

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 11, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 11, 2012 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 JUNE 4, 2012.** Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of June 4, 2012. The motion passed unanimously.

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

### **REAL ESTATE- NEW BUSINESS**

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 12-137-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

The Board commenced its discussion of the proposed purchase at 9:35 a.m. and concluded at 9:39 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

### OPEN SESSION

**PRB #** 12-151 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 51-207-007A  
**Grantee:** 85 Bishop Lane Corporation  
**Property:** Generally located along Talcott Notch Road and State Route 4, Farmington  
**Project Purpose:** DOT, Sale of Excess Property

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**Item Purpose:** Release of approximately 7,118+/- SF of vacant land to Grantee as a result of an abutter bid.

Ms. Goodhouse reported that this property was acquired in 1990 for \$29,350 for State Route 4. The parcel does not meet the spatial requirements of the commercial zone, and therefore was offered for sale through DOT's abutter bid process. Board approval to Quit Claim 7,118 SF (0.16 acre) of vacant commercial land for \$26,000 to the Grantee appears prudent for the following reasons:

1. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The legislative delegation received notice as required. In order, **(a)** the town did not exercise a first right of refusal to purchase the property; and **(b)** as stipulated by statute, the non-conforming parcel was offered to all (3) abutters.
2. Though the sale price of \$26,000 is less than the value indicated in the appraisal prepared by the DOT Staff appraiser (Thomas L. Fox concluded a value of \$80,000), the sale price reflects the fact that there are only three possible purchasers (only two of which entered bids); and the property is subject to several encumbrances that affect value: a deed is missing in the chain of title, and this defect cannot be cured and title cannot be insured until 2018; a drainage right of way encumbers the entire property making it unbuildable; the abutter, Duke's Corner LLC has the right to cross the subject property to access Talcott Notch Road; and the DOT will retain a slope easement as shown on the survey map.
3. The release will end the state's liability and obligation to maintain land that is not needed for highway purposes.
4. The content and form of the Quit Claim Deed are congruent with the survey map.

In June 2011, letters were mailed to the three abutters requesting bids. The "logical" abutter, Duke's Corner LLC did not submit a bid. SARJAC Partners, LLC – owners of property to the west, bid \$6,500. 85 Bishop Lane Corp. bid \$25,000 and made a subsequent offer of \$26,000 which was accepted by DOT.

<b>PRB #</b>	<b>12-152</b>	<b>Transaction/Contract Type:</b> RE / Sale
<b>Origin/Client:</b>	DOT / DOT	
<b>Project Number:</b>	103-255-12(A)	
<b>Grantee:</b>	Plaza Enterprises, LLC	
<b>Property:</b>	Located along the NW side of Route 82 at Wawecus Hill Road, Norwich	
<b>Project Purpose:</b>	DOT, Sale of Excess Property	
<b>Item Purpose:</b>	Release of approximately 1,193+/- SF of vacant land to Grantee as a result of a sole-abutter bid.	

Ms. Goodhouse reported that this 1,193 SF parcel of Norwich commercial property was acquired through Eminent Domain proceedings against Plaza Enterprises, LLC in 2006 for \$12,000 for Route 82 Operational Improvements at the I-395 Interchange Areas.

The release of this parcel to the Grantee is necessary because after the highway design phase but before construction commenced, Plaza Enterprises constructed a drive through pavement for the Dunkin Donuts on its abutting property. During road construction in 2008, the state's contractor notified DOT that the Dunkin Donut drive-through pavement was encroaching on the state's right of way, requiring DOT to move the sidewalk four feet closer to the edge of the road. Mr. Obey's office was assigned the

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task of resolving the encumbrance issue. The parcel was appraised, and DOT offered to release the parcel to Plaza Enterprises, LLC.

The release parcel does not meet the spatial requirements of the commercial zone, and therefore was offered for sale through procedures complying with CGS Sections 3-14b and 13a-80. DOT Staff appraisers Kenneth N. Goldberg and Anthony John DeLucco determined a value of \$5.00/SF for the release parcel:  $\$5.00/\text{SF} \times 1,193 \text{ SF} = \$5,965.00$ , say \$6,000. This value considers the rights and easements being retained by the State.

Ms. Goodhouse recommended Board approval to Quit Claim 1,193 SF of land for \$6,000 to the Grantee. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The legislative delegation received notice as required. In order, (a) the town did not exercise a first right of refusal to purchase the property; and (b) as stipulated by statute, the non-conforming parcel was offered to the abutter for appraised value. The release will end the state's liability and the encumbrance of having a drive-through within the State's right of way. The State retains an easement for traffic signalization within an area of 597 ±SF; an easement for existing utilities, and a 20-foot drainage right of way as shown on the compilation plan.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>12-157</b>	<b>Transaction/Contract Type:</b>	AE / Commission Letter
<b>Project Number:</b>	BI-2B-280	<b>Origin/Client:</b>	DCS/DAS
<b>Contract:</b>	BI-2B-280-ARC		Commission Letter #1
<b>Consultant:</b>	Hoffman Architects, Inc.		
<b>Property:</b>	410-470 Capital Avenue Building Complex, Hartford		
<b>Project Purpose:</b>	Roof, Window and Exterior Repair Project - 410-470 Capitol Ave. Complex		
<b>Item Purpose:</b>	Commission Letter #1 to compensate the consultant for additional design and construction administration services related to the expansion of the project scope.		

Mr. Dillon reported that the project involves the replacement/repair of the roofs at 410 -470 Capitol Avenue complex with partial reconstruction of the parapet wall at the roof terrace at 450 Capitol Avenue. This work will be designed inclusive of all associated flashing, repairs to the roofing system below the pavers and miscellaneous urgent overhead masonry repairs.

Hoffman Architects Inc. ("HAI") has met with DCS personnel several times since 2008 to discuss the scope and budget for this project. Most recently in October 2010 HAI submitted a revised proposal to reflect the current scope indicative of the primary issues and within the allocated construction budget for the project. In its proposal HAI has stated that the current construction budget allocated for the project will likely be insufficient to address all the repair and replacement needs at the complex. HAI had previously recommended a design/investigation phase to further evaluate the buildings and develop a complete report on the conditions of the buildings. DCS agreed to certain aspects of this request and authorized HAI to hire a contractor to perform roof coring activities on the building.

During the process of limited investigations and engaging the client agency, building maintenance vendors and DCS it was decided that the project scope would need to be expanded. The planned work for 410, 450 and 460 Capitol Avenue Buildings would need to encumber a larger budget to allow for the initial scope of work to proceed. DCS instructed HAI to prioritize the work on roof replacement, parapet coping, sill repairs, window

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seals and masonry re-pointing. The final scope of work will be determined after the completion of roof coring activities and the finalized schematic design. HAI and DCS also conducted a walkthrough of the buildings and observed tight clearances under HVAC rooftop equipment, significant cracking of window sills, cracking around interior masonry walls and deteriorated brickwork along the rooftop patios.

The construction and total project budgets were initially established at \$1,325,000 and \$1,740,000, respectively. Due to the expanded project scope, the funding and budget were increased to \$2,614,000 for construction and \$3,282,600 for an overall project budget. The funding for this project was earmarked per SA 05-1 June Special Session Section 21 (d) (2).

Commission Letter #1 will compensate Hoffman Architects, Inc. \$33,000 for additional project services related to the expansion of the project scope: review and redesign of 6 flat roof sections around Building 450; terrace waterproofing, paver resetting and reconstruction of parapets with guardrails; masonry restoration and inclusion of snow rail installation on roofs; and additional roof and masonry probes to further evaluate buildings including cores from built-up roof areas and parapets.

Mr. Dillon recommended approval of the item. The architect's base fee of \$162,800 as a percentage of the \$2,614,000 Construction Budget is 6.31% whereas the maximum guideline rate for this Group B construction project is 11.00%, with up to an additional 1% for construction administration fees for a maximum fee of 12.00%.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-137 -A** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12- 137 – A. The motion passed unanimously.

**PRB FILE #12-151** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-151. The motion passed unanimously.

**PRB FILE #12-152** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-152. The motion passed unanimously.

**PRB FILE #12-157** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-157. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary