

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 10, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 10, 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 OCTOBER 3, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

PRB # 13-206 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 083-258-001
Grantor: D'Amato Investments, LLC
Property: 746-762 Boston Post Road, Milford
Project Purpose: Reconstruction of Bridge No. 00330 Route 1 over Wepawaug River Project
Item Purpose: Acquisition of a 1,667± SF temporary construction easement, 194± SF slope easement and severance for the temporary loss of five parking spots.

At its meeting held on October 3, 2013, the Board voted that this item be suspended so that DOT could provide additional information regarding the valuation of the damages to the subject property resulting from the project.

The temporary easement is required for a period of 3 years and will affect the property adversely due to the loss of 5 parking spaces which cannot be relocated on the property, temporarily affecting the ability of the grantor to lease retail space. There is a potential loss of income to the property owner if unable to retain the affected tenant during the construction period.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 10, 2013

Page 2

Based on the information provided, the Board believes that the damage award due to severance for the temporary loss of five parking spaces was based on an appraisal analysis for a permanent loss, and therefore the damage award may be over stated.

In response to the Board's review, on October 4, 2013 the DOT formally requested that the file be returned to the Office of Rights of Way.

REAL ESTATE- NEW BUSINESS

PRB #	13-209	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	108-183-003		
Grantor:	Randall P. Messier		
Property:	27 Putnam Road, Plainfield		
Project Purpose:	Replacement of Bridge No. 2123 Route 12 over Angell Brook Project		
Item Purpose:	Acquisition of a 16± SF of land, 493± SF temporary construction easement as well as severance for the loss of a tree lined buffer.		

Staff reported that this bridge replacement project is the result of emergency conditions discovered during bridge inspections. The DOT found that the structure exhibited signs of overstress and required immediate attention, and on March 12, 2013 the Commissioner issued an emergency order for the replacement of Bridge No. 2123 carrying Route 12 (Putnam Road) over Angell Brook. The cost estimate indicated that 10 properties were affected, with necessary acquisitions of 3 small parcels of vacant land and 7 easements. The total rights of way acquisition budget was estimated to be \$70,000.

The subject property is 0.15 acres located on the west side of Route 12 and the south side of Angell Brook. It is improved with a 1,380 SF Colonial style single family residence, constructed circa 1900, with 6 rooms, 3 bedrooms, and 1 bath. The full basement is unfinished. There is no garage. The lot measures approximately 50 feet (frontage) by 150 feet. The lot size does not conform to the requirements of the RA-19 zone, but as a grandfathered use it is legally non-conforming.

The State will take 16 sq. ft. located at the northeast corner of the property. The project also requires a temporary construction easement affecting 493 sq. ft., which is the existing driveway area measuring approximately 10 feet by 49 feet. To access the project area, DOT removed a tree line buffer along the north side of the driveway, causing permanent severance damages. The lost vegetation provided screening from Route 12 and the property is now exposed along its northern property line.

DOT Appraiser John P. Kerr prepared a before and after valuation (as of 8/2013) to estimate the affect of the severance. He also developed a site value based on \$20,000 for the 0.15 acre lot, or \$3.06/SF. The damages awarded by DOT will total \$7,100 as compensation for the taking area (\$100), the temporary construction easement (\$1,500) and the severance due to lost vegetation (\$5,500).

Staff recommended Board approval of the item. 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 taking removes a line of trees that provided screening from CT Route 12. Consequently the severance award which is approximately 5% of appraised value is reasonable and supported by the information provided in the DOT appraisal report.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 10, 2013

Page 3

PRB # 13-218 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-054
Grantor: Phillip France, et al.
Property: 301 Triangle Boulevard, Middlebury, CT
Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.88+/- 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 Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 49th in this project to come before the Board and is located in the project's Phase 6 (of 7) area.

Staff recommended Board approval of the item. 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. 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. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$280,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 13-207 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RT-843 **Origin/Client:** DCS/DOE
Contract: BI-RT-843-ARC **Commission Letter #8**
Consultant: Tai Soo Kim Partners, LLC
Property: H.C. Wilcox Technical High School, Meriden
Project Purpose: Campus Additions and Renovations Project
Item Purpose: Commission Letter to compensate the consultant for additional design and construction administration required for the replacement of the gymnasium wood floor as well as viewing existing conditions, logo design, striping for various sports and a plan for relocating the existing bleachers.

Staff reported that on 10/27/05, the Board approved the above-captioned contract with the Architect for a total fee of \$2,436,000 based on a construction budget of \$30,181,000 (PRB #05-291). Various amendments and commission letters have been approved and increased the total fee to \$4,502,117, including the most recent Commission Letter #7 (PRB#13-162) for \$51,980 for additional design services.

Wilcox Technical High School was constructed in the 1950's and thereafter, expanded through the 1970's to a total building area of approximately 149,743 GSF. This Project #BI-RT-843 concerns the demolition

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 10, 2013

Page 4

of building Wing C (17,000± GSF), the renovation of 113,443± GSF of existing building space which was not previously completed and the construction of approximately 53,257 GSF of new building area to realize a facility with a total of 210,000± GSF at project completion. Parking lot layout will be revised and expanded to accommodate 300 surface spaces and new bus drop-off/pick-up areas. The construction budget and total project budget as part of this proposed commission letter remain at \$52,874,765 and \$77,568,765 respectively. These amounts are consistent with Contract Amendment #2 approved by the Board in May 2011.

Commission Letter #8 in the amount of \$3,000 is proposed to modify Tai Soo Kim Partners, LLC (“TSKP”) contract for additional design and CA services required for the replacement of the gymnasium wood floor as well as reviewing existing conditions, designing a logo, striping for various sports and a plan for relocating the existing bleachers.

SPRB Staff recommended approval of this commission letter for TSKP to provide additional project related services at the H.C. Wilcox Technical School Project in Meriden.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-206 – Mr. Norman moved and Mr. Millstein seconded a motion to return PRB File #13-206 to the Department of Transportation. The motion passed unanimously.

PRB FILE #13-207 – Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #13-207. The motion passed unanimously.

PRB FILE #13-209 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-209. The motion passed unanimously.

PRB FILE #13-218 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-218. The motion passed unanimously.

The meeting adjourned.

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