

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 22, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 22, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

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

Chairman Greenberg 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 March 15, 2018. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of March 15, 2018. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	18-042	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	048-000-072		
Grantee:	Enfield Coffee House, LLC		
Property:	Southeasterly side of Enfield Street (U. S. Route 5), Enfield		
Project Purpose:	Sale of Excess Property to Sole Abutter		
Item Purpose:	Conveyance to the sole abutter of 154± SF of vacant land, comprising a portion of the former right of way for Enfield Street.		

DOT acquired this property in 1925 for U. S. Route 5. The aerial photo shows the approximate location of 154 SF of land, proposed to be released to the sole abutter. Because the release parcel does not conform to zoning requirements, DOT can sell it through the abutter bid process. The owner at 11 Enfield Street requested the release parcel because a portion of the stairs leading to the front of the building is located within the highway right of way. DOT's appraiser prepared a land only appraisal report, concluding \$1,500. The parties settled on \$2,000 (\$12.98/SF).

Staff recommended approval of the item. The commissioner of transportation has the authority to sell the parcel under CGS §13a-80. The municipality was notified and declined to purchase as required by CGS §3-14b and §13a-80(a). The legislative delegation was notified as required by §13a-80(a). The release value of \$2,000 is supported by the DOT appraisal report. The release ends the encroachment of the front

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stairs on the highway right of way. The width of the U. S. Route 5 right of way is not materially decreased, as the taking area is approximately 3 feet wide at its widest point. The description in the Quitclaim Deed is consistent with the DOT compilation plan for this sale.

PRB #	18-043	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	126-34-27E		
Grantee:	Crown Point Center		
Property:	Southeasterly side of Bridgeport Avenue (Route 714), Shelton		
Project Purpose:	Sale of Excess Property to Sole Abutter		
Item Purpose:	Conveyance to the sole abutter of 710± SF of vacant land, originally acquired in connection with the construction of Bridgeport-Shelton Road.		

DOT acquired this property in 1941 in connection with the construction of the Bridgeport-Shelton Road in Shelton. The release parcel is 14.2 feet x 50 feet. According to the DOT file, the owner of 484 & 494 Bridgeport Avenue requested the parcel in order to improve the internal flow of the driveway access and parking lot. Because the release parcel does not conform to zoning requirements, DOT can sell it through the abutter bid process. Based on its staff's appraisal, DOT offered to release the parcel for \$11,000. The Grantee made a counter-offer of \$8,500 (\$11.97/SF) which was accepted by the DOT.

Staff recommended approval of the item. The commissioner of transportation has the authority to sell the parcel under CGS §13a-80. The municipality was notified and declined to purchase as required by CGS §3-14b and §13a-80(a). The legislative delegation was notified as required by §13a-80(a). The release value of \$8,500 is supported by the DOT appraisal report. The vacant land sales indicate a range between \$6.60/SF and \$10.21/SF. The description in the Quitclaim Deed is consistent with the DOT compilation plan for this sale. The State is reserving a slope easement, previously acquired; as well as an easement for the existing utilities.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	18-041	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-Q-672C	Origin/Client:	DCS/MD
Contract:	OC-DCS-MBE-ARC-0003		
Consultant:	Id3A, LLC		
Property:	Enfield Armory, Enfield		
Project Purpose:	Enfield Armory Kitchen, Shower and Latrine Renovation Project		
Item Purpose:	Task Letter #4B to compensate the consultant for the completion of technical and infrastructure design work for locating a new rooftop condensing unit, revision to MEP and site plan requirements, and completion of an updated project cost estimate in connection with the renovation project.		

In general, this project involves the renovation/construction of a new 1,300 GSF kitchen facility inclusive of a food preparation, cooking, serving and storage areas. The renovated area will also include a

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commercial dishwashing operation and reach-in freezers and refrigerators. The renovated shower/latrine area will include ADA accommodations, design standards for a 50/119 female to male split, expansion of shower areas and additional private shower stalls. The project shall also include the construction of a general storage area, air conditioning in office areas and the infrastructure and pad for a generator. This Task Letter for ID3A is considered an extension of Task Letters #4 (\$89,700) and #4A (\$13,500) issued in March 2016 and February 2017 for this project. Task Letter #4B is a new task letter in the amount of \$6,500 and subject to SPRB approval because the submittal is an extension of Task Letters #4 and #4A whose cumulative value now exceeds \$100,000. The Construction Budget and total Project Budget have been established at \$775,218 and \$1,021,939 respectively. As detailed in the scope letter from ID3A to DCS dated June 10, 2016 the \$13,500 is intended to compensate the Architect for the following project scope: completion of Technical and Infrastructure design work for locating of a new rooftop condensing unit; revisions to MEP and site plan requirements based on this additional scope of services.; and completion of an updated project cost estimate.

Staff recommended that the Board approve Task Letter #4B for ID3A, LLC to provide additional consulting design services on this project. The overall basic service fee of 123.16% is generally within the established guideline rate of 13.0% for this Group B Renovation Project.

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Halpert moved and Mr. Valengavich seconded a motion to approve meeting and mileage fees for Chairman Greenberg and Mr. Josephy in connection with a March 21, 2018 meeting in Hartford with the Department of Administrative Services. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #18-041– Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #18-041. The motion passed unanimously.

PRB FILE #18-042 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #18-042. The motion passed unanimously.

PRB FILE #18-043 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #18-043. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary