

## STATE PROPERTIES REVIEW BOARD

### **Minutes of Meeting Held On October 30, 2017 450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held its regular meeting on October 30, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:**      Bruce Josephy, Vice Chairman  
                                  John P. Valengavich, Secretary  
                                  Jack Halpert

**Members Absent:**      Edwin S. Greenberg, Chairman

**Staff Present:**           Brian A. Dillon, Director

Vice Chairman Josephy called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

#### **OPEN SESSION**

**ACCEPTANCE OF MINUTES OF October 23, 2017.** Mr. Halpert moved and Mr. Valengavich seconded a motion to accept the minutes of October 23, 2017. The motion passed unanimously except for Mr. Valengavich who abstained from voting due to his absence on October 23, 2017.

#### **REAL ESTATE- UNFINISHED BUSINESS**

##### **REAL ESTATE – NEW BUSINESS**

<b>PRB #</b>	<b>17-294</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT/DOT		
<b>Project Number:</b>	087-145-012		
<b>Grantor:</b>	Borough of Naugatuck		
<b>Property:</b>	120 Cross Street, Naugatuck		
<b>Project Purpose:</b>	Reconstruction of Cross Street Project		
<b>Item Purpose:</b>	Acquisition of 2,165±SF of land; 1,360±SF easement to slope for the support of the highway; and 3,690±SF easement to slope for the support of the highway and remove, use or retain excavated material in connection with the road reconstruction project.		

This project for the reconstruction of Cross Street is to improve the safety of the highway. Cross Street connects Route 8 with Route 63. The project limits begin at Route 8 Exist 25 Ramps, and extend 4,150 feet northerly to the approach with Route 63. The project will improve pavement condition, roadway drainage, sight distances, and pedestrian mobility along Cross Street. The budget for rights of way acquisition is \$825,000. The construction budget is \$4 million. Construction is scheduled for 2018. The project is 80% federally funded, 10% State, and 10% town.

The subject site is 9.89 acres located on the easterly side of Cross Street, Naugatuck. It is zoned R-8

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residential, and it is the site of a public school. DOT will compensate the Borough of Naugatuck for the acquisition of 2,165±SF of land taken along the street front; 1,360±SF easement to slope for the support of the highway; and 3,690±SF easement to slope for the support of the highway and remove, use or retain excavated material in connection with the road reconstruction project.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at \$2.00/SF and estimated damages at \$6,900.

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 DOT estimate of compensation and is consistent with damage awards for other partial taking along the Cross Street frontage in this neighborhood.

<b>PRB #</b>	<b>17-298</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT/DOT		
<b>Project Number:</b>	151-330-012		
<b>Grantor:</b>	Boston & Main Corporation		
<b>Property:</b>	Freight Street and Jackson Street, Waterbury		
<b>Project Purpose:</b>	Waterbury Active Transportation & Economic Resurgence Project		
<b>Item Purpose:</b>	Acquisition of two parcels, for the widening and extension of Jackson Street at its terminus at I-84 through the subject property to Freight Street in connection with the transportation and economic resurgence project.		

This is a City of Waterbury project, federally funded under a TIGER grant. The DOT has been contracted to undertake the rights of way acquisition activities, which are funded 100% by the City. The U.S. Department of Transportation currently provides \$500 million in discretionary grant funding through the Transportation Investment Generating Economic Recovery (TIGER) program. Projects are chosen that will help rebuild infrastructure.

The subject property is Boston & Maine railyard property, being a 13.588 acre site, very irregular in shape. Located on the northerly and southerly sides, and also beneath Interstate 84, the property includes portions of Jackson Street, so-called. Much of the site is remnant railroad tracks, no longer in use. The site has rental income from 2 "digital" and 1 "static" billboards.

There are 2 taking areas that total 2.29 acres (99,917 SF). The areas are located along the subject property's western boundary One taking area is on the north side of Interstate 84; the other on the south side of Interstate 84. The purpose of the takings is to extend and improve the paved portion of Jackson Street north to West Main Street from its current terminus just south of Interstate 84. The takings will not affect the 3 billboards nor any other improvements on the Boston & Maine property.

The appraisers concluded that the highest and best use of the subject property is for billboards and potential use as a gravel yard (gravel storage, similar to PRB #17-273). Using the Sales Comparison Approach and the Income Approach, DOT valued the site at \$1,480,000 (\$2.50/SF; \$108,900/acre).

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After the taking, which is a reduction of 99,917 SF in the southwesterly section of the property. Again using the Sales and Income Approaches, the estimated unit value remained \$2.50/SF. The appraisers estimated the damages at \$2.50/SF x 99,917 SF = \$249,792, or \$250,000 (rounded).

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 \$250,000 in damages is well supported by the DOT appraisal report, prepared as of July 12, 2017. The 3 comparable sales of vacant land were similar in use or potential uses; 2 of the 3 house billboards. Sales 1 and 3 were located in Waterbury along the I-84 corridor. The 3 sales ranged from \$3.91/SF to \$10.43/SF. The appraisers adjusted these sales for size and location, and concluded \$2.50/SF for the subject property which appears reasonable based on the information analyzed.

## ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>17-301</b>	<i>Transaction/Contract Type:</i> AE/Task Letter
<b>Origin/Client:</b>	DCS /JUD	<b>Project:</b> BI-JD-343
<b>Contract:</b>	OC-DCS-CA-0018	
<b>Consultant:</b>	HAKS Engineers, P.C.	
<b>Property:</b>	Superior Courthouse, Enfield	
<b>Project Purpose:</b>	Enfield Superior Courthouse Roof Replacement Project	
<b>Item Purpose:</b>	Task Letter 6A to provide both expanded and extended construction administration services in connection with the roof replacement project.	

Department of Construction Services Deputy Commissioner Pasquale Salemi and DCS Chief Architect David Barking joined the meeting at 10:00 to discuss the subject task letter.

This project involves the design and construction for the complete replacement of the 46,000 GSF roof deck, replacement of all existing HVAC equipment and other associated minor improvements. The scope of services is intended to include the replacement of 8 RTUs, demolition of existing Make-up Air Units (“MAU”), elimination of existing heat source pumps and the incorporation of VAVs into the system along with integration into an updated energy management system. The overall project budget was originally established at \$3,812,000 with \$2,992,700 allocated for construction including equipment.

In January 2016, SPRB approved HAKS Engineers, P.C. (“HAK”) as one of six firms under the latest On-Call Construction Administrator Series of consultant contracts. These contracts expired on March 17, 2017 and have a maximum cumulative fee of \$500,000. The maximum fee for all contracts was increased to \$1,000,000 in March 2017 to allow for additional project services required for all existing contracts.

Task Letter #6A in the amount of 112,290 is a new task letter and is subject to Board approval because it is an extension of Task Letter #6 which will now allow the total project fee to exceed the threshold cost of \$100,000. As part of Task Letter #6A the Total Project and Construction Budget will remain at \$3,812,000 and \$2,992,700 respectively. As detailed in the latest scope letter from HAK to DCS dated September 17, 2017 the additional fee is intended to compensate the Construction Administrator for the following project scope: expanded CA Services to address unplanned RTU location errors, unsuitable

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structural loading issues, ductwork conflict, fire alarm panel relocation and sprinkler system issues; extended Project CA Services to provide from May 2017 through October 2017; and additional services related to constructability reviews, natural gas supply parameters, start-up and unit testing.

Messrs. Salemi and Barkin left the meeting at 10:10 a.m. Staff recommended Board approval of the item.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #17-294** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-294. The motion passed unanimously.

**PRB FILE #17-298** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-298. The motion passed unanimously.

**PRB FILE #17-301** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-301. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary