

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 31, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held a special meeting on December 31, 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 DECEMBER 24, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 24, 2014. The motion passed unanimously excepting Mr. Valengavich, who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 14-310 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-039
Grantor: Meadowbrook Realty, LLC
Property: 1082 Farmington Avenue, Bristol, CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington Project
Item Purpose: Administrative Settlement for the acquisition of a defined easement for highway purposes totaling 483±SF and additional compensation for the contributory business signage.

Staff reported that 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

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\$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.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet was 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.

The subject property at 1082 Farmington Avenue, Bristol is approximately 0.34 acres of commercial land improved with a Valvoline Express Oil Change service. The DOT project requires a taking of 99% interest for a defined easement for highway purposes in an area 5 feet wide comprising 483± SF which is located along the property's frontage on the southerly side of Route 6. An "enter" sign will be affected. DOT established a rate of \$12.50/SF for the site value based on sales data indicating a range of values between \$7.50 and \$15.00/SF and estimated total damages to be \$6,100.

The easement area will be used primarily for the construction of ADA compliant sidewalks along the property's Route 6 frontage. The Grantor's attorney, working with a consultant engineer, countered \$25,000 because the sidewalk construction would cause drive-by customers to be deterred from using the "express" service; and the work area would permit fewer cars to queue up for oil changes in front of the building. Currently 6 cars can form the queue; the consultant estimated that this would be reduced to 4 cars resulting in a loss of business. The DOT acquired the property via condemnation June 2, 2014.

DOT agreed that the Grantor might suffer temporary damages during the project's 3 year construction phase, and that this had not been considered in the EOC process. The parties agreed to an additional \$8,900 for a temporary severance award for a total of \$15,000 in compensation.

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 acquisition value is supported by the EOC, and the negotiated settlement regarding temporary severance is reasonable (approximately \$3,000/year for the 3 year project); and the site value at \$12.50/SF is within the range of values for approved vouchers in this project. The Settlement avoids the potential for a higher award and the costs associated with the condemnation process.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-312	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-RT-860	Origin/Client:	DCS/DOE
Contract:	OC-DCS-ROOF-0024		
Consultant:	Hoffman Architects, Inc.		
Property:	Stratford Aviation School, Stratford		
Project Purpose:	Roof Replacement and Mechanical Upgrades Project		
Item Purpose:	Task Letter #2 to compensate the consultant for additional design services required for the roof replacement and mechanical system upgrades at the Stratford Aviation School.		

Staff reported that this project involves the investigation and evaluation of the existing conditions as well as design services for the complete roof replacement and mechanical system upgrades at the Stratford

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Aviation School (“SAS”). The main SAS building is currently comprised of a 39,000 SF roof deck with 16 skylights, 6 roof mounted HVAC units and 20 exhaust fans. The scope of the project shall also include the repair and replacement of the hangar door and associated soffit.

In August 2014, SPRB approved Hoffman Architects, Inc. (“HAI”) as one of six firms under the latest On-Call Roof Consulting (“ROOF”) Support Services consultant contracts. Task Letter #2 in the amount of \$16,040 is a continuation of a task letter approved under PRB #13-021 in the amount of \$136,325. The scope of this task letter includes additional architectural and MEP design services for the inclusion of upgrades to the computer room and an associated office; completion of design documents for a DX heat pump and ventilation system consistent with International Mechanical Code; completion of power and plumbing design distribution documents in support of the new HVAC equipment. The contract also includes a sub-consultant fee proposal from Kohler Ronan for MEP design services; and a contract fee extension in the amount of \$6,490 to delay the project approximately 10-months and as such proceed with a April 2015 start date.

The Construction Budget for the project has been revised from \$1,200,000 to \$1,800,000 and the overall project budget has increased from \$1,722,000 to \$2,525,000. DCS has confirmed that funding is available for this project. Staff recommended that the Board approve Task Letter #2 for Hoffman Architects, Inc. to provide additional consulting design services for the roof replacement and mechanical upgrades at the Stratford Aviation School.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-310– Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-310. The motion passed unanimously.

PRB FILE #14-312– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-312. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary