

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 7, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 7, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

Members Absent: Bruce Josephy, Vice Chairman

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 November 29, 2017. Mr. Halpert moved and Mr. Valengavich seconded a motion to accept the minutes of November 29, 2017. The motion passed unanimously, excepting Mr. Valengavich abstained from voting due to his absence from the November 29, 2017 meeting.

ACCEPTANCE OF MINUTES OF November 30, 2017. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of November 30, 2017. The motion passed unanimously.

ACCEPTANCE OF MINUTES OF December 1, 2017. Staff reported that the draft minutes of December 1, 2017 have not been finalized. Mr. Valengavich moved and Mr. Halpert seconded a motion to table approval of the minutes of December 1, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-331	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project Number:	096-192-003		
Grantor:	George Kotsaftis, Trustee		
Property:	65 Church Hill Road, Newtown		
Project Purpose:	Relocation of Edmond Road and Route 6 Improvements Project		
Item Purpose:	Acquisition of 298± SF defined traffic easement; easement to install and maintain traffic signalization devices, 216± SF slope easement; and 83± LF metal beam rail and end anchorage easement in connection with the project.		

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This project is located on U. S. Route 6 near the eastbound Exit 10 on/off ramps for I-84 in the town of Newtown. Limits of construction extend approximately 1,100 feet north on Edmond Road and 200 feet south on Commerce Road. The purpose is to reduce accidents and improve traffic operations along Route 6 by relocating Edmond Road opposite Commerce Road.

The intersection will be realigned and portions of Route 6 will be widened to provide a four lane intersection with some dedicated turn lanes in each direction. The approach to Route 6 eastbound will have an exclusive left turn lane. Sidewalks will be added along portions of each side of Route 6 in an effort to provide pedestrian access to the local businesses. The project has been estimated to cost \$4.5 million for construction and \$200,000 for rights of way acquisitions. Funding is anticipated to be undertaken with 80% Federal funds and 20% State funds.

The subject property is 1.04 acres improved with a 4,988 SF retail building located on the north side of Route 6 and west of the newly relocated Edmond Road. The zone is B2 Business, and the retail tenants are a pizza restaurant and a nail salon. The current use is the highest and best use.

DOT will acquire 298± SF defined traffic easement; easement to install and maintain traffic signalization devices, 216± SF slope easement; and 83± LF metal beam rail and end anchorage easement in connection with the project. Trees, shrubs, paving and curbing will be removed from the site. Access from Route 6/Church Hill Road will be eliminated. The new access will be via a driveway leading west from the relocated Edmond Road.

The appraisal report was prepared by independent fee Appraiser Peter Marsele. In his opinion, the elimination of the access from Church Hill Road/Route 6 would decrease the overall value of the subject property. The new driveway access to Edmond Road will be inferior to direct access from Church Hill Road. To estimate the damages, he completed a “before and after” analysis, relying on both the Sales Comparison and Income Approaches to value, and concluded damages totaling \$140,000.

In the Sales Comparison Approach, each comparable sale has frontage and access on a well-traveled road; to estimate the damages due to loss of easy access, the appraiser adjusted each of the comparable sales downward by 10%. Taken with the other adjustments, the change in value is -11.43%.

In the Income Approach, the Appraiser determined asking rents along Church Hill Road to be between \$18.00 and \$25.00/SF. Before the taking he estimated the subject’s rent to be \$22.00/SF for the 4,988 SF building. After the DOT taking, income was reduced to \$20.00/SF with expenses remaining the same. The loss in potential gross income would decrease from \$109,736 to \$99,760, which is a 9% income decrease, resulting in a 17.44% decrease in Net Operating Income (NOI).

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 totaling \$140,000 are adequately supported by the appraisal report prepared by Peter Marsele as of June 14, 2017. It is reasonable that the subject property would experience a 15.5% loss in value due to the loss of direct access from Church Hill Road.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB#	17-332	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-RT-877	Origin/Client:	DCS/DOE
Contract:	BI-RT-877-ARC		
Consultant:	Moser Pilon Nelson Architects, LLC		
Property:	Ella T. Grasso Technical High School, Groton		
Project Purpose:	Additions and Renovations Project		
Item Purpose:	Amendment Two to compensate the architect for additional design and construction administration services in connection with the project.		

Staff reported that, in general, this project involves the design and construction of a new Ella T. Grasso Technical High School comprising approximately 250,000 GSF, capacity for approximately 880 students and 200 parking spots. The existing school is currently situated on a 67-acre campus and was originally constructed in the 1970s with limited upgrades thereafter. The current CTTHS Master Plan called for a 54,000 GSF building program to support new programs and initiatives. CTTHS requested that DCS evaluate the current master plan versus the construction of a brand new building on the campus inclusive of supporting amenities such as parking, athletic fields and a bus shelter. The first phase of the project involved the completion of a pre design study to evaluate various building program options which were as follows: 1.) “Renovate as New” the entire facility with minimal building additions, 2.) Construction of a large scale building additions to minimize renovation areas or 3.) Construction of a new school. In addition, the new building or renovated school will include general technology laboratories, computer support rooms, SMART Board environment classrooms as well as general academic classroom and support services. The current legislative authorization for this project has established a construction budget of \$86,328,000 and total project budget of \$134,913,000.

In October 2014 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Ella T. Grasso THS Additions and Renovations Project. At the conclusion of the process DCS identified Moser Pilon, Nelson, Architects, LLC (“MPN”) as the most qualified firm. In August 2015, the Board approved the contract (PRB #15-181) for Architect/Engineer Consultant Design Team Services for the completion of the Ella T. Grasso THS Additions and Renovations Project from the completion of a pre-design study to the initiation of a partial schematic design phase. The overall compensation rate for services under this phase was \$706,490 of which \$150,000 had been allocated as a basic service for the start of the schematic design phase. The special services detailed in the project scope included a “pre-design study” with all associated professional disciplines, land surveying, wetland mapping, geotechnical engineering, site-civil survey design, traffic engineering and an initial analysis of DEEP & OSTA permit requirements. In March 2016 the Board approved Contract Amendment #1 (PRB File #16-043) to compensate the consultant for the continuation of design services based upon the endorsed recommendation of the pre-design study; to construct a new stand-alone school on the existing school site. The scope of services for this contract amendment will authorize the consultant to continue with design plans for the construction of new technical high school comprising 215,000 – 220,000 GSF inclusive of new athletic fields and a bus shelter as well as the abatement and demolition of the old school upon completion of construction. The scope of services provided by MPN provides a phased and sequential construction plan for the project over planned 34-month construction duration.

Contract Amendment #2 in the amount of \$453,510 will modify MPN’s contract and compensate the consultant for the following additional design and construction administration services: FF&E

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programming, design and construction administration services (\$140,000); wayfinding signage design and construction administration services. (\$44,578); additional design and construction administration services based on the acceptance of the bus garage bid alternate. (\$101,000); additional design and construction administration services for off-site improvements located along the Town of Groton property (\$59,037); additional design services for easement mapping. (\$24,195); additional consulting services related to special inspection requirements. (\$84,700).

As part of this contract amendment DCS has confirmed that the construction and total project budget will remain at \$100,326,000 and \$134,913,000 respectively.

Staff recommended that the Board approve Contract Amendment #2 for Moser Pilon Nelson, Architects, LLC to provide additional design related services at the Ella T. Grasso THS Additions and Renovations Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #17-331 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-331. The motion passed unanimously.

PRB FILE #17-332 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-332. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary