

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 18, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 18, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Pasquale A. Pepe

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

ACCEPTANCE OF MINUTES OF February 11, 2016. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 11, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-026 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 036-184-006
Grantor: Calco of Caroline St., LLC
Property: 34-40 Caroline Street, Derby
Project Purpose: Reconstruction of Route 34 (Main Street), Derby
Item Purpose: A total take of 8,863 SF of commercial land improved with an owner-occupied 3,822 GSF retail, office & warehouse building.

Staff reported that the purpose of the project is to project is to improve conditions that cause traffic backups and rear-end collisions at several intersections along Route 34 in Derby, between Bridge Street and Ansonia Street. Because the project area is the downtown area, the City of Derby wishes to maintain the downtown atmosphere and calm traffic along this section of roadway. The addition of travel lanes and turning lanes will improve capacity, while a median, clearly marked narrow lanes, on-street parking and landscape/streetscape features will channel and slow traffic down, improving safety and maintaining the downtown feel of this section of Main Street. Granite stone curbing, raised median, colored brick

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pavers to better define crosswalks, and bump-outs for parked cars will provide for better protection of people and cars. The widening of the right of way will accommodate the construction of a bike path along the southerly side of Main Street. The 2014 construction estimate is \$11.8 million, of which \$7.6 million is for rights of way. The project is funded with 80% federal and 20% state participation.

The subject at 34-40 Caroline Street is 0.20 acres (8,863 SF) improved with a one story 3,822 GSF commercial building constructed around 1992. The building is steel framed, on concrete slab foundation, with thermal-paned storefront along the north and east sides of the building; and metal exterior doors. The building is fully owner-occupied where the owner operates and safe and lock business. There is a retail area, private offices with kitchenette and restrooms, a vault, and warehouse space with loading dock.

The subject is zoned Center Design Development District which encourages rehabilitation and redevelopment in the downtown area of Derby. The existing use is a legal conforming use. The current property valuation for assessment purposes by the City of Derby is \$312,000.

The appraisal was completed by Richard Michaud, MAI, an independent fee appraiser, as of August 25, 2015. The current use was deemed the highest and best use. The Income and Sales Comparison Approach were developed. The appraiser concluded \$320,000 (\$83.72/GSF, Building Area).

Board approval is Staff recommended approval of damages in the amount of \$320,000 for the DOT total taking of the subject property. 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 \$320,000 are well supported by the data in the Michaud appraisal report.

PRB #	16-028	Transaction/Contract Type:	RE / Release
Origin/Client:	DOT / DOT		
Project Number:	025-000-83A & 83B		
Grantee:	Fredric M. Kudish		
Property:	363 South Meriden Road, Cheshire		
Project Purpose:	Release of Drainage Right of Way		
Item Purpose:	Quitclaim Deed releasing drainage right of way and a right to discharge water originally acquired April 23, 1937 and recorded in Volume 57, Page 339 of the Cheshire Land Records.		

The DOT seeks approval to release a drainage right of way at 363 South Meriden Road, originally acquired in 1937 to drain water from State Route 70. In exchange, the DOT will receive an Easement Agreement, allowing water to drain through a pipe to a catch basin located within the Route 70 right of way.

Fredric Kudish wrote to the DOT requesting complaining that the water from the street has for many years drained through a field, flooding it and impeding its use for farm purposes. The original design had water flowing through a swale into a farm pond, but because the State did not maintain the swale, the water flows into an area that is intended for parking for the farm's "pick your own" business.

After some negotiation, the parties agreed to an exchange of easements. Mr. Kudish will install a catch basin to capture the water, and also 92 feet of 15" pipe that will deliver the water to a catch basin located within the CT Route 70 right of way. Mr. Kudish will be responsible for maintaining the catch basin and

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pipe located on his property. The DOT will perform regular maintenance twice a year to maintain the catch basin and any pipe located within the highway right of way.

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 new Easement Agreement will provide DOT with proper drainage through facilities to be maintained by the Grantee.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-027	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-T-605	Origin/Client:	DCS/DEEP
Contract:	BI-T-605-ENG		
Consultant:	BL Companies Connecticut, Inc.		
Property:	Hammonasset Beach State Park, Madison		
Project Purpose:	Major Utility Replacement Project		
Item Purpose:	Amendment #3 to compensate the consultant for additional survey and design services in connection with installation of a new gas main on the site.		

Staff reported that 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 was initially established at \$8,050,150 with \$5,506,500 allocated for construction.

This contract was approved by SPRB in December 2013 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 for a total of \$397,000. The special services detailed in the project scope included surveys, wetland mapping and geotechnical engineering. It should also be noted that an informal task letter was issued to BL Companies Connecticut, Inc. (“BLCC”) under its Multi-Disciplinary Engineering On-Call Contract for an Archaeological Reconnaissance Survey. The fee for this task letter is also considered a special service but outside the scope of this contract. The initial budget allocated \$5,506,500 for the total construction cost but approximately \$1,700,000 is intended to be a direct expense to CL&P for the installation of 13,000 LF of conduit. The contractual construction budget was established at \$3,800,000 for the basis of the design. In July 2014, the Board approved Contract Amendment #1 and provided the consultant an additional \$85,258 for the completion of a Phase II Archaeological Investigation Program. More recently in January 2015 the Board approved Contract Amendment #2 which modified BLCC’s contract and

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provided the consultant an additional \$23,435 for the completion of additional design services required for alterations to the beach utility recreation trail ("BURT").

Contact Amendment #3 in the amount of \$47,000 will modify BLCC's contract and compensate the consultant for the completion of additional survey services required for the installation of a natural gas main onto the site. BLCC will be responsible for the preparation of offset construction staking at 100' intervals, station marking and completion of a "cut elevation" profile to document pipe depths. BLCC will also complete an A-2 survey detailing all improvements within the BURT area. This contract amendment will also compensate the consultant for re-bidding the project consistent with modifications requested by EverSource Energy, Inc.

Staff recommended that the Board approve Contract Amendment #3 for BL Companies Connecticut, Inc. to provide additional site-civil design services at the Hammonasset State Park Combined Major Utility Replacement Project.

OTHER BUSINESS

Reimbursement of Meeting and Mileage Fees. Mr. Norman moved and Mr. Millstein seconded a motion to reimburse Messrs. Greenberg, Joseph & Valengavich for meeting and mileage fees in connection with PRB #16-024-A, February 17, 2016 site inspection in East Granby and Suffield. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #16-026 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-026. The motion passed unanimously.

PRB FILE #16-027 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-027. The motion passed unanimously.

PRB FILE #16-028 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-028. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary