

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 4, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 4, 2013 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 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 MARCH 28, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 28, 2013. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated April 1, 2013 listing property acquisitions, not in excess of \$5,000, processed during the month of March 2013.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>13-057</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	107-167-045		
<b>Grantor:</b>	John J. Robert		
<b>Property:</b>	106 Hill Parkway, Middlebury, CT		
<b>Project Purpose:</b>	Oxford Airport Federal Aviation Regulation, Part 150 Noise Study		
<b>Item Purpose:</b>	Acquisition of 0.49+/- acres of land, in fee, together with all improvements situated thereon, a "total take".		

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the

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Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

The subject property is the 34<sup>th</sup> acquisition in this project to come before the Board. It is located in the project's Phase 5 (of 7) area, which has 10 properties. SPRB Staff recommended Board approval for the following reasons:

1. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports.
2. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.
3. The appraisal report prepared by Anthony John DeLucco as of 11/28/12 supports the purchase price of \$271,500, which is consistent with compensation paid to other project owners with similar properties.

This is a voluntary total taking of 0.49 acres (21,500 SF). The property is improved with a 1966 Raised-Ranch style home, with a one-car garage, under, all in good condition. These properties are appraised under the hypothetical condition requiring the appraiser to ignore any stigma associated with proximity to the airport. Mr. DeLucco employed the Sales Comparison Approach and relied on two sales in Southbury and one in Middlebury, occurring between 6/1/2012 and 8/20/2012. Prior to adjustment, the sale prices ranged from \$288,000 to \$301,350. After adjusting for site, age, condition, gross living area, air conditioning and other features, the sales indicated a value range from \$261,500 to \$274,350. Appraiser DeLucco assigned a value of \$271,500.

<b>PRB #</b>	<b>13-058</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	131-190-002		
<b>Grantor:</b>	Kids Realty, LLC		
<b>Property:</b>	1314 Meriden Waterbury Road & 1155 Old Turnpike Road, Southington		
<b>Project Purpose:</b>	Removal of Bridge No. 0158 & Improvements to Route 10, Southington		
<b>Item Purpose:</b>	Acquisition of a 1,884 ± SF along two frontages, 1856± SF slope easement and additional compensation for the contributory value of site improvements all for highway purposes.		

For this DOT project, Bridge No. 00518, which carries one lane of traffic in each direction on Route 10 over Route 322, will be removed, and a new at-grade intersection will be created at Route 10 and Route 322. The bridge is structurally deficient and functionally obsolete. The rights of way budget for the project is \$287,000 for partial takings that affect 13 parcels. Four properties have taking value estimates over \$5,000.

The subject property is two parcels that total 0.92 acres of business-zoned land improved with a take-out restaurant, a 3-family dwelling, and a 1-family dwelling. The property is located at the intersection of Route 10 and Route 322, Southington. DOT will compensate for the taking of 1,884 SF located in the northwest corner of the property at the intersection of the two state highways. In the same location, there

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is an additional taking for a slope easement affecting 1,856 SF. Mature trees, shrubs and landscaping located in these areas will be affected.

DOT Appraiser Thomas Fox completed a “before” and “after” appraisal report (12/6/2012). He determined that the improvements would not be affected, and valued the site using 3 recent comparable sales of vacant commercial land located in Southington. He concluded a unit value of \$5.50/SF, which is a site value of \$220,413 plus \$4,500 for the value of the affected landscaping resulted in a site value (before) of \$225,000. The “after” value was developed by analyzing the same three sales, and the appraiser concluded that the unit value would remain the same. The taking of land, slope easement, and affected landscaping reduced market value to \$207,500, which is \$17,500 in damages.

Staff 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. The acquisition value is well supported by the appraisal report completed by Thomas Fox.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>13-059</b>	<b>Transaction/Contract Type:</b>	AE / Contract Amendment
<b>Project Number:</b>	BI-RT-841	<b>Origin/Client:</b>	DCS/DOE
<b>Contract:</b>	BI-RT-841ARC		
<b>Consultant:</b>	S/L/A/M Collaborative, Inc.		
<b>Property:</b>	H.H. Ellis Technical High School, Danielson		
<b>Project Purpose:</b>	Additions and Major Renovations to H.H. Ellis Technical High School		
<b>Item Purpose:</b>	Contract Amendment #3 to compensate the consultant for additional design phase services, expansion of project scope and special inspection requirements.		

H.H. Ellis Technical High School is a 1-story facility constructed in 1958 and thereafter, expanded in 1974, 1985 and 1995. The school has approximately 640± students. Following project completion, potential enrollment is 700± students. In September 2005, the S/L/A/M Collaborative Inc. (“SLAM”) was selected as the primary architect for the renovation and expansion of H.H. Ellis Technical High School.

The scope of the Project renovation area includes all of the building’s 180,000± GSF. New building construction consists of approximately 12,000 GSF allocated as follows: Shop area - 3,000 SF; Trade Area - 3,000 SF; Gymnasium expansion - 1,500 SF and new Storage Garage – 4,500 SF, for a total project area of 192,000 GSF. Construction and total project budget estimates were originally \$28,221,000 (\$146.98/GSF) and \$39,350,000. Public Act 08-169 expanded the project for a third time and authorized raising the total project budget from \$59,747,000 to \$84,000,000, effective 7/1/2008. After the approval of commission letters the architect’s total fee and the project construction budget were \$4,961,416 and \$57,530,523 respectively.

SLAM has submitted a proposal for Contract Amendment #3 to DCS which covers the following additional scope items:

- Additional design services for Agency Request #4 which is related to the modification of equipment and layout of various shops and labs.

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- Additional and revised electrical feed requirements for Agency Request #4.
- Additional special inspections related the phased construction approach for the project.

Contact Amendment #3 will modify SLAM's contract to provide additional compensation in the amount of \$125,100. SPRB staff recommended that the Board approve Contract Amendment #3. The overall basic service fee of \$4,376,050 is 7.61% of the construction budget which is within the established guideline rate of 9.5%.

## OTHER BUSINESS

The Board took the following votes in Open Session:

**PRB FILE #13-057** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-057. The motion passed unanimously.

**PRB FILE #13-058** - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #13-058. The motion passed unanimously.

**PRB FILE #13-059** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-059. The motion passed unanimously.

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