

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 21, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 21, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF FEBRUARY 14, 2017. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of February 14, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 17-027 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT/DOT
Project Number: 301-176-023
Grantor: SONO Place Condominium
Property: 16-18 Ann Street, Norwalk
Project Purpose: Walk Bridge Replacement Project
Item Purpose: Acquisition of a 1,267-SF temporary construction easement for the storage of materials and operations of a crane and/or other construction equipment as well as additional compensation for affected site improvements.

DOT is in the design phase for the Replacement of the Walk Bridge, Norwalk. When completed circa 2020, the Walk Bridge Project is expected to cost approximately \$600 million, with the federal government sharing in the project cost. Each day 175 trains cross the bridge, carrying 125,000 passengers. DOT has a website with project information: www.walkbridgect.com. It reports that DOT established a selection process for the Construction Manager/General Contractor. A Request for Qualifications was issued, and DOT received six responses. DOT subsequently issued a Request for Proposals and shortlisted four of the six candidate firms. Cianbro-Middlesex was selected as the Construction Manager/General Contractor based on a combination of technical score and price. Current pre-construction activities include subsurface investigation work in various locations.

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PRB #17-027 is the acquisition of a temporary construction easement affecting 1,267 SF for the purpose of storing materials and operations of crane and/or other construction equipment during the Walk Bridge Replacement Project. The easement area will be restored by reseeding unpaved areas and repair or replace all damaged pavement, curbs and other structures. The easement is expected to be required for 3 years and will extinguished on project completion.

The affected property consists of 0.42 acres (18,417 SF) improved with a condominium complex consisting of commercial condominium space on the 1st floor, and 12 residential units on the 2nd and 3rd floors. The one-bedroom units sell for \$250,000; the two-bedroom units sell for \$350,000. Parking is located underneath, and there are 14 outdoor parking spaces.

The temporary work area is located in a landscaped and grassed area at the northeast corner of the site, adjacent to the MetroNorth commuter line right of way. The work area measures approximately 40 feet by 35 feet. The taking area does not affect the building or the parking. The damages include 3 year rental of 1,267 SF; and the contributory value of a landscaped island with trees, picnic tables with concrete bases, and base and wiring light post, all to be removed from the project area.

The DOT appraisal was completed on 10/14/16. Based on 3 sales of commercial land located within 5 miles of the subject, DOT determined a site (only) value of \$60.00/SF, and total damages of \$36,900.

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 damages of \$36,900 are supported by the DOT appraisal report for the subject.

PRB #	17-031	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	034-309-004		
Grantor:	Maria Teresa M. DaCosta, et al		
Property:	23 Newtown Road, Newtown		
Project Purpose:	Intersection Improvements on State Route 806 (Newtown Road), Danbury		
Item Purpose:	DOT acquisition of 3,017 SF of land along the frontage of the subject property for roadway improvements.		

DOT will be performing improvements where Old Shelter Rock Road intersects with Newtown Road, State Route 806 to increase safety. Between 2010 and 2012, a total of 80 crashes (64% rear-end type crashes; 26% turning type crashes) with 24 injuries were reported at this project location. The total length of the project is 1,125 feet. Old Shelter Rock Road will be realigned to form a T shaped intersection with Newtown Road, and will have a designated left turn lane. New signals will be installed. The rights of way budget is \$235,800. The estimated construction cost (2014) is \$1,085,000.

The subject property is 0.78 acres improved with a 4,788 SF garage/office built in 1996. The owner runs an asphalt paving company from this site. Frontage on Old Shelter Rock Road is about 156 feet, and along this frontage DOT will take a strip of land varying in width from 12 feet to 20 feet. The building will not be affected by the taking, now will the access or parking. However, the loss of land along the Old Shelter Rock Road frontage will reduce the building's setback from the street to 8 feet, making the site non-conforming to CG20 Commercial zoning regulations. Because of this, the damage award includes

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\$5,700 as the estimated cost to obtain a variance to make the site's status "legal-nonconforming" as to the current zoning requirements.

The appraisal report prepared by DOT as of 11/1/2016 found that the property's current use was the highest and best use. The site value analysis was based on 3 sales of vacant commercially zoned sites, 2 in Norwalk and 1 in Brookfield, all located within an approximate 5 mile radius of the subject. Each site has all utilities available to it. The subject received positive adjustments in the Sales Comparison Approach for level topography, and lack of wetlands, and the Danbury location was considered superior to the Brookfield location. The adjusted sales prices indicated a range from \$19.83/SF to \$21.65/SF. The appraisal estimated a value of \$20.50/SF for the site, which, before the taking, is rounded to \$696,500.

The effect of the taking is to reduce the area by 3,017 SF, and cause the site to be non-conforming. The appraiser estimated \$5,700 (0.8% of site value) as the cost to obtain a variance. Therefore, the damages are calculated as follows: 3,017 SF @ \$20.50/SF = \$61,848.50, say \$61,800 plus \$5,700 cost to obtain variance for a total of \$67,500.

Staff recommended 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 damages of \$67,500 is well supported by the DOT appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-032	Transaction/Contract Type: AE / Task Letter
Origin/Client	DCS/BOR	
Project Number:	BI-CTC-527	Origin/Client: DCS/DOE
Contract:	OC-DCS-MBE-ARC-0007	
Consultant:	ID3A, LLC	
Property:	Asnuntuck Community College, Enfield	
Project Purpose:	Interior Renovations Project	
Item Purpose:	Task Letter #1 to provide planning and design services for various interior improvements throughout portions of the Asnuntuck Community College Campus.	

In general, this project involves the completion of a building interiors master plan and design services for approximately 125,798 GSF of building renovations and cosmetic upgrades throughout various building interiors intended to include but not be limited to school branding, wayfinding, room signage, built-in technology opportunities, furniture, new lighting, interior wall improvements and floor replacement. The project scope will initially focus on the central core of the school administration center, courtyard area and the library/media center. It is anticipated that once the College has approved a standardized wayfinding, signage, built-in technology and FF&E package they will be re-produced throughout the campus at various interior locations.

In September 2016, SPRB approved ID3A, LLC ("ID3A") as one of four firms under the latest On-Call MBE Architectural Support Services consultant contracts. These contracts have a maximum contract fee

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of \$500,000 with a common expiration date October 15, 2018. This is the first Task Letter for ID3A under this series

Task Letter #1 in the amount of \$148,650 is subject to Board approval because the value of the task letter for this project exceeds \$100,000. The Construction Budget and total Project Budget have been established at \$1,450,000 and \$1,750,000 respectively. The consultant's base fee is 6.35% of the construction budget.

As detailed in the scope letter from ID3A to DCS dated January 19, 2017 the \$148,650 is intended to compensate the Architect for the following project scope: completion of Master Plan Study focused on interior improvements; development of standard wayfinding, signage, built-in technology and FF&E packages; completion of schematic through construction document phase plans; associated code reviews, MEP sizing and ADA checklists to confirm design plans; completion of required technical specifications and a new probable cost estimate; and limited construction administration services.

Staff recommended that the Board approve Task Letter #1 for ID3A, LLC to provide consulting design and construction administration services on this project. The overall basic service fee of 6.35% is well within the established guideline rate of 10.0% for this Group A Renovation Project.

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #17-027 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-027. The motion passed unanimously.

PRB FILE #17-031 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-031. The motion passed unanimously.

PRB FILE #17-032 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-032. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary