

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 27, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 27, 2011 in the State Office Building.

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

**Members Absent:** Edwin S. Greenberg, Chairman  
Pasquale A. Pepe

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

Vice-Chairman Millstein 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 October 17, 2011.** Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of October 17, 2011. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 11 - 216      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 138-221-001  
**Grantor:** Sidney, LLC  
**Properties:** 29, 45, 50, 55 & 65 Sidney Street and 50 East Main Street, Stratford, CT

**Project Purpose:** Moses Wheeler Bridge on Interstate 95 Project  
**Item Purpose:** Acquisition of three (3) temporary work easement areas comprised of approximately 1,177 SF, 2,232 SF and 775 SF each, the right to construct two (2) driveways comprising approximately 334 SF and 1,625 SF each, the right to install sedimentation control totaling approximately 318 LF and the rights to remove and reset concrete curbing and a chain link fence.

Ms. Goodhouse reported that DOT Project #138-221 is for the replacement of the Interstate 95 Bridge No. 00135, known as the Moses Wheeler Bridge, over the Housatonic River. The design was approved in 2001, with a budget of \$122 million. Rights of way acquisitions planned were a partial taking and taking temporary rights from four properties.

This item will provide work areas to be used to pass and repass for the purpose of constructing Retaining Wall No. 102 and Bridge No. 00135. The work areas are not to be used for standing, storage

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of vehicles, equipment or materials. The 3 easements will automatically terminate upon completion of DOT Project 138-221. Mr. Steve Degen of DOT Administration estimated duration of 6 years, after which the area will be restored to its original condition. No compensation will be paid for other rights (please refer to survey map) to be acquired by DOT.

The subject property consists of eight assessment parcels containing a total of 1.38 acres. The current use of the area is residential buildings/an industrial type structure, and vacant parking areas. The abutting property is a large mixed use shopping center and marina, known as The Dock. The highest and best use of the property is for future limited commercial development. DOT's appraiser, Michael Aletta (July 6, 2011) considered the subject as 3 parcels for appraisal purposes. Based on 2 comparable sales in Stratford and 1 in Milford he determined values of \$20.00, \$14.00 & \$16.00/SF for the parcels. The total compensation is \$24,190.

Ms. Goodhouse 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; and the acquisition value is supported by the appraisal report prepared by DOT.

**PRB #** 11 - 217 **Transaction/Contract Type:** RE / Voucher

**Origin/Client:** DOT / DOT

**Project Number:** 063-643-002

**Grantor:** New Park Avenue Associates, LLC

**Property:** 406 & 420-430 New Park Avenue, Hartford, CT  
598 Flatbush Avenue, West Hartford, CT

**Project Purpose:** New Britain/Hartford Busway

**Item Purpose:** Acquisition of approximately 1,252 SF for transportation purposes, 8,810 SF easement for transportation purposes, and 1,624 SF temporary construction easement, severance for the loss of access and additional compensation for the contributory value of site improvements.

The New Britain-Hartford Busway is a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. DOT has 120 acquisitions (partial and total takings) planned. Ms. Goodhouse noted that the subject property is zoned industrial/commercial, with 5.08 acres including 126.88 feet of frontage on Flatbush Avenue, West Hartford.

After the taking, the site will be 5.05 acres, reduced by 1,252 SF (taking in fee simple); and a restrictive transportation easement will prevent the use of 8,810 sq. ft., the only benefit remaining is that the area can be included in lot density calculations when making zoning applications. The affected areas are along the rear boundary, where fencing will be removed and 37 parking spaces will be lost. The 37 parking spaces can be relocated on the premises, subject to the cost of restriping the new area available for parking (no longer an access easement benefitting land of MIJI Realty, extinguished by DOT in PRB #11-108).

While no severance results from reconfiguring the parking, because DOT is barring access to and from the premises along the 126.88 feet of Flatbush Avenue frontage, a severance award of 5% of site (land) value is being awarded.

DOT will compensate the owner for fencing; and also for a temporary work area affect 1,624 SF. The total compensation, supported by an appraisal by Michael J. Corazzelli of the DOT, is \$234,520.

Ms. Goodhouse 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; and the acquisition value is supported by the appraisal report prepared by DOT.

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**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 11-223 **Transaction/Contract Type:** AE / New Contract  
**Project Number:** BI-RT-841 **Origin/Client:** DPW / BOE  
**Contract:** BI-RT-841-CAc  
**Consultant:** O & G Industries, Inc.  
**Property:** H.H. Ellis Technical High School, Danielson

**Project Purpose:** Additions and Major Renovations to H.H. Ellis Technical High School  
**Item Purpose:** New contract for the consultant to provide construction administration services during the construction phase of the project including commissioning, industrial hygiene consulting, scheduling and photographic documentation.

Mr. Dillon reported that this project is at H.H. Ellis Technical High School, a 1-story facility consisting of approximately 180,000± GSF of existing building area that will be totally renovated and expanded in area to 192,000 GSF. New building construction is allocated as follows: Shop Area - 3,000 SF; Trade Area - 3,000 SF; Gym Expansion - 1,500 SF and new Storage Garage – 4,500 gross square feet (GSF). Site work includes upgrades to landscaping, existing soccer, baseball and softball fields and parking & vehicular/pedestrian circulation layouts. The above project is identified as #BI-RT-841. Construction and Total Budgets have previously been revised from \$42,866,000 to \$59,747,000 and now are at \$84,000,000 via additional funding which was provided via PA 08-169. Substitute Senate Bill No. 402, Public Act 08-169 increased the available project funding from \$59,747,000 to \$84,000,000 effective July 1, 2008.

This contract is for Construction Administration (“CA”) Services for the construction phase of the project. DCS has confirmed for SPRB that funding is available for this contract. The proposed compensation rate for this basic service is \$2,923,804 plus an additional \$159,810 for commissioning consulting services, \$76,855 for industrial hygiene consulting and \$97,133 for photographic project documentation. As such the total proposed contract is \$3,257,702 for construction phase administration services.

Mr. Dillon recommended that SPRB suspend action on this contract until they reviewed additional information provided by DCS on October 25, 2011 in which DCS made revisions to the contract and file memorandum concerning project scope and fees.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #11-216** - Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #11-216. The motion passed unanimously.

**PRB FILE #11-217** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-217. The motion passed unanimously.

**PRB FILE #11-223** - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-223, so that additional information provided on October 25, 2011 could be distributed to Board members and reviewed by staff. The motion passed unanimously.

The meeting adjourned.

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