

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 10, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 10, 2015 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 DECEMBER 3, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 3, 2015. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated December 1, 2015 listing property acquisitions, not in excess of \$5,000, processed during the month of November 2015.

REAL ESTATE- UNFINISHED BUSINESS

PRB #	15-260	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	301-176-004		
Grantor:	Richard P. Friese		
Property:	4 Goldstein Place, Norwalk		
Project Purpose:	Walk Railroad Bridge Replacement Project		
Item Purpose:	Acquisition for highway purposes of 9,750±SF of land improved with a one-story commercial auto-body facility, a total take.		

Action on this item was suspended on November 23, 2015 when the Board requested additional information related to the process and procedures used by DOT for the acquisition and subsequent clean-up of properties which may trigger obligations with the Department of Environmental Protection under statutory requirements of the Transfer Act.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 10, 2015

Page 2

DOT provided the necessary information with respect to properties known to require remediation. If the previous owner (Richard P. Friese) was not ordered to clean the property, the DOT appraisal process does not consider the contamination to be a valuation factor. It is assumed that the property as related to highest and best use is clean. This position has been supported by court rulings. Following project completion, DOT will complete whatever remediation is required by DEEP for the specific future use of the property. No federal funding is used for remediation of these kinds of properties. Remediation efforts, if required, and the related costs are outside of the transportation project's budget and schedule.

Staff recommended approval of damages \$740,000 for the acquisition of 4 Goldstein Place, total take. 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. Remediation efforts, if required, and the related costs are outside of the transportation project's budget and schedule.

REAL ESTATE – NEW BUSINESS

PRB #	15-268	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	058-327-003		
Grantor:	Up Periscope Limited Partnership		
Property:	0 Crystal Lake Road, Groton		
Project Purpose:	Crystal Lake Road Reconstruction Project		
Item Purpose:	Acquisition for highway purposes of 1,254±SF of land, a 3,022±SF slope easement and a 4,888±SF multi-use trail construction and maintenance easement.		

Staff reported that this project is for the reconstruction and widening of 2,050 feet of Crystal Lake Road from Military Highway to Route 12 in Groton, the realignment of Military Highway with the Navy Base Main Entrance, new signal construction, and the construction of 4,000 feet of multi-use trail. DOT and town records document approximately 10 accidents per year (primarily rear-end collisions) at the intersection of Crystal Lake Road and Military Highway. The project will also address the need for expanded non-motorized travel facilities (bike trail) between the U. S. Naval Submarine Base/Submarine Force Library and Museum and the residential areas along Route 12.

The construction budget is \$4.4 million shared 80%/10%/10% between federal/state/town, respectively. There will be approximately 7 takings; the rights of way budget is \$820,000.

PRB #15-268 affects a vacant 8.43 acre parcel zoned NMDD (Nautilus Memorial Development District), and located on the south side of Crystal Lake Road, Groton, opposite the Submarine Base. Several years ago, the property was approved for the development of 60 residential condominiums, but the project has not commenced and the permits have expired. At the time of the appraisal (June 2015), the property was listed at \$495,000 (\$1.35/SF).

The grantor will be compensated for 3 takings. The DOT will acquire 1,254 SF of land in fee simple, and a defined easement for the construction and maintenance of a multi-use trail affecting 4,888 SF, both located along the property's 338.79 feet of frontage on the southerly side of Crystal Lake Road. Adjacent to these takings is a slope easement of 3,022 SF.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 10, 2015

Page 3

As of 6/19/15, the DOT appraiser concluded \$1.50/SF (\$550,000 for 8.43 acres = \$65,243/acre). The three sales relied on are commercial properties located in Groton – 2.76 acres @ \$8.32/SF; Stonington – 6.60 acres @ \$4.52/SF; and East Lyme – 1.63 acres @ \$4.23/SF occurring between 5/2013 – 12/2014.

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 damage award of \$10,000 is supported by the DOT appraisal report. SPRB Staff notes that the construction of the multi-use trail will permanently limit access to the subject parcel via Crystal Lake Road.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-267	Transaction/Contract Type: AE / New Contract
Project Number:	BI-RT-878	Origin/Client: DCS/DOE
Contract:	BI-RT-878-ARC	
Consultant:	Drummey Rosane Anderson, Inc.	
Property:	Platt Technical High School, Milford	
Project Purpose:	Additions and Renovations to Platt Technical High School Project	
Item Purpose:	New contract to compensate the consultant for completion of a pre-design study to evaluate various concept plans as well as the start of the schematic design phase based on the endorsed development plan.	

In general this project involves the design and construction of a new Platt Technical High School comprising approximately 230,000 GSF, capacity for approximately 1,062 students and 250 parking spots. The first phase of the project will require the completion of a pre design study to evaluate various building program options which are as follows: 1.) “Renovate as New” the entire facility with minimal building additions, 2.) Construction of a large scale building additions to minimize renovation areas or 3.) Construction of a new school. The existing school is currently situated on a 50+-acre campus and was originally constructed in the 1970s with limited upgrades thereafter. The current CTTHS Master Plan calls for a 25,000 GSF building program to support new programs and initiatives. CTTHS has requested that DCS evaluate the current master plan versus the construction of a brand new building on the campus inclusive of supporting amenities such as parking, athletic fields and improved landscaping. In addition, the new building or renovated school will include general technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The current legislative authorization for this project as established a construction budget of \$77,939,000 and total project budget of \$124,566,000.

In February 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect & Consultant Design Teams related to the Platt THS Additions and Renovations Project. DCS elicited fourteen (14) responses to the advertisement of which all of the respondents were considered “responsive”. Five firms were selected for short-listed interviews. These firms were as follows, Tai Soo Kim Partners, LLC, Antinozzi Associates, P.C., Silver, Petrucelli & Associates, Inc., The S/L/A/M Collaborative, Inc. and Drummey Rosane Anderson, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 10, 2015

Page 4

system. At the conclusion of the process DCS identified Drummey Rosane Anderson, Inc. (“DRA”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Platt THS Additions and Renovations Project from the completion of a pre-design study to the initiation of a partial schematic design phase. The overall compensation rate for services under this phase is \$419,390 of which \$150,000 been allocated as a basic service for the start of the schematic design phase. The special services detailed in the project scope include a “pre-design study” with all associated professional disciplines, land surveying, wetland mapping, geotechnical engineering, site-civil survey design, traffic engineering, BIM Modeling and an initial analysis of DEEP & OSTA permit requirements. DCS has confirmed for SPRB that funding is available for this contract.

Staff recommended that the Board this new contract for Drummey Rosane Anderson, Inc. to provide design related services at the Platt THS Additions and Renovations Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-260 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-260. The motion passed unanimously.

PRB FILE #15-267 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-267. The motion passed unanimously.

PRB FILE #15-268 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-268. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary