

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 26, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held a special meeting on January 26, 2015 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.

### OPEN SESSION

Chairman Greenberg welcomed DAS Commissioner Melody A. Currey to the meeting.

**ACCEPTANCE OF MINUTES OF JANUARY 20, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 20, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED 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 #** 14-211 **Transaction/Contract Type:** RE / Lease Renewal  
**Origin/Client:** DAS/ JUD

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

The Chairman invited Commissioner Currey to participate in the Executive Session. The Board commenced its discussion of the proposal at 10:22 a.m. and concluded at 10:34 a.m.

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

### OPEN SESSION

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**REAL ESTATE – NEW BUSINESS**

**PRB #** 15-010 **Transaction/Contract Type:** RE / Easement Agreement  
**Origin/Client:** DOT/DOT  
**Grantee:** Aquarion Water Company of Connecticut  
**Property:** Generally located along North Mountain Road, Brookfield  
**Project Purpose:** Easement Agreement for the North Mountain Road Pump Station  
**Item Purpose:** Easement Agreement for approximately 19,125-SF of land generally located along North Mountain Road which shall be utilized for the construction, operation and maintenance of a water distribution pump station. The easement is being provided in exchange for the extinguishment of an existing easement agreement previously provided to the grantee as well as an administrative fee.

Staff reported that the DOT seeks approval to grant an easement area of 19,125 SF to the Aquarion Water Company for a permanent right of way and easement to design, construct, reconstruct, install, lay, maintain, inspect, use, operate, repair, alter, replace and protect a water pump station facility. The subject site is a portion of 117.1 acres west of Route 7 that the DOT acquired by condemnation in July 2004 in connection with a proposed Route 7 bypass. The property was acquired subject to water easements in favor of Aquarion, originally granted by previous property owners. An easement granted by Fairfield Resources, Inc. in April 2004, identified acreage on which Aquarion was to construct a water tank.

In exchange for the newly defined 19,125 SF easement for a water pump station, Aquarion is releasing the 2004 easement area. SPRB approval is not required for the Aquarion release, as it is a DOT acquisition costing less than \$5,000 (CGS §13a-73(h)).

Staff recommended approval of the item. CGS §13a-80 authorizes the commissioner of transportation to convey, dispose of, or enter into agreements concerning interests in land, subject to the approval of OPM and SPRB. The easement to be released to DOT encumbers an area of approximately 52,800 SF, which is 33,675 SF more than the easement area to be granted. The new easement area and location has a significantly smaller impact on the remaining DOT property. Aquarion will pay an administrative fee of \$1,000 to DOT.

**PRB #** 15-011 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 132-127-013(A)  
**Grantee:** Town of South Windsor  
**Property:** Various areas along Kelly Road, South Windsor  
**Project Purpose:** Assignment of land to the Town of South Windsor  
**Item Purpose:** Assignment of various parcels of land totaling approximately 1,012 ± SF and 6,552 ± SF of easement area to the Town of South Windsor for highway purposes only as part of the Reconstruction of Kelly Road Project.

Staff recommended Board approval for the release of this real estate for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation.

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2. The project has been concluded and Item No. 12 in the DOT agreement with the Town of South Windsor requires that rights acquired within the highway lines be released for highway purposes to the Town.

DOT acquired and is now assigning and releasing to the Town of South Windsor approximately 1,012 SF of land, and 6,552 SF of rights & easements which were originally acquired for the Reconstruction of Kelly Road, Agreement No. 11.18-03(09). The project is complete and this is a release along town roads for highway purposes only and there is no monetary consideration.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>15-009</b>	<b>Transaction/Contract Type:</b> AE / Contract Amendment
<b>Project Number:</b>	BI-T-605	<b>Origin/Client:</b> DCS/DEEP
<b>Contract:</b>	BI-T-605-ENG	
<b>Consultant:</b>	BL Companies Connecticut, Inc.	
<b>Property:</b>	Hammonasset Beach State Park, Madison	
<b>Project Purpose:</b>	Combined Major Utility Replacement Project	
<b>Item Purpose:</b>	Contract Amendment #2 to compensate the consultant for additional services required to complete landscaping and site-civil design revisions as well as associated permit modifications due to client agency requests.	

Staff reported that, in general, this project involves the design and construction for a large scale combined utility replacement project at Hammonasset Beach State Park in Madison. The improvements are intended to include but not be limited to the replacement/upgrade of 5,000 LF of water main, 13,000 LF of electrical conduit, 500 LF of gas service as well as the design/construction of a beach utility recreation trail (“BURT”). The BURT is intended to serve as a 2.5-mile multi-use access trail for visitors and park staff and be fully serviced by required utilities at various points through-out the trail. The overall scope of services includes the required engineering and consulting services to address various state and federal permit requirements for the project. The overall project budget has been established at \$8,050,150 with \$5,506,500 allocated for construction. Approximately \$1,700,000 is intended to be a direct expense to CL&P for the installation of 13,000 LF of conduit. As such the contractual construction budget was established at \$3,800,000 for the basis of the design.

The contract for BL Companies Connecticut, Inc. (BLCC) was approved by SPRB in December 2013 under PRB File #13-250 for Architect/Engineer Consultant Design Team Services for the completion of the Hammonasset State Park Combined Major Utility Replacement Project from the initiation of the design phase through the completion of construction. The overall compensation rate for this basic service was \$342,000 with an additional \$55,000 for special services. As such the total project fee approved by SPRB was \$397,000. The special services detailed in the project scope included surveys, wetland mapping and geotechnical engineering. In July 2014, the Board approved Contract Amendment #1 which modified BLCC’s contract and provided the consultant an additional \$85,258 for the completion of a Phase II Archaeological Investigation Program.

Contact Amendment #2 in the amount of \$23,435 will modify BLCC’s contract and compensate the consultant for the completion of additional design services required to revise the width and alignment of

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the BURT Trail to minimize project impacts to the environmentally sensitive dune areas from West Beach to Meigs Point. SPRB Staff recommended that the Board approve Contract Amendment #2 for BL Companies Connecticut, Inc. to provide additional site-civil design services at the Hammonasset State Park Combined Major Utility Replacement Project.

**OTHER BUSINESS**

**Discussion on Inventory and Submittal Schedule.** The Board received a staff report on the status of some pending agreements on which Board action had been suspended, pending receipt of additional information from the client agencies.

Commissioner Currey thanked the Board for the invitation to attend the meeting.

The Board took the following votes in Open Session:

**PRB FILE #15-009** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-009. The motion passed unanimously.

**PRB FILE #15-010** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-010. The motion passed unanimously.

**PRB FILE #15-011** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-011. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary