

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 9, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 9, 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 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 May 2, 2013.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of May 2, 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 May 2, 2013 listing property acquisitions, not in excess of \$5,000, processed during the month of April 2013.

**Department of Transportation, Request for Return of PRB File #13-050.** In an email communication dated May 8, 2013, the Department of Transportation requested an administrative return of a DOT proposal to acquire, from the Connecticut Light & Power Company, a permanent easement of 4,992 sq. ft. and a temporary easement of 2,496 sq., DOT Property File #042-300-001, Meadow Street, East Hartford.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>13-076</b>	<b>Transaction/Contract Type:</b>	RE / Sale
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	109-073-167A		
<b>Grantee:</b>	Nils Anderson, Jr.		
<b>Property:</b>	Northern side of Franklin Ave. adjacent to 60 Franklin Ave., Plainville		
<b>Project Purpose:</b>	DOT Sale of Excess Property		
<b>Item Purpose:</b>	Release of approximately 0.01-acres of vacant land to the Grantee as the result of an abutter bid.		

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Ms. Goodhouse reported that this property was a portion of a parcel acquired from the Grantee's father in 1972. The plan indicates that the release parcel is triangular shaped and located in the southeast corner of the residential lot, now owned by the Grantee, who requested the property from DOT. It was acquired for the Relocation of Route 72, but was ultimately not needed. Because the release parcel does not meet the requirements of the R-10 residential zone, DOT offered it for sale to the two abutters.

Staff recommended Board approval to Quit Claim 436 SF of vacant residential land for **\$1,500** 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, to wit: (a) the Town did not exercise a first right of refusal to purchase the property for \$45,000; (b) as stipulated by statute, the non-conforming parcel was offered to all abutters; and (c) the legislative delegation received notice as required. The sale price of \$1,500 is 100% of the appraised value of the parcel plus an administrative fee of \$1,000 which is reasonable since there is no other logical or available purchaser for this parcel. The property is not needed for highway purposes and the sale will relieve DOT of the responsibility to maintain it and return it to the municipal Grand List. The content and form of the Quit Claim Deed are congruent with the map provided.

<b>PRB #</b>	<b>13-084</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	17-143-2A		
<b>Grantee:</b>	City of Bristol		
<b>Property:</b>	Various areas along Canal Street and Church Street, Bristol		
<b>Project Purpose:</b>	Assignment of Land to the City of Bristol		
<b>Item Purpose:</b>	Assignment of various areas totaling approximately 985 ± SF of land and 469 ± SF of easement area to the City of Bristol for highway purposes as part of the Bristol Railroad – Highway Grade Improvement Project.		

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds. DOT acquired and is now releasing the following land which was originally acquired for the Bristol Railroad – Highway Grade Improvement Project. The acquisitions for this project were typically located along the westerly side of Central Street and southwesterly side of Church Street. The project is complete and although DOT did not have a formal agreement for this project it is Agency policy to assign the excess land to the municipality in which it resides. This is a release along a town street for highway purposes only and there is no monetary consideration.

<b>PRB #</b>	<b>13-086</b>	<b>Transaction/Contract Type:</b>	RE / Sale
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	158-44-3F		
<b>Grantee:</b>	Norman Kramer, et al.		
<b>Property:</b>	Westerly side of State Route 476 adjacent to 10 Wakeman Road, Westport		
<b>Project Purpose:</b>	DOT Sale of Excess Property		
<b>Item Purpose:</b>	Release of approximately 18,470 ± SF of vacant land to the Grantee as the result of a sole abutter bid		

Ms. Goodhouse reported that upon the request of the sole abutting property owner, DOT proposes to sell 18,470 SF of vacant residential land located on the west side of State Route 476, the Sherwood Island Connector. The proposed sale price is \$20,000 (\$1.08/SF) plus \$1,000 administrative fee. The DOT

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appraiser, Edward P. Sass, Jr., assigned a value of \$20,000 to the release parcel, which measures approximately 50 feet by 344 feet. The appraiser completed a before and after analysis in which he concluded that “as is” the Grantee’s property of 2.01 acres improved with a 3,968 SF 9-room residence has a market value of \$1,390,000. (Since the purpose of the appraisal was to determine the enhancement to the site value, the interior of the house was not inspected.)

After assembling 18,470 SF of the release parcel, the site will be 2.43 acres. The assemblage adds approximately 50 feet of additional depth to the site. Mr. Sass reasoned that since the lot conformed to zoning requirements before assemblage, he concluded that the increase in size added minimal value to the lot, which he estimated to be \$20,000. This was based on 4 lot sales that occurred between August 2010 and April 2012, listed below:

Sale	Address	Zone	Date	Price	Size	Tear Down?
1	17 Bayberry	AA	4/12	\$887,500	1.14 acre	No
2	359 Greens Farm	AAA	2/11	\$1,025,000	2.74 acre	No
3	10 Hunt Club	AA	7/11	\$802,000	1.04 acre	Yes
4	83 Turkey Hill	AAA	8/10	\$900,000	1.00 acre	Yes

Although not articulated in the appraisal report, it appears that the comparison between the 1± acre lots (Sales 1, 3 & 4) and the 2.74 acre lot (Sale 2) indicates minimal value attributable to the larger lot. The market does not indicate a direct correlation between lot size and purchase price. Staff recommended that the Board suspend action on this proposal pending receipt of additional information.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 13-092      **Transaction/Contract Type:** AE / New Contract  
**Project Number:** BI-CTC-455      **Origin/Client:** DCS/CTC  
**Contract:** BI-CTC-455-CA  
**Consultant:** Arcadis U.S., Inc.  
**Property:** Housatonic Community College, Bridgeport  
**Project Purpose:** Phase II Renovation and New Addition to Lafayette Hall Project  
**Item Purpose:** New contract to compensate the consultant for construction administration services required for the complete renovation of the existing Lafayette Hall as well as 55,000 GSF of additional space via new additions to the building.

Mr. Dillon reported that the project involves the complete renovation of the existing Lafayette Hall as well as 55,000 GSF of cumulative new additions to the building. The proposed renovation and expansion project is intended to support the increased enrollment at the college as well as expansion space for various program offerings. The existing Lafayette Hall comprises 183,000 GSF and supports a broad mix of campus functions including administrative space, library, daycare/preschool, the new manufacturing center, developmental studies and performing arts. The program expansion is intended to include new/renovated science rooms, computer and general classrooms, expanded cafeteria space and library space. The overall project will also require MEP enhancements to the building such as new chillers, boilers and generators.

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In March 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Owners Representative Teams related to the Phase II Renovations and New Additions to Lafayette Hall Project. At the conclusion of the process DCS identified Arcadis U.S., Inc. (“AUI”) as the most qualified firm.

The contract with AUI has a compensation rate for basic services in the amount of \$1,281,719 plus an additional \$203,385 for special service and/or sub-consultants. As such the total proposed contract is \$1,485,104 for project CA services which amounts to a total fee of 4.97% of the overall construction budget and whereas the basic service fee is equivalent to 4.30% of the construction budget. DCS has decided to execute this contract under the more comprehensive Construction Administrator Scope due to the complexities of the project.

Staff recommended that SPRB approve this contract as all the required documents have been submitted by DCS and the basic service fee of \$1,281,719 amounts to 4.30% of the construction budget.

### OTHER BUSINESS

The Board took the following votes in Open Session:

**PRB FILE #13-076** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-076. The motion passed unanimously.

**PRB FILE #13-084** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-084. The motion passed unanimously.

**PRB FILE #13-086**- Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #13-086 pending the receipt of additional regarding the proposed sale. The motion passed unanimously.

**PRB FILE #13-092** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-092. The motion passed unanimously.

The meeting adjourned.

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