

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 20, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 20, 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 14, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of October 14, 2014. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-256 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 017-137-84A
Grantee: Mama Therasas, LLC
Property: 178-182 Pine Street, Bristol
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 8,632 ± SF of land improved with a vacant 2,640 ± SF one story masonry building to the Grantee as the result of a public bid.

Staff recommended Board approval to Quit Claim 8,632 SF (0.198 acre) of commercial land at 178-182 Pine Street, Bristol, improved with a 2,640 SF/GBA one-story masonry building for **\$140,000** to the Grantee.

The proposed sale for this property in this amount was approved by the Board on 9/30/2013 (PRB File #13-200). Subsequently, the Grantees (Mahmud and Fatema Hasan) were not able to complete the purchase.

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The sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of Bristol declined an invitation to purchase. The legislative delegation was also notified of the sale.

The property is conveyed as is with all faults and defects; with no warranties as to the condition or suitability of present or future environmental conditions or functionality of any heating, air conditioning, plumping, electrical, sewage, drainage or other systems.

The sale would return the property to the Bristol Grand List and end the state's requirement to maintain the property.

The property housed a pizza restaurant known as Mike's Pizza; and also a video rental store. It was acquired by DOT in 2003 for \$255,000 for the Relocation of Route 72. The original lot size was 12,800 SF. The commercial site is 8,635 SF with frontage on Pine Street and Lois Street. The 2,640 SF/GBA one-story masonry building was constructed in 1950 and originally designed as three separate retail units, now vacant. The paved parking lot is accessed from Pine Street and accommodates 8 – 10 vehicles.

PRB #	14-258	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	042-315-003		
Grantor:	Town of East Hartford		
Property:	774 Burnside Avenue, East Hartford		
Project Purpose:	Route 44 Bicycle and Pedestrian Improvements Project		
Item Purpose:	Acquisition for highway purposes of 1,541±SF of land, a 262± slope easement 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 \$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 0.34 acres (14,810 SF) in the R-4 Residential zone; and is a triangular shaped, vacant residential lot located at a busy intersection at the northeast corner of Burnside Avenue (Route 44) and Larrabee Street. The neighborhood is mixed uses of single and multi-family residences, with some apartments and commercial properties. As of 6/3/2014 the property's highest & best use is a residential building lot, appraised by DOT for \$25,000 (\$1.69/SF). In the appraiser's opinion, there is a \$13,000 loss in site value attributed to the takings and the change in highest and best use from residential site to public open space, reducing the value of the subject lot to \$12,000. Total compensation to the Town of East Hartford will be \$13,000 for the 1,541 SF taking area, 262 SF easement, and severance.

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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 damages are supported by the DOT appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-257	Transaction/Contract Type:	AE / Contract Amendment
Project Number:	BI-P-86	Origin/Client:	DCS/CAES
Contract:	BI-P-86-ARC		
Consultant:	Flad & Associates, Inc.		
Property:	Connecticut Agricultural Experiment Station, New Haven		
Project Purpose:	Renovations and Additions to Jenkins-Waggoner Laboratory		
Item Purpose:	Contract Amendment #3 to compensate the consultant for extended contract duration, expanded construction phase support and additional design services.		

Staff reported that this project consists of the planned expansion and renovation to the historically significant CT Agricultural Experiment Station (CAES). In general the project encompasses building and site modifications to accommodate program developments and enhancements at the historic Jenkins Laboratory which was constructed in the 1930's. The facility receives thousands of residents annually for diagnostic and testing services. The CAES facility also contains numerous labs, offices, a library and insect collections. The existing building area to be renovated is approximately 16,200 SF and it will be enhanced with a planned 11,000 SF addition. The project is subject to review and approval by the State Historic Preservation Office (SHPO) due to the historic significance of the site.

SPRB approved the contract for Flad and Associates, Inc. ("FAI") in May 2011 under PRB #11-083. The Architect's initial compensation rate for basic services was \$788,471 which is approximately 11.26% of the budget for the new construction estimated at \$7,000,000 at that time. The total fee also included \$120,874 for additional services. After completion of the pre-design study and discussions with the client agency the project scope was expanded and a new construction and project budget of \$10,000,000 and \$14,875,000 respectively were established. In March 2012, the Board approved Contract Amendment #1 (PRB #12-048) to compensate the consultant \$358,500 for an expanded project design scope and the inclusion of LEED requirements. More recently in March 2014 the Board approved Contract Amendment #2 (PRB #14-061) to compensate the consultant \$358,500 for an expanded construction phase services as well as an additional 6-months of oversight based on the current project schedule. This contract amendment increased the overall project fee for FAI to \$1,494,645.

Contract Amendment #3 in the amount of \$149,100 is a continuation of Contract Amendment #2 based on the current status of the construction project and continued observed struggles of the general contractor to complete the project. DCS has requested that FAI submit another revised proposal to provide expanded construction phase services as well as an additional 2-months of oversight based on the current project schedule. This contract will also include additional design services for the Fire Rating Shaft Wall Revisions, replacement of the exterior penthouse wall, new metal clad siding and construction remediation for the roof slab in-fills which were not completed per project specifications.

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Staff recommended that the SPRB approve Contract Amendment #3 for Flad and Associates to provide additional design related services based, extended construction administration and an expanded CA project program.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-256 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-256. The motion passed unanimously.

PRB FILE #14-257 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-257. The motion passed unanimously.

PRB FILE #14-258 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-258. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary