

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 13, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 13, 2012 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich

**Members Absent:** Pasquale A. Pepe

**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 6, 2012.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 6, 2012. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 12-302      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-029  
**Grantor:** Richard C. and Deborah B. Scarpetti  
**Property:** 80 Hill Parkway, Middlebury, CT  
**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.46+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Staff reported that in January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

DOT proposes a voluntary total taking of this 0.46 acre (20,000 SF) parcel. The property is reported to be mostly level lot improved with a ranch style home (1966). The gross living area is 1,272 sq. ft. above grade including 7 rooms with 3 bedrooms and 1 bath. The basement level is unfinished. The one-car

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garage was converted to two rooms with handicap access. There is a public sewer system and private water well. The zone is R-40, and the current use is a non-conforming, legal use. According to the owner, the kitchen has been recently updated and the exterior newly sided.

These properties are appraised under the hypothetical condition requiring the appraiser to ignore the presence of the existing airport. DOT Appraiser Edward Sass employed the Sales Comparison Approach and relied on one sale in Southbury and two sales in Middlebury of similar properties, occurring between 4/29/2011 and 12/28/2011. Prior to adjustment, the sale prices ranged from \$268,000 to \$307,500. After adjusting for site, condition, gross living area, finished area and design features, the sales indicated a value range from \$234,400 to \$235,500. Appraiser Sass assigned a value of \$235,000.

The Grantor disagreed with the DOT valuation. A negotiation resulted in an offer of \$265,000 after considering the Grantor’s challenge of the appraiser’s opinion regarding the condition of their home, the newly re-shingled exterior, and updates to the kitchen and home office. The Grantor also believed that the offer was low in comparison to recent sales. Staff recommended that the Board request additional information from DOT.

<b>PRB #</b>	<b>12-303</b>	<b>Transaction/Contract Type:</b> RE / Sale
<b>Origin/Client:</b>	DOT / DOT	
<b>Project Number:</b>	020-006-003C	
<b>Grantee:</b>	George T. Carpenter, et al.	
<b>Property:</b>	Located along the southerly side of CT RTE 4, Spielman Highway, Burlington	
<b>Project Purpose:</b>	DOT, Sale of Excess Property	
<b>Item Purpose:</b>	Release of approximately 16,851+/- SF of vacant land to Grantee as a result of a sole-abutter bid.	

Ms. Goodhouse reported that the release parcel of 16,851 SF (0.387 acre) was requested by the Grantee, the abutter to the south. Because the parcel does not meet the spatial requirements of the zone, CGS §13a-80(c) allows DOT to offer the parcel to the “sole abutter”. In this instance, the release parcel is along the abutter’s frontage; sale to a third party would result in the Grantee no longer having access to Route 4.

The irregular-shaped parcel on the south side of Route 4 abuts the Grantee’s 7.182 acre parcel of vacant land. The zone is R-44, residential.

The appraisal completed by Anthony J. DeLucco as of January 15, 2012 was a “before and after” analysis that considered how the assemblage of the Grantee’s 7.182 residential parcel with the release parcel of 0.387 acres would affect value. He concluded \$10,000 to be fair compensation, based on \$25,000/acre. DOT will also receive a \$1,000 administrative fee.

Ms. Goodhouse recommended Board approval to Quit Claim 16,851SF of land for \$11,000. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The content and form of the Quit Claim Deed are congruent with the compilation plan. The sale price of \$25,000/acre is reasonably supported by the appraisal report prepared by DOT Appraiser DeLucco.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

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<b>PRB#</b>	<b>12-301</b>	<b>Transaction/Contract Type:</b> AE / Task Letter
<b>Project Number:</b>	BI-RT-828	<b>Origin/Client:</b> DCS/DOE
<b>Contract:</b>	OC-DPW-AUD-0010	<b>Task Letter:</b> #1A
<b>Consultant:</b>	Marsh USA, Inc.	
<b>Property:</b>	A.I. Prince Technical High School, Hartford	
<b>Project Purpose:</b>	Additions and Renovations to A.I. Prince Technical High School	
<b>Item Purpose:</b>	Task Letter #1A to compensate the consultant for additional services required for ongoing professional claim audit services required for the project.	

Mr. Dillon reported that the project concerns the renovation portion of the A. I. Prince project involved a total “gut” of 290,000± GSF of existing space and 45,000± GSF of new building construction for a total project area of 335,000± GSF. The key project consultants and sub-consultants were; the architect Moser Pilon Nelson Architects, LLC, the MEP Engineer URS Corporation, the CA O&G Industries and the general contractor FUSCO Corporation.

DCS is attempting to resolve change order proposal claims by the general contractor against the State. Under a DCS on-call claims analyst contract, Navigant Consulting has a contract for forensic schedule review and delay analysis (PRB #08-196). Navigant and Marsh USA, Inc. (“MUI”) are working on potential claims in coordination with the Office of the Attorney General.

Task Letter #1A will modify the contract as follows: the firm’s total fee increases under Contract OC-DPW-AUD-0010 by \$68,000 from \$80,000 to \$148,000. MUI will bill against this scope on a T&M basis; and this additional scope and compensation is being requested to review and quantify change order costs related to E&O claims, meet and coordinate with the owner and claims analyst consultant and to provide input to DCS and the AG during the ongoing claims process.

Mr. Dillon recommended Board approval of Task Letter #1A in the amount of \$68,000. The Marsh USA, Inc. fee is based on the hourly rates stipulated in its current On-Call Contract.

<b>PRB#</b>	<b>12-313</b>	<b>Transaction/Contract Type:</b> AE / New Contract
<b>Project Number:</b>	BI-2B-358	<b>Origin/Client:</b> DCS/DAS
<b>Contract:</b>	BI-2B-358-ARC	
<b>Consultant:</b>	Tecton Architects, Inc.	
<b>Property:</b>	Various Locations, Hartford	
<b>Project Purpose:</b>	Downtown Hartford Acquisition Project	
<b>Item Purpose:</b>	New contract to compensate the consultant for services related to the development of a pre-design space planning study and schematic design documents to address the potential plans of the State of Connecticut to relocate employees to newly acquired office space in Hartford.	

Mr. Dillon reported that in general the project involves the completion of a pre-design space planning study and schematic design documents to address the plan of the State of Connecticut to relocate 3,500 to 5,000 employees to newly acquired office space in Hartford. It is the intention of the Department of Administrative Services (“DAS”) to consolidate and relocate state agencies in the Hartford area from a combination of leased and state owned space to newly acquired office space in the Hartford Business District. The project is envisioned to include multiple phases and the relocation of 12 to 20 state agencies into two distinct properties currently under negotiation for purchase. The project scope will include the need to develop swing space, programming, block/stack scenarios and test fits for each of the various agencies. The scope may also include furniture, fixture and equipment selection (“FF&E”) as well as contract administration in various phases.

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In June 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Space Planning for Hartford Area Buildings Project. DCS elicited ten (10) responses. After completion of the internal review process, five firms were selected for short-listed interviews. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Tecton Architects, Inc. (“TAI”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the initiation of a pre-design study and then completion of schematic design documents. The overall compensation rate for this basic service is \$125,017 and an additional \$212,373 for special services. As such the total project fee is \$346,390. The special services detailed in the project scope include a pre-design study, test fit cost estimating and a preliminary scheduling consultant.

Mr. Dillon recommended that SPRB approve the contract for Tecton Architects Inc. to provide space planning and schematic design services for the Hartford Acquisition Project. The overall fee has been evaluated and is acceptable based on the scope and effort detailed in the contract.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-301**– Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-301. The motion passed unanimously.

**PRB FILE #12-302** - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #12-302, pending receipt of additional information. The motion passed unanimously.

**PRB FILE #12-303** - Mr. Valengavich moved and Mr. Norman a motion to approve PRB File #12-303. The motion passed unanimously.

**PRB FILE #12-313** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-313. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary