

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 16, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 16, 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 October 9, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of October 9, 2014. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-252 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 042-315-005
Grantor: Robert A. Russell & Jacqueline Russell
Property: 1076 Burnside Avenue, East Hartford
Project Purpose: Route 44 Bicycle and Pedestrian Improvements Project
Item Purpose: Acquisition for highway purposes of 542±SF of land, additional compensation for the contributory value of landscaping and severance for the loss of property value.

Staff reported that the purpose of this DOT project is to convert a portion of Burnside Avenue from four lanes to a two-lane road, creating bicycle lanes, bus stops and shoulders wide enough for parking in order to enhance the safety of pedestrians and cyclists on the section of U.S. Route 44 (Burnside Avenue) from route 5 to Mary Street, a distance of 2.76 miles.

The schedule indicates design completion in Spring 2014, with construction anticipated in Spring 2015, based on the availability of funding. The estimated construction cost for this project is approximately

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\$3.28 million and it is anticipated to be undertaken with 90% Federal funds and 10% State funds. The rights of way budget is \$220,000. Between January 1, 2009 and December 31, 2011 there were 384 accidents within the project limits, including fatalities to 3 cyclists and 1 pedestrian.

The subject property is 0.32 acres (13,939 SF) in the B2 Business zone; and is a legal non-conforming use as a single family residence, which is a colonial style (c. 1918) dwelling with 1,905 SF of living area. As of 7/29/2014 The DOT Appraiser Michael Aletta valued the property at \$135,000 before the taking. The site value was \$1.94/SF (\$27,000).

DOT will take 542 SF; and will have the right to grade, construct concrete walk and relocate fence post. After the taking, the property will be reduced to 0.31 acres (13,397 SF). The effect of the taking will be to place a bus stop (concrete pad presently planned or actual bus shelter in future) in close proximity to the dwelling. The appraiser deducted 10% from the total value to reflect the negative effect on value caused by the proximity of the bus stop to the dwelling. The survey map indicates the bus pad would be 25 feet from the house foundation. The DOT takings will reduce the property to value by \$16,000 to \$119,000.

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 damages in the amount of \$16,000 are supported by the DOT appraisal report prepared by Michael Aletta, dated 7/29/2014.

PRB #	14-255	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	017-182-014		
Grantor:	Bristol Farms Associates, LLC		
Property:	1461 Farmington Avenue, Bristol		
Project Purpose:	Widening of U. S. Route 6, Bristol and Farmington Project		
Item Purpose:	Acquisition for highway purposes of a defined easement totaling 9,300±SF, a defined traffic easement totaling 86±SF, as well as additional compensation for the contributory value of site improvements and the relocation of signage, wiring and sidewalks.		

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. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties. There were 478 accidents with 191 injuries recorded on this section of Route 6 between 1/1/2005 and 12/31/2008.

The subject property is on the northerly side of Route 6, and is approximately 8.722 acres improved with an auto dealership (Crowley) and parking lots. The property in Bristol is 5.672 acres zoned BG, commercial. The easterly portion, located in Farmington, is 3.050 acres zoned R-12, residential, and improved with a single family dwelling that is currently rented; the Farmington portion of the property also has 41 parking spaces for employee parking. The dealership is accessed from Farmington Avenue/Scott Swamp Road via a private road called Glenwood Place (part of subject premises).

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The Grantor will be compensated for a taking of 90% interest for a defined easement for highway purposes in an area comprising approximately 9,300 SF which is located along 762 feet of the property’s frontage on the northerly side of Route 6. The easement is designed to shift and wide Route 6 in order to install an additional lane, also for proposed sidewalks, reducing the existing snow shelf, and modifying the existing Glenwood Place radius to allow for easier turning radius. DOT will also acquire a defined traffic easement area of 86 SF for the installation and maintenance of traffic signal devices at Glenwood Place.

DOT established a rate of \$8.00 based on an analysis of 3 sales in Farmington, Plainville and Bristol that ranged from \$11.22/SF to \$18.23/SF. Adjustments indicated a range of \$7.85 to \$8.20 for the subject, primarily due to the large size of the subject property (8.722 acres) in comparison to the smaller sales (all less than 2 acres. The following table indicates the results of the appraisal (6/2/2014):

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Defined easement for highway purposes	9,300 SF @ \$8.00/SF x 90% =	\$66,960
Defined traffic easement	86 SF @ \$8.00/SF x 25% =	\$ 172
Contributory value of trees, shrubs, plantings	Lump sum = 0.50% of site value	\$15,000
Sign base & wiring		\$ 2,500
Sidewalk & curbing		\$ 1,000
<i>Total</i>	<i>\$85,632, say</i>	<i>\$85,700</i>

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 damages in the amount of \$85,700 are supported by the DOT appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-250 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-T-603 **Origin/Client:** DCS/DEEP
Contract: OC-DCS-CA-0019
Consultant: Strategic Building Solutions, LLC
Property: Hammonasset Beach State Park, Madison
Project Purpose: West Beach Improvements Project
Item Purpose: Task Letter #2 to compensate the consultant for project related construction administration services.

Staff reported that at Hammonasset Beach State Park, Madison, this project involves the design of a new replacement multi-purpose men and women’s restroom facilities with a life guard station, communication center and new concession stand. The building will be situated outside of the “V” Flood Zone but remain within the 100-Year Flood Plain. The project shall also include parking lot renovations, an expanded picnic area, new boardwalk connections, creation of additional sand dunes and demolition of the existing concession building. Alternative energy conservation considerations shall be included in the design scope and evaluated at the completion of the schematic design phase. The overall project budget and

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construction budget are \$5,830,000 and \$4,214,000 respectively. In September 2012 the Board approved the contract for Bargmann Hendrie + Archtype, Inc. to provide consulting design services.

In July 2014, DCS submitted this task letter for construction administration to SPRB under PRB #14-179 for A/Z Corporation ("AZC") in the amount of \$210,602. This contract was subsequently rejected by SPRB due to the fact that the subject on-call series for AZC had expired in April 2014 and as such the selected firm was no longer eligible for new contracts under this series. In June 2014, SPRB approved Strategic Building Solutions, LLC ("SBS") as one of six firms under the latest On-Call Construction Administrator Series of consultant contracts. These contracts expire on September 20, 2016, and have a maximum cumulative fee of \$500,000.

PRB #14-250, Task Letter #2 in the amount of \$201,400 is intended to compensate SBS for full-time construction administration services over a 13-month construction period which includes three months of project close-out. The project shall be bid as two phases within the overall 13 month schedule; SBS will provide project schedule oversight, budget review, construction cost reconciliation as well as health and safety plan inspections; and SBS will lead all project meetings, track submittals/RFIs and oversee the scheduling and completion of all required inspections. Staff recommended that the Board approve Task Letter # 2, PRB File #14-250.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-250 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-250. The motion passed unanimously.

PRB FILE #14-252 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-252. The motion passed unanimously.

PRB FILE #14-255 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-255. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary