

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 29, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 29, 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

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 22, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 22, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

PRB # 13-148 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DOT / DOT
File Number: AERO-5700-1347
Lessee: Thames River Seafood Co-op, LLC
Property: Connecticut State Pier, New London
Project Purpose: Lease Amendment
Item Purpose: Lease Amendment for the continued use of a dockage operation within two defined areas encompassing approximately 1,089 LF of dock with 95,290 SF of area and 497 LF of dock with 7,991 SF of area as well as 544 LF of mooring rights and a dockage fee for a term of 3-years.

This item was previously suspended by the Board on July 8, 2013, pending the submission of additional information by DOT. As requested, DOT recently supplied the Board additional information which included the operating revenue from 2007 until 2011 as well as a brief explanation regarding the 2012 RFP and plans for the next RFP in 2015.

Staff recommended approval of this file based upon the additional information provided by DOT.

REAL ESTATE- NEW BUSINESS

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PRB # 13-165 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 079-212-006
Grantor: CR Parkside Limited Partnership
Property: 53-89 Park St., 160-180 Pratt St., 29-69 Cedar St., & 75 Camp St., Meriden
Project Purpose: Replacement of Bridge No.04185 Center Street over Harbor Brook Project
Item Purpose: Acquisition of a 519± SF of land, 1,519± SF easement to construct and maintain a wingwall, 9,232± SF temporary construction easement for a period of two-years, the relocation of eleven parking spots as well as the contributory value of site improvements.

Staff reported that subject property is a 164-unit apartment complex on a land area of 9.29 acres. The site fronts on Pratt, Park, Camp and Center Streets and is zoned R-4, a residential zone. The site has an irregular shape with level to gently rolling topography and all frontages are generally at road grade. The highest and best use is the current use.

The area on the site impacted by the DOT project is located at the southeast corner of the property along the Center Street frontage abutting Harbor Brook. An area of 519 SF will be taken in fee simple. An area of 1,519 SF is required for a permanent easement to construct and maintain wingwall and sewer main. For two years, the DOT requires a temporary work area easement affecting 9,232 SF. During the temporary work, the current driveway entrance will be moved north and the parking lot will shift northerly toward Apartment Building 9. The result will be that 8 apartments will lose their parking (11 spaces, as shown on the attached sketch) for two years.

Independent fee appraiser Walter Kloss determined a land value of \$1,640,000/9.29 acres = \$4.05/sf. In addition to the land and easements to be acquired, the amount to be paid in temporary severance for the parking loss was determined by “the cost to cure” the temporary parking deficiency.

The total payment amount was calculated as follows:

Item	Calculation	Costs (Rounded)
Land	519 SF x \$4.05/SF	\$2,000
Easement to construct & maintain wingwall, etc.	1,519 SF x \$4.05/SF x 25%	\$1,500
Temporary work area	9,232 SF x \$4.05/SF x 8% x 2 years	\$6,000
Contributory value of lost trees	Lump sum	\$3,000
Relocation of 11 parking spaces	Costs as determined by Engineer	\$61,000
Total		\$73,500

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Staff recommended Board approval for the following reasons:

1. 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.
2. The acquisition amount is based on the appraisal report by Walter Kloss who estimated site value at \$4.03/SF. An estimate to cure the temporary parking loss was supplied by MWC Consulting Engineers. These estimates adequately support the damage award.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-171	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-MH-111	Origin/Client: DCS/DMHAS
Contract:	OC-DCS-ENGY-0020	Task Letter #3
Consultant:	Fuss & O’Neill, Inc.	
Property:	Greater Bridgeport Community Mental Health Center, Bridgeport	
Project Purpose:	Energy Upgrades Projects	
Item Purpose:	Task Letter #3 to compensate the consultant for the design and construction administration required to implement various energy conservation projects identified in the Energy Analysis Report completed for the Greater Bridgeport Community Mental Health Center in 2012.	

Staff reported that the scope of this project involves the design and construction administration to implement various energy conservation projects identified in the Energy Analysis Report completed for the Greater Bridgeport Mental Health Center in 2012. The project is intended to include the following:

- The installation of four (4) new gas fired condensing boilers with sensing and control points tied to a new energy management system.
- The purchase and installation of a new energy management system the ability to monitor/ control the new and existing HVAC equipment as well as web based graphic outputs.
- The installation of occupancy sensing light controls
- The installation of premium efficiency motors for AHU supply and return fans
- The sizing and replacing of DX Cooling Coils, connecting units and piping for the 11 main AHUs.

TASK LETTER #3 is a new task letter and is subject to SPRB approval because it is over \$100,000. The Construction Budget for the project is \$1,186,945 and the Engineer’s total fee for the project is \$112,000. The overall project budget is \$1,643,027. SPRB staff recommended approval of this task letter.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-148- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-148. The motion passed unanimously.

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PRB FILE #13-165- Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #13-165. The motion passed unanimously.

PRB FILE #13-171- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-171. The motion passed unanimously.

The meeting adjourned.

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