

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 7, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 7, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
John P. Valengavich  
Pasquale A. Pepe

**Members Absent:** Mark A. Norman

**Staff Present:** Brian Dillon, Director

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF JANUARY 31, 2013.** Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of January 31, 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 February 1, 2013 listing property acquisitions, not in excess of \$5,000, processed during the month of January 2013.

### REAL ESTATE- UNFINISHED BUSINESS

<b>PRB #</b>	<b>12-273</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	36-176-2A		
<b>Grantee:</b>	City of Derby		
<b>Property:</b>	Various areas along Sodom Lane, Derby		
<b>Project Purpose:</b>	Assignment of Land to the City of Derby		
<b>Item Purpose:</b>	Assignment of various areas comprising approximately 6,793 SF of land, 5,290 SF of easement area and 5,220 SF of drainage right of way to the City of Derby for highway purposes in connection with the Reconstruction of Sodom Lane Project.		

Staff reported that subsequent to the Board's approval of the above referenced item, the Assistant Attorney General required that the corresponding deed be re-executed.

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PRB #12-273 releases land, easements and drainage rights to the City of Derby for highway purposes. The AAG required that the language in the deed be revised in various sections concerning the easement release language as well as the opening sentences on each paragraph concerning the “conveyed” and “assigned” language.

Staff recommended approval of the item.

**PRB #** 12-282      **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** (146)076-028-038A  
**Grantee:** Centercorp Capital, LLC  
**Property:** Located along the Northerly side of Interstate 84 and adjacent to the rear of properties located at 346 and 378 Kelly Road, Vernon  
**Project Purpose:** DOT Sale of Excess of Property  
**Item Purpose:** Release of approximately 792 +/- SF of vacant land to the Grantee as a result of an abutter bid.

Staff reported that subsequent to the Board’s approval of the above referenced item, the Assistant Attorney General required that the corresponding deed be re-executed.

PRB #12-282 releases approximately 792 SF of land to an abutter, Centercorp Capital, LLC. The property is located on the northerly side of Interstate 84 adjacent to 346 & 378 Kelly Road. The AAG requested a new deed because the deed references the incorrect county, the notary’s stamp had expired and the signature line for the AAG was incomplete.

Staff recommended approval of the item.

**REAL ESTATE- NEW BUSINESS**

**PRB #** 13-008      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 301-072-007  
**Grantor:** The Salvation Army, Incorporated  
**Property:** 1313 Connecticut Avenue, Bridgeport  
**Project Purpose:** Wayside Substations Replacement Project  
**Item Purpose:** Acquisition of an 8,437± SF permanent access easement for ingress and egress and two temporary work easements comprising 4,162 ± SF (Area #1) and 30,090 ± SF (Area #2) respectively for the construction and maintenance of rail appurtenances.

Staff reported that the Bureau of Public Transportation, DOT, has undertaken a Project for the Replacement of five Wayside Substations. The Site 3 for Substation 814 is located in East Bridgeport. At the site, the private parking area owned by two owners is used by CONNDOT contractor and Metro-North to gain access to the railroad. A temporary easement is required for construction and a permanent easement is required for future maintenance.

The site is 2.42 acres of Light Industrial zoned land in Bridgeport, improved with a 29,422 SF building owned by the Salvation Army. The northerly boundary is along the New Haven Rail Line; the property

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has street frontage on Connecticut Avenue. The western boundary was the former Florence Street that was abandoned by the City and conveyed to the two abutting property owners.

The purpose of the DOT acquisition is to gain access to the New Haven Rail Line to replace and maintain Wayside Substation 814. Additionally, two work areas will be “rented” for a period of two years. The work areas will be restored to their original condition. The access easement will be paved. The building and existing site improvements will remain unaffected by the DOT acquisition.

The DOT appraisal was prepared by Thomas Fox (August 2012). He relied on three sales, two of which were also located along the rail line and purchased by United Illuminating Company. Sale 1 located at 491 Washington Avenue in North Haven is a 1.20 acre parcel purchased November 2011for \$493,000 (\$9.43/SF) This property was purchased by UI for an electrical substation. Sale 2 located at 1700 Stratford Avenue, Stratford, is a 1.785 acre parcel purchased December 2010 for \$1,295,000 (\$16.66/SF). UI owned the adjacent parcel, and purchase this for additional access. Appraiser Fox determined a site value of \$8.00/SF, or \$843,320 for the subject 2.42 acre site.

Appraiser Fox estimated the value of the access easement and the two temporary easements as follows:

Item		Calculation	Damages
Permanent Access Easement	8,437 SF	@ \$8.00/SF x 25%	\$16,874.00
Temporary Work Area #1	4,162 SF	@ \$8.00/SF x 10% rental rate x 2 years	\$ 6,659.20
Temporary Work Area #2	30,090 SF	@ \$8.00/SF x 10% rental rate x 2 years	\$48,144.00
Total Damages		\$71,677.20, say	<b>\$71,675.00</b>

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 amount of compensation is well supported by the DOT appraisal report.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 13-009 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-RT-864 **Origin/Client:** DCS/DOE  
**Contract:** OC-DCS-ARC-0039 Task Letter #1  
**Consultant:** Amenta/Emma Architects, P.C.  
**Property:** Vinal Technical High School, Middletown  
**Project Purpose:** Renovations and Improvements for Handicapped Accessibility  
**Item Purpose:** Task Letter #1 to compensate the consultant for the completion of plans, specifications and construction administration required to address all issues identified in the Office of Civil Rights Voluntary Corrective Action Plan dated July 2012.

Staff reported that the design and construction administration for this project involves various improvements throughout interior and exterior areas at the Vinal Technical High School (“VTHS”) campus. The United States Department of Education Office of Civil Rights (“OCR”) is requiring the completion of this work as part of a facilities accessibility review recently completed by the Agency.

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This work is being performed pursuant to a corrective action plan submitted by the State of Connecticut and approved by the "OCR" with a required construction completion date of December 2014. In general, the work requires the total renovation of all "non-ADA compliant" interior finishes such as plumbing fixtures, grab bars and accessories for all bathrooms in addition to specific modifications to all work area surfaces, millwork, fixtures, isolated doors, labs, cafeteria and common spaces. The corrective action plan also requires the modification of parking lot and site amenities to meet current standards.

In May 2012, SPRB approved Amenta/Emma Architects, P.C. ("AEA") as one of six firms under the latest On-Call Architect Series of consultant contracts. These contracts expire in August 2014 and have a maximum cumulative fee of \$500,000. This is Task Letter #1 and as such AEA has not been approved for any previous tasks under this series.

**TASK LETTER #1** is a new task letter and is subject to SPRB approval because it is over \$100,000. The total Construction Budget for the project is \$2,000,000 and the Architect's total fee for the project is \$192,000. The overall project budget is \$3,025,000. As detailed in the scope letter from AEA to DCS the scope is intended to compensate the Architect for the following project scope:

- Completion of design development and construction plans and specifications for the project. The final plans are required to address all issues in the OCR ADA report and be scheduled for completion by December 2014.
- Limited construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope.

DCS has confirmed that funding is available for this project. Staff recommended that SPRB approve Task Letter #1.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-273** - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-273. The motion passed unanimously.

**PRB FILE #12-282** - Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #12-282. The motion passed unanimously.

**PRB FILE #13-008** - Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #13-008. The motion passed unanimously.

**PRB FILE #13-009** - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #13-009. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary