

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 28, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 28, 2011 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 November 21, 2011. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of November 21, 2011. The motion passed unanimously.

COMMUNICATIONS

Mr. Dillon acknowledged receipt of a letter received by the Board on November 23rd from Margaret Miner, the Executive Director of the Rivers Alliance of Connecticut concerning the proposed transfer of state land in Haddam, and notification that the organization “would like to intervene formally under the Connecticut Environmental Protection Act, CGS Section 22a-19.” Copies of the letter were provided to the Board.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 243 **Transaction/Contract Type:** RE / Administrative Settlement
Origin/Client: DOT / DOT
Project Number: 171-305-161
Grantor: Global Signal Acquisitions IV, LLC
Property: 570 New Park Avenue, West Hartford, CT

Project Purpose: New Britain/Hartford Busway
Item Purpose: Acquisition of an easement comprising approximately 809 SF for the purposes of extinguishing such rights.

Ms. Goodhouse reported that 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. The subject property is under easement for the benefit of Global Signal Acquisitions IV,

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LLC, owner of a cell tower originally constructed in 1990 and improved over the intervening years, according to the permit history on file in the assessor's office. DOT will extinguish this easement, paying \$10,000 in compensation.

The subject easement is located on 0.96 acres that is improved with three one-story buildings used for light manufacturing building and storage/garage space. The easement area to be acquired by DOT measures approximately 12 feet by 64 feet, and is located on the westerly side of the proposed Busway. Using the Sales Comparison Approach, DOT Appraiser John Burke offered the Grantor compensation of \$2,100 on the basis of \$5.00/SF for commercial land (Zoning C-1). In the subsequent negotiations, the Grantor said that the subject property was part of a purchase of three easement areas for cell tower use that total 14,950 SF. The purchase price was \$400,000, or \$29.00/SF. The DOT negotiated agreement is \$10,000.

Ms. Goodhouse recommended approval of the negotiated agreement, particularly since the Grantor can demonstrate the property's highest and best use as a cell tower location purchased at the rate of \$29.00/SF. DOT's negotiated settlement is at the rate of \$12.36/SF.

PRB # 11 - 244 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 079-215-11A
Grantor: Santos Rivera
Properties: 261 Cook Avenue, Meriden, CT

Project Purpose: Bridge #01080 CT Route 71 over Harbor Brook
Item Purpose: Acquisition of a 3,132 SF temporary construction easement for the purposes of both conducting demolition activities and maintaining site access to the adjacent property during construction

Ms. Goodhouse said that this project will rehabilitate the bridge at the reference location. As of 2003, the project cost estimate was \$1,325,000. The subject property at 261 Cook Avenue, Meriden, is 0.19 acres of residentially zoned (R-2) land, improved with a 2 ½ story frame house, and a detached garage. The building improvements are not affected by the project.

The DOT will acquire a temporary easement that will provide access to demolish a building located on the adjacent property. After the demolition, the work area will be used for access to the adjacent site for the duration of the bridge replacement project. The compensation to be paid is \$6,500.

Ms. Goodhouse recommended Board approval. 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 amount of compensation is supported by the EOC report prepared by DOT for the FHWA.

PRB # 11 - 245 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 131-198-030
Grantor: John J. Pernal Jr., et al
Property: 1207 Mount Vernon Road, Southington, CT

Project Purpose: Reconstruction of Mount Vernon Road Project
Item Purpose: Acquisition of approximately 890 SF for highway purposes, 1,570 SF easement to slope and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that the subject property at 1207 Mount Vernon Road is 0.86 acre improved with a single family residential dwelling. The zone is R-20/25. The project is for the reconstruction of Mount Vernon Road, and this proposal will not affect the dwelling, parking, or site improvements except as noted on the right of way survey.

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According to published sources, sales of land parcels of one acre or less that occurred between 1/1/2009 and 8/1/2011 in Southington averaged \$5.80/SF.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been 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 DOT will purchase the necessary partial takings for \$10,000 as follows:

ACQUISITION ITEM	VALUATION	COST
Land	890 SF x \$5.00/SF	\$4,500.00
Slope Easement	1,570 SF x \$5.00/SF x 20%	1,600.00
Contributory Value of landscaping & natural vegetation	2% of site value	3,800.00
TOTAL COST		\$9,900.00

Ms. Goodhouse recommended Board approval. 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 amount of compensation is supported by the EOC report prepared by DOT for the FHWA.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 11-246 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DPW-ENGY-0017
Consultant: SourceOne Inc. (DE)

Project Purpose: New On-Call Contract
Item Purpose: To provide DCS with engineering and consulting services to identify, evaluate and recommend energy modifications in order to reduce consumption and operating costs at state buildings.

Mr. Dillon said that this is the 4th series of On-Call Energy Consulting Contracts awarded by the Department of Construction Services ("DCS") since 2003. The On-Call Contract referenced above has a maximum total cumulative fee of \$400,000 per contract and a common expiration date of 11/30/2013. This proposal concerns the contract with SourceOne Inc. (DE) ("SOI"), which is the sixth and final firm to be selected under this series.

DCS has made some minor revisions to the boilerplate contract for this series to include the following; state's rights for inspections, new non-discrimination language and sovereign immunity language. In addition, DCS has informed SPRB staff that they have modified the review process to eliminate the need for shortlist interviews and have based the entire recommendation on the submittal provided by each firm. The 3rd series, awarded in 2009, had a term of 24 months and a maximum total cumulative fee of \$300,000/contract. SOI was previously selected under the 3rd series of this contract (PRB #09-164).

Mr. Dillon recommended Board approval of the contract for SourceOne Inc. (DE). The contractor has provided the required insurance, Gift/Campaign and Consulting Affidavits and the appropriate Corporate Resolutions.

OTHER BUSINESS

The Board took the following votes in Open Session:

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PRB FILE #11-243 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-243. The motion passed unanimously.

PRB FILE #11-244 - Mr. Norman moved and Mr. Millstein seconded to approve PRB File #11-244. The motion passed unanimously.

PRB FILE #11-245 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11-245. The motion passed unanimously.

PRB FILE #11-246 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-246. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary