

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 6, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 6, 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 SEPTEMBER 29, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 29, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED 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 # 14-239 **Transaction/Contract Type:** RE / Lease Renewal
Origin/Client: DAS/ JUD

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

The Board commenced discussion of the above referenced lease proposal at 9:45 a.m., and was joined by Ronald Macchio, Judicial Branch Facilities Director, and Shane Mallory, DAS Leasing Administrator at 9:45 a.m. Mr. Macchio and Mr. Mallory left the meeting at 10:05 a.m. The Board concluded its discussion of the above referenced lease proposal at 10:07 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

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 6, 2014

Page 2

REAL ESTATE- NEW BUSINESS

PRB # 14-244 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 142-146-005
Grantor: 174 Merrow Road, LLC
Property: 174 Merrow Road, Tolland
Project Purpose: Reconstruction of Route 195 Project
Item Purpose: Administrative settlement for the acquisition of 2,420±SF of land, a temporary construction easement for highway purposes totaling 290±SF, a 1,900±SF slope easement as well as additional compensation for the contributory value of site improvements.

Staff reported that this DOT project is being designed along Route 195 from its intersection with I-84's eastbound ramps through its intersection with Goose Lane/Rhodes Road. Operationally, the project originally was designed to address traffic flows from Interstate 84 towards UConn for campus events (basketball games, etc.), and involved implementation a second Route 195 southbound through lane within the project limits. Recently a decision has been made to modify the project to also include a second Route 195 northbound through lane throughout the project limits (previously a second northbound lane was only provided through the Route 195/I-84 Eastbound Ramps intersection).

At this location, 174 Merrow Road, Tolland, DOT will take an area of 2,420 SF which is approximately 150 in length and 16 feet in width along the Route 195 frontage. The project also requires a 1,900 SF slope easement, and a temporary construction easement affecting 290 SF for the purpose of constructing a retaining wall. The subject property is 1.35 acres and conforms to the requirements of the commercial (Gateway Development) zone. The site is improved with a 4,120 SF office building with 2,700 SF of leased office space known as "The Crossen Building." The property has 150± feet of frontage on the southerly side of Route 195.

The DOT appraisal established a unit value of \$4.50/SF based on the analysis of three sales, including one at 159 Merrow Road. The raw data ranged from \$5.01/SF to \$11.04/SF; and adjustments indicated a range between \$4.26/SF and \$6.63/SF. Based on this appraisal, \$18,000 was offered in compensation.

The Grantor countered with \$35,000, indicating a severance component should be awarded because access to the office building would be impeded, causing difficulty for his tenants and their clients. The parties agreed to an additional \$3,000 for a total of \$21,000 in compensation.

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 acquisition value is supported by the appraisal report, and the negotiated settlement is approximately \$5.40/SF, which is reasonable and is supported by the comparable sales data provided.

PRB # 14-247 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 077-323-001
Grantor: Lynn LaGuardia
Property: LaGuardia Lane, Mansfield

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 6, 2014

Page 3

Project Purpose: Mansfield Hollow State Park Trail Access Enhancements Project
Item Purpose: Acquisition of approximately 18.70-acres of land previously approved as the Quiet Meadows Sub-Division for the purposes of creating transit and direct vehicular access to Mansfield Hollow State Park via the development of a trail head and other associated site improvements.

Mansfield Hollow State Park includes the Army Corps of Engineers' Mansfield Hollow Lake Recreation Area, which is the largest federally-owned open space area in Connecticut. DEEP operates the property as a state park under a lease agreement with the Corps, making this project eligible for funds from the Public Lands Highway Program Discretionary Funds. Like most CT state parks, Mansfield Hollow State Park cannot be accessed via public transportation.

In August 2012 the FHWA funded a DOT/DEEP/Town of Mansfield sponsored project to acquire, preserve and improve the subject 18.70 acre property adjacent to Mansfield Hollow to provide new transit access (via bus) and improve hiking and mountain biking trail access to federally-owned open space. The planned improvements include develop a trail head to connect with existing trails; develop a parking area; install signage; and print an interpretive trail guide. In FY 2012 a budget of \$446,000 was estimated for the project, including \$395,000 to purchase the 18.70 acre subject property. The improvements will create a trail connection from a Windham Regional Transit District bus stop on Route 195 to Mansfield Hollow State Park.

The 18.70 acre subject property is comprised of 8 approved building lots; however lots may not be sold until a 1,700 linear foot road, LaGuardia Lane, with underground utilities and drainage has been constructed to Town specifications. At time of subdivision approval (2009) the indicated road bond cost was \$412,000 (\$242/linear foot). The property includes 200 feet of frontage on the easterly side of Dodd Road near the intersection of Route 195. Chapins Pond abuts the west side of the property. Much of the property is an open hay field, with views of Chapins Pond.

Independent fee appraiser Howard Russ, SRPA developed the Sales Comparison Approach as well as an Income Approach/Subdivision Analysis to determine the value of the 8 approved building lots. The analysis assumes an average "retail" lot value of \$121,500 that would appreciate 2% per year; road construction costs of \$225.00/linear foot; a time period of 3 years to complete the sale of 8 lots; and a discount rate of 8.5%. The annual net incomes over the 3 year sell out period, discounted to present value at the rate of 8.5% are (-\$92,538) + \$255,751 + \$162,120 for a total of \$325,335, rounded to \$325,000. The subdivision analysis concluded a net present value of \$40,625/lot. The Sales Comparison Approach concluded \$40,000/lot or \$320,000. The appraiser concluded \$325,000 as of May 1, 2014.

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. The compensation in the amount of \$325,000 is well supported by the Howard B. Russ, SRPA real estate appraisal.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#

14-248

Transaction/Contract Type: AE / Task Letter

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 6, 2014

Page 4

Project Number: BI-RT-876 **Origin/Client:** DCS/DOE
Contract: OC-DCS-ARC-0043
Consultant: OakPark Architects, LLC
Property: Bullard Havens Technical High School, Bridgeport
Project Purpose: Masonry Trade Shop and Fitness Center Project
Item Purpose: Task Letter #9 to compensate the consultant for project design and construction related services for the renovation of 19,000 GSF of unoccupied space to house the Masonry Trade Shop and Fitness Center.

Staff reported that this project involves the design and construction administration for the renovation of an existing unoccupied building to house the Masonry Shop and Fitness Center at Bullard Havens Technical High School. The project scope will include the complete renovation of the unoccupied building which is planned to include a work shop area, tool storage, an office, washing stations and a theory classroom for the masonry shop. The fitness center is envisioned to include workout space, showers, storage and a janitorial closet. The consultant is also being tasked with evaluating a connecting canopy, window/door replacement and exterior masonry re-pointing as part of the project. The initial Construction Budget and Total Project Budget for this project are \$2,000,000 and \$2,982,500.

Task Letter #9 in the amount of \$150,000, as detailed in the scope letter from OPA to DCS dated June 20, 2014 is intended to compensate the Architect for completion of the project design and specifications for the renovation of 19,000 GSF of floor area for the housing of the Masonry Shop and Fitness Center; coordination with sub-consultants such as Bemis Associates for MEP related building issues and TOCE Engineers to evaluate and address any structural related building issues; providing typical DCS Bidding & Contract Review as well as construction phase services. Staff recommended that the Board approve Task Letter #9.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-244 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-244. The motion passed unanimously.

PRB FILE #14-247 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #14-247. The motion passed unanimously.

PRB FILE #14-244 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-244. The motion passed unanimously.

The meeting adjourned.

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