

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 2, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on November 2, 2015 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman

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

Vice Chairman Millstein 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 26, 2015. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of October 26, 2015. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW 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 # 15-247 **Transaction/Contract Type:** RE /New Lease
Origin/Client: DAS/ JUD

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

The Board commenced discussion of the lease at 9:32 a.m. and concluded at 9:47 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

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OPEN SESSION

PRB # 15-249 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 173-437-003
Grantor: Burger King Corporation/Kane Enterprises, Inc.
Property: 159 Washington Avenue, North Haven
Project Purpose: State Route 5 Traffic Control Signal Upgrade Project
Item Purpose: Acquisition for highway purposes of two traffic control easements comprising 1,130±SF of land and 200±SF of land as well as additional compensation for the contributory value of landscaping.

Staff reported that this DOT project will upgrade traffic control equipment in conformance with current sign standards. The site at 159 Washington Avenue, North Haven is 1.62 acres, improved with a Burger King restaurant. The project will not affect the improvements. DOT will take two traffic easements. Area #1 consists of 1,130 SF for two proposed loop detectors to be installed; also proposed pedestal mounting and pedestrian push button and sign; and a proposed guy wire. Area #2 consists of 200 SF for a proposed guy wire. Both areas are located along the property's frontage on the northwesterly side of Washington Avenue (U. S. Route 5). Some landscaping will be affected.

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. DOT determined damages based on a site value of \$10.50/SF and concluded \$7,500 in damages.

The owner of the franchise asked for \$10,000 in damages. The DOT agreed to increase the damages by \$1,500 to \$9,000 (\$12.50/SF) which was within the range of values for commercial/light industrial land in North Haven. In December 2013 the site of a Friendly's restaurant at 173 Washington Avenue sold for \$12.49/SF. Opposite the subject property, at 158 Washington Avenue, a site for D'Angelo fast food restaurant sold in May 2013 for \$17.22/SF.

Staff recommended Board approval of damages in the amount of \$9,000. 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 sales data provided by the DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 15-221 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-JA-467 **Origin/Client:** DCS/DOC
Contract: OC-DPW-MDE-0022
Consultant: Alfred Benesch & Company, Inc.
Property: Enfield Correctional Institution, Enfield
Project Purpose: Water Storage Tank Replacement Project

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Item Purpose: Task Letter #4A to compensate the consultant for geotechnical, survey, permit and design services for the construction of a new 500,000-gallon elevated multi-column tank with an associated control system that will be interconnected to the existing water system

Staff reported that in general this project involves the design of and construction of a new 500,000-gallon elevated multi-column tank with an associated control system that will be interconnected to the existing water system. The basis of design and construction for this project was developed as part of the site feasibility pre-design study completed by the consultant in January 2014 under TL #4. This project is intended to include completion of all permit requirements, survey support as well as the required site-civil engineering for the associated access road, lighting, utilities and storm water drainage.

In June 2010, SPRB approved James Purcell Associates, Inc. ("JPA") as one of six firms under the latest On-Call Multi-Discipline/General Engineering ("MDE") Support Services consultant contracts. Since that time JPA has been acquired by Alfred Benesch & Company, Inc. ("ABC").

Task Letter #4A is a new task letter and subject to SPRB approval because the cumulative value of task letters for this project exceeds \$100,000. The Construction Budget and total Project Budget had been established at \$900,000 and \$1,143,000 respectively.

As detailed in the scope letter from ABC to DCS dated May 14, 2015 the contract is intended to compensate the Architect a total of \$201,800 for the following project scope: completion design documents required for the construction of a new 500,000-gallon elevated multi-column tank with an associated control system that will be interconnected to the existing water system; design of associated site improvements intended to include the associated access road, lighting, utilities and storm water drainage; associated topographical survey work as well as geotechnical engineering; completion of required DEEP, DPH and FAA permits; and limited construction administration services based on a 180 day project construction schedule.

On September 28, Staff recommended that the Board suspend Task Letter #4A and request additional information regarding the project. The submittal by DCS included an error regarding the overall project budget, which had indicated construction and overall budgets had been revised to \$2,000,000 and \$2,272,500 respectively. DCS has now submitted a revised project budget and Task Letter which includes the revised construction budget of \$2,392,000. DCS has also increased the total project budget to \$3,304,650. Based on the revised construction budget of \$2,392,000 the overall basic service fee of \$144,500 is equivalent to 6.0% of the construction budget for this Group A New Construction/Renovation Project.

Staff recommended that the Board now approve Task Letter #4A for Alfred Benesch & Company, Inc., to provide consulting design and construction administration services on this project based on the additional information provided by DCS.

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

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PRB FILE #15-221 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-221. The motion passed unanimously.

PRB FILE #15-247 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-247. The motion passed unanimously.

PRB FILE #15-249 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-249. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary