

# STATE PROPERTIES REVIEW BOARD

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

The State Properties Review Board held its regular meeting on December 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 December 14, 2017.** Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of December 14, 2017. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 17-234 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS/DSS

**Statutory Disclosure Exemptions:** 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board discussed the proposed lease commencing at 9:40 a.m. and concluding at 9:54 a.m.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

### OPEN SESSION

### REAL ESTATE – NEW BUSINESS

**PRB #** 17-339 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 151-330-007  
**Grantor:** M.R.T. Realty

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<b>Property:</b>	170 Freight Street, Waterbury
<b>Project Purpose:</b>	Waterbury Active Transportation & Economic Resurgence Project
<b>Item Purpose:</b>	Acquisition for highway purposes of 12,290± SF of land and right to install or reset 631± LF of fencing in connection with the project.

Staff reported that this is a City of Waterbury project, federally funded under a TIGER grant. The DOT has been contracted to undertake the rights of way acquisition activities, which are funded 100% by the City. The U.S. Department of Transportation currently provides \$500 million in discretionary grant funding through the Transportation Investment Generating Economic Recovery (TIGER) program. Projects are chosen that will help rebuild infrastructure.

The site has a circa 1915 mill building that currently has 17 commercial tenants, using 48% of the total 138,000 SF building area for a mixture of retail, office, light industrial, and warehouse purposes. Large areas are used for car, truck or boat storage. The site is 6.23 acres, with 543 feet of frontage on the north side of Freight Street.

This taking is for a strip of land up to 30 feet in width along the subject's westerly boundary, a total of 12,290 SF. The purpose of the taking is to extend and improve the paved portion of Jackson Street north to West Main Street from its current terminus just south of Interstate 84. The appraisal report was prepared by independent fee appraiser Walter Kloss as of 5/26/2017. He used the Sales Comparison Approach to establish a site value of \$5.50/SF. The compensation due to the taking of 12,290 SF x \$5.50/SF is \$67,595, rounded to \$67,600.

The owner will suffer a loss in building utility hence building value due to the project. He supplied Walter Kloss with his rent roll. Currently, approximately 74,500 SF is rented to 17 tenants, generating an annual income of \$207,135. Walter Kloss noted that the taking will impact the use of the building. What was formerly a driveway and some parking/storage area will now be a municipal street. The taking "effectively eliminates pass through access along the westerly driveway off Freight Street, making the westerly wing inaccessible and reducing the parking and storage along the westerly boundary." The project will impact 10,000 SF of space currently rented to 3 business. The annual income from this 10,000 SF from rents is \$17,855.64. The loss of this income will reduce the actual Net Operating Income from \$61,056 to \$49,066, an annual decrease of \$11,990. Capitalized at 9.7%, the building value is reduced from \$630,000 to \$506,000, a loss in building value of \$124,000. The total compensation for this taking is \$191,600.

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 \$191,600 in damages is supported by the Kloss appraisal report. The site value of \$5.50/SF is supported by the land sales data provided, and it is in agreement with a similar taking as appraised for this project by Anthony DeLucco (PRB #17-273). Regarding the loss in value of the building (severance) estimated at \$124,000, Walter Kloss based this estimate on actual building and income expenses. The reduction in building value is caused by the loss of the ability to rent out 3 units of about 10,000 SF located in the westerly wing of the building, which will be made obsolete.

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### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>17-346</b>	<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-CTC-544	<b>Origin/Client:</b>	DCS/BOR
<b>Contract:</b>	OC-DCS-ARC-0057		
<b>Consultant:</b>	Christopher Williams Architects, LLC		
<b>Property:</b>	Three Rivers Community College, Norwich		
<b>Project Purpose:</b>	Student Services Renovations Project		
<b>Item Purpose:</b>	Task Letter #3 to provide design, bidding and construction administration services in connection with the renovation of the student services area.		

The Board of Regents (“BOR”) has requested consultant services for design development and construction administration services at the Three Rivers Community College Student Services Renovation Project. In general, the project will entail the re-design and renovation of the existing 11,600 GSF space to provide for a more efficient flow of students, staffing accommodations and a continuing education center. The scope of services will include but not be limited to updated finishes, drywall partitions for new offices and workspace, an upgraded HVAC system, more efficient lighting, fire protection, security and IT improvements.

In January 2017, SPRB approved Christopher Williams Architects, LLC, (“CWA”) (PRB #17-009) as one of eight firms under the latest On-Call Architects Consulting Services Contract. These contracts have total maximum cumulative fee of \$1-Million Dollars and a common expiration date of March 15, 2019.

Task Letter #3 is a new task letter and subject to SPRB approval because the value of the task letter for this project exceeds \$100,000. DCS has established a construction budget of \$1,975,000 for this project. As detailed in the scope letter from CWA to DCS dated November 13, 2017, the \$147,959 fee is intended to compensate the consultant for the following project scope: standard design services for the renovation of the 11,600 GSF Student Center Area; design of all required MEP upgrades to support the space; completion of bidding, estimating and construction administration services; and coordination and design services for all upgrades to the lighting, security and IT systems within this area.

Staff recommended that the Board approve Task Letter #3 for Christopher Williams Architects, LLC to provide consulting design and construction administration services on this project.

### OTHER BUSINESS

The Board took the following votes in Open Session:

**PRB FILE #17-234** – Mr. Valengavich moved and Mr. Halpert seconded a motion to return PRB File #17-234, based on the Board’s concerns about the cost of additional parking; and at the request of DAS which was received in an email from Shane Mallory dated December 12, 2017. The motion passed unanimously.

**PRB FILE #17-339** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File

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#17-339. The motion passed unanimously.

**PRB FILE #17-346** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-346. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John P. Valengavich, Secretary