mileage fee to Mr. Greenberg for his October 2, 2011 site inspection in New Canaan (PRB #11-202). The motion passed unanimously.

**PRB FILE #11-167** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11- 167. The motion passed unanimously.

**PRB FILE #11-200** - Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #11- 200, pending receipt of additional information related to the project. The motion passed unanimously.

**PRB FILE #11-202** – Mr. Greenberg moved and Mr. Millstein seconded a motion to approve PRB File #11- 202. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary