

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 12, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 12, 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

**ACCEPTANCE OF MINUTES OF March 5, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 5, 2015. The motion passed unanimously except for Mr. Pepe and Mr. Millstein who abstained from voting.

### COMMUNICATIONS

**Office of State Ethics – Filing Statement of Financial Interest.** The Board members received a Notice of Statement of Financial Interests Filing, dated March 21, 2015, regarding the annual requirement to file a Statement of Financial Interests on or before May 1, 2015.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>15-040</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	055-136-001(A)		
<b>Grantee:</b>	Town of Granby		
<b>Property:</b>	Various areas along Silver Street, Granby		
<b>Project Purpose:</b>	Assignment of land to the Town of Granby		
<b>Item Purpose:</b>	Assignment of various parcels of land totaling approximately 397 ± SF as well as 4,008 ± SF and 122 ± LF of easement area to the Town of Granby for highway purposes only as part of the Replacement of Bridge No. 04517 on Silver Street over the East Branch of the Salmon Brook Project.		

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Staff recommended Board approval for the release of this real estate to the Town of Granby. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing land and easements acquired for the Replacement of Bridge No. 04517 on Silver Street over the East Branch of the Salmon Brook Project. The project is complete and it now necessary for the State to assign the land to the Town per Section 7 of Agreement No. 11.16-01(07). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise two original property takings which totaled approximately 397 SF of land as well as 122 LF and 4,008 SF of easement area.

<b>PRB #</b>	<b>15-043</b>	<b>Transaction/Contract Type:</b> RE / Sale
<b>Origin/Client:</b>	DOT / DOT	
<b>Project Number:</b>	93-74-120B	
<b>Grantee:</b>	Elaine Erwin Matulis	
<b>Property:</b>	2116 Main Street, Newington	
<b>Project Purpose:</b>	DOT, Sale of Excess Property	
<b>Item Purpose:</b>	Release of approximately 43,600+/- SF of land improved with a 1,680 +/- SF cape style residential dwelling to Grantee as a result of a public bid.	

Staff recommended Board approval to Quit Claim 43,600 SF (1 acre) of residential land, improved with a 7 room Cape style single family residence at 2116 Main Street, Newington for \$154,265 to the Grantee.

The Board previously approved this sale on March 17, 2014 in the amount of \$174,265. A public bid had elicited 3 responses in the amounts of \$130,000, \$144,000 and \$174,265. The conveyance granted the buyer an “encroachment easement” of 320 SF, being the location of the portion of a leaching field and piping located in the highway right of way. The quitclaim deed required that if the system failed, it could not be repaired or replaced in the encroachment easement grant area. DOT also retained a right to extinguish the encroachment easement if necessary for highway purposes.

Following SPRB and AG approval, the Grantee, Elaine Erwin Matulis, through her attorney John Matulis, objected to the language in the deed, and said that the DOT had not disclosed adequate information during the public bid process. SPRB Staff review finds that the bid documents issued November 2013 disclosed that the “leaching fields of septic system are within State Right of Way and an encroachment easement will be granted.” However, the bid documents did not disclose (1) Grantee’s rights to maintain the existing septic system were denied; and (2) DOT’s right to extinguish the encroachment easement area at any time if needed for highway purposes.

The Quitclaim Deed to Matulis is submitted with the following changes:

1. The sale price is reduced by \$20,000 to \$154,265. This reflects the cost to the buyer of constructing a new septic system, if necessary, outside of the highway right of way encroachment easement area. DOT indicates that it would cost \$25,000 for the Grantee to remove and replace the septic system; a connection to a public sewer line would cost over \$25,000. The most recent DOT appraisal estimated value at \$145,000.

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2. The encroachment easement area has been increased from 320 SF to 534 SF. The DOT compilation plan has been revised to include the leach field (approximately 30 feet by 10 feet) and the septic pipe leading to the leach field within the easement area. This revision provides a more accurate delineation of the actual location of the pipe and leach field.
3. The Grantee has the right to maintain the existing septic system. The Grantee cannot replace the septic system or pipe, but can inspect, maintain, pump out, and/or repair the septic pipe, any existing holding tank, or the leaching field itself.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>15-037</b>	<b>Transaction/Contract Type:</b> AE / Task Letter
<b>Project Number:</b>	BI-RT-871	<b>Origin/Client:</b> DCS/DOE
<b>Contract:</b>	OC-DCS-MBE-CIV-0003	
<b>Consultant:</b>	GM2 Associates, Inc.	
<b>Property:</b>	Bristol Technical Educational Center, Bristol	
<b>Project Purpose:</b>	Paving and Site Improvements Project	
<b>Item Purpose:</b>	Task Letter #1 to compensate the consultant for design and construction administration services required for various site improvements included but not limited roadway and parking lot reconstruction, lighting improvements, storm drainage enhancements, directional signage and ADA modifications.	

Staff reported that this project involves the required site-civil, geotechnical, structural and electrical engineering design services for the completion of overall site paving and general site improvements at Bristol Technical Education Center. The scope of services will also include survey, permitting, environmental consulting and general construction administration. It is envisioned that the final design scope will be generally consistent with the *Long Range Comprehensive Education Strategic Master Plan* previously prepared by Moser Pilon, Nelson, Architects. The overall scope of the improvements is intended to include but not be limited to roadway/parking lot reconfigurations, on-site accessibility improvements, upgraded on-site storm drainage, lighting upgrades, underground storage tank removal and improved signage. The Construction Budget and total Project Budget have been established at **\$1,049,904** and **\$1,403,964** respectively for this project.

In April 2014, SPRB approved GM2 Associates, Inc. (“GM2”) as one of six firms under the first On-Call MBE Civil Engineering Services consultant contracts. This is the first Task Letter that GM2 has been assigned under this series.

Task Letter #1 in the amount of \$109,420 is intended to compensate GM2 for the following project scope:

- Preparation of a site-civil survey detailing all pertinent site features such as buildings, paved parking areas, landscaping, drainage and utilities.
- Completion of a geotechnical engineering report including all of the required site borings for the evaluation of existing subbase/pavement conditions.
- Preparation of roadway and parking lot reconstruction plans consistent with the recommendations outlined in the geotechnical report

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- Evaluation of on-site ADA accessibility and egress issues.
- Site plan identification for the removal of three USTs as well as all associated piping and impacted soil.
- Design of improved on-site lighting, traffic bollard locations, directional signage and guard rails where appropriate.
- Limited construction administration services.

Staff recommended that the Board suspend Task Letter #1 for GM2 Associates, Inc. and request additional information regarding the scope of services to be provided.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-037** – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-037. The motion passed unanimously.

**PRB FILE #15-040** – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #15-040. The motion passed unanimously.

**PRB FILE #15-043** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-043. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary