

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 23, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 23, 2011 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.

ACCEPTANCE OF MINUTES OF May 13 and May 16, 2011. Mr. Josephy moved and Mr. Norman seconded a motion to accept the minutes of May 13 and May 16, 2011. The motion passed unanimously.

REAL ESTATE- OLD 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 # 11 - 106 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DPW / DCF

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease amendment at 9:38 a.m. and concluded at 9:47 a.m.

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

OPEN SESSION

PRB # 11 - 108 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 063-643-007
Grantor: MIJI Realty, LLC

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Property: 440 New Park Avenue, West Hartford & Hartford, CT

Project Purpose: New Britain/Hartford Busway

Item Purpose: Acquisition to extinguish an easement of approximately 7,780 SF of land for transportation purposes.

Ms. Goodhouse reported that the site is .4539 ± acres of commercial land improved with a one-story, retail with warehouse 4,578 sq. ft. commercial building originally used as a retail outlet for auto parts. The site is zoned General Industrial (GI) and has approximately 128 linear feet of frontage on New Park Avenue, and also has an appurtenant right of way over land to the south for access to Flatbush Avenue. The highest and best use is for retail occupancy and use. The neighborhood is in transition from warehouse/industrial to retail, with occasional office and restaurant use.

The construction of the Busway will eliminate access to Flatbush Avenue at this location; therefore the DOT acquisition from MIJI Realty LLC will extinguish the appurtenant right of way to Flatbush Avenue enjoyed by the owner over land now of New Park Avenue Associates, LLC (former Hummer Dealership) and LEMOS Properties, LLC. The easement area is 7,780 sq. ft. The appraiser describes the access as being “not necessary but convenient” because it provides a secondary exit which allows customers/owner to bypass the congestion which can occur at the intersection of New Park Avenue and Flatbush Avenue.

Norman R. Benedict appraised the subject property *before and after* the taking of the Flatbush Avenue access. He developed the *Sales Comparison* and *Income Approaches* to value. In the Sales Comparison Approach, the sale prices of properties without a secondary access were given a positive adjustment of 15%. In the Income Approach, the estimate of market rent was reduced from \$17.50/sf to \$16.50/sf to reflect a diminution in market appeal. The appraiser’s overall conclusions are summarized as follows:

Item	Sales Comparison Approach	Income Approach	Value Conclusion
Value Before the Taking	\$620,000	\$665,000	\$650,000
Value After the Taking	\$560,000	\$610,000	\$590,000
Estimated Damages	\$ 60,000	\$ 55,000	\$ 60,000

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 value is supported by the appraisal prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 11-100 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-RW-320 **Origin/Client:** DPW/ECSU
Contract: OC-DPW-ARC-0032, Task Letter #3
Consultant: Tecton Architects, Inc.
Property: Eastern CT State University, Mansfield Campus

Project Purpose: New Athletic Support Building at Eastern CT State University
Item Purpose: A/E Task Letter #3 intended to provide design services for the development of a 6,000 SF athletic support facility at the Mansfield Campus of ECSU.

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Mr. Dillon reported that this project involves the design and construction administration of a new 6,000 SF single story athletic support facility at Eastern Connecticut State University (“ECSU”). The facility is intended to augment the existing baseball and track complex at the Mansfield campus of ECSU. The new facility shall provide bathrooms, locker rooms, showers, storage and offices for coaches and personnel. The scope of the task letter is as follows:

- Completion of schematic, design development and construction plans and specifications for the project. The contract plans are required to include, card access security to the building, 480/270 volt electrical distribution, telecommunications, DDC temperature controls, heat recovery systems and new sidewalks, paving and walkways from the building to the adjacent parking area.
- Limited construction administration, attendance at meetings and review of submittals/RFIs for the specified scope.
- Provide MEP consultant support services to ECSU and engage a licensed engineer to provide special inspections.

DPW has confirmed that funding is available for this project. The architect’s base fee as a percentage of Construction Budget is 8.26% whereas the maximum guideline rate for this Group B construction project is 9.50%, with up to 1% for construction administration for a maximum fee of 10.50%

Mr. Dillon recommended approval of Task Letter #3.

PRB# 11-101 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-CTC-409 **Origin/Client:** DPW/CTC
Contract: BI-CTC-409-ARC, Contract Amendment #4
Consultant: Perkins + Will Architects, P.C.
Property: Downtown Gateway Community College, New Haven

Project Purpose: Construction of a new consolidated campus in downtown New Haven.

Item Purpose: A/E Contact Amendment #4 to compensate the architect for additional services related to the GMP negotiation phase, additional special inspections and contract revisions to the security program for the project.

Mr. Dillon and the Board discussed the project involving the relocation and consolidation of Gateway Community College (GCC) from its two existing campuses to a 3.21-acre site located at Church Street, New Haven, where a new 358,500± GSF building, 600 space parking garage and 25± surface parking spaces would be constructed. The college will be designed to realize LEED Gold certification. As of January 27, 2010 construction and total project budgets are \$147,063,293 and \$197,904,000 respectively. Previously, the Board approved the selection of Perkins & Will Architects P.C. (“PWA”) as the Architect of Record for a fee not-to-exceed \$8,750,210 based on a \$94,851,050 construction budget, and subsequently the Board has approved three (3) contract amendments and two (2) commission letters for this project.

PRB #11-101, Contract Amendment #4, will modify PWA’s contract to allow the architect to be compensated for the following additional services:

- Compensation for additional work between the T&M Phase and the start of construction. More specifically this work involved supporting DPW in the development of the GMP and the early start construction activities. (\$147,764 NTE per hourly rate)
- Compensation for additional work required for special inspection engineering services as identified in the statement of special inspections. (\$37,906 NTE per hourly rate)

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- Compensation for coordination and modification to the contract drawings related to security system revisions. (\$73,000 Negotiated fee)

The total net increase to the contract based on the additional scope detailed in Contract Amendment #4 is therefore \$258,670, which will increase PWA's total compensation for the project from \$13,122,401 to \$13,381,071.

Mr. Dillon recommended that the Board suspend this item pending the receipt of additional information to be provided by DPW regarding the additional services to be provided outside of the original project scope.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-100 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-100. The motion passed unanimously.

PRB FILE #11-101 - Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #11-101, pending receipt of additional information regarding the project. The motion passed unanimously.

PRB FILE #11-106- Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11-106, in order for staff to discuss with Public Works the possible inclusion of a lease termination clause that would allow the client agency to quit the premises before the expiration of the five year lease term. The motion passed unanimously.

PRB FILE #11-108 - Mr. Pepe and Mr. Josephy seconded a motion to approve PRB File #11-108. Messrs. Greenberg, Millstein, Josephy, Pepe and Valengavich voted in favor of the motion. Mr. Norman abstained from voting. The motion passed.

The meeting adjourned.

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