

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 7, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 7, 2016 in the State Office Building.

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

Members Absent: Mark A. Norman  
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. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF March 31, 2016.** Mr. Josephy moved and Mr. Valengavich seconded a motion to approve the minutes of March 31, 2016. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

**PRB #** 16-074 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 135-321-012  
**Grantor:** Gilda Dinardo  
**Property:** 317 Oaklawn Avenue, Stamford  
**Project Purpose:** Oaklawn Avenue Roadway Improvements Project  
**Item Purpose:** Acquisition for highway purposes of 225± SF of land and additional compensation for the contributory value of site improvements.

Oaklawn Avenue, Stamford, is to be improved from Halpin Avenue easterly to Camore Street. The purpose is to increase the efficiency of traffic operations by constructing intersection improvements and minor widening in the project corridor, as well as to extend the service life of the roadway and increase bicycle and pedestrian mobility in the project area. The proposed improvements will also include the installation of 5-foot wide concrete sidewalks.

The site at 317 Oaklawn Avenue is a residential property, zoned R-75, and contains 10,454 SF, improved with a residence. The DOT will acquire a 225 SF located along the property's frontage on the westerly side of the road. The project will cause the removal of landscaping in the project area.

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Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at \$25.00/SF, and concluded compensation should be \$6,375.

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 acquisition value is supported by the DOT estimate of compensation.

<b>PRB #</b>	<b>16-076</b>	<b>Transaction/Contract Type:</b>	RE / Quitclaim Deed
<b>Origin/Client:</b>	DOT / DOT		
<b>Grantor:</b>	State of Connecticut		
<b>Grantee:</b>	Town of Mansfield		
<b>Property:</b>	Former Quiet Meadow Subdivision (Not Constructed), Mansfield		
<b>Project Purpose:</b>	Conveyance of Land		
<b>Item Purpose:</b>	To transfer real property comprising approximately 18.70-acres to the Town of Mansfield for recreational purposes and improved access to Mansfield Hollow State Park.		

Mansfield Hollow State Park includes the Army Corps of Engineers' Mansfield Hollow Lake Recreation Area. With 2,472 acres, Mansfield Hollow is the largest federally-owned open space area in Connecticut. DEEP operates the property as a state park under a lease agreement with the Corps, making this project eligible for funds from the Public Lands Highway Program Discretionary Funds.

Like most CT state parks, Mansfield Hollow State Park cannot be accessed via public transportation. In August 2012 the FHWA funded a DOT/DEEP/Town of Mansfield sponsored project to assist the Town of Mansfield to acquire, preserve and improve the subject 18.70 acre property adjacent to Mansfield Hollow. The primary purpose of the project is to provide new public transit access (via bus) and improve hiking and mountain biking trail access to federally-owned open space.

The planned improvements include: develop a trail head to connect with existing trails; develop a parking area; install signage; and print an interpretive trail guide. In FY 2012 a budget of \$446,000 was estimated for the project, including \$395,000 to purchase the 18.70 acre subject property. The improvements will create a trail connection from a Windham Regional Transit District bus stop on Route 195 to Mansfield Hollow State Park. The trail connection will be a 15 minute walk from the bust stop.

The subject property was purchased using FHWA grant funds by DOT for \$325,000 (approved 9/14; PRB File #14-247). On paper, the property is comprised of 8 approved building lots; however the necessary subdivision road and infrastructure were not built. The property includes 200 feet of frontage on the easterly side of Dodd Road near the intersection of Route 195. Chapins Pond abuts the west side of the property. Much of the property is an open hay field, with views of Chapins Pond. It is bounded on 3 sides by other public land, owned by the Town and the United States of America (Army Corps of Engineers).

The purpose of PRB #16-076 is to convey by Quitclaim Deed the subject 18.70 acre property to the Town of Mansfield. DOT purchased the property on the Town's behalf as part of the FHWA funded public transit project.

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Staff recommended approval of the Quitclaim Deed of 18.70 acres to the Town of Mansfield for the following reasons:

1. The DOT acquired the property with federal funds on behalf of the Town, for the sole purpose of transferring it to the Town of Mansfield for the project described above.
2. The Town will use the property to improve public access to Mansfield Hollow Lake/Mansfield Hollow State Park recreational area.
3. The State Historic Preservation Office (SHPO) issued a finding that the project will have no adverse effects to historic properties, including archaeological resources, conditioned upon a restriction that requires the Town to consult with SHPO regarding any ground disturbing activities that may affect soils at depths greater than 12-inches of the existing grade. The Quitclaim Deed to the Town includes the required SHPO conservation restriction. If SHPO requests it, the Town shall perform a survey in order to identify and determine the significance of archaeological resources.
4. The Quitclaim Deed contains a reverter clause restricting the use of the property “for recreational trail use and limited parking. If the Town does not use the parcel for this purpose, does not retain ownership, or leases all or any portion of the property, or otherwise violates any restrictions” recited in the deed, the property will revert to the State of Connecticut.
5. As required by CGS §13a-80(a), the state representatives and senator have been notified of the conveyance to the Town of Mansfield.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>16-075</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 #1A to compensate the consultant for design and construction administration services required for the construction of a new facility maintenance building.	

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 were established at \$1,049,904 and \$1,403,964 respectively for this project.

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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. In PRB #15-037, the Board approved Task Letter #1 in the amount of \$109,420 for GM2 as consultant for the above referenced project.

Task Letter #1A is a new formal task letter and subject to SPRB approval because it is an extension of Task Letter #1. As part of this task letter the project Construction Budget and total Project Budget have been revised to \$1,250,000 and \$1,714,974 respectively. As detailed in the scope letter from GM2 to DCS dated October 15, 2015 the \$19,990 fee is intended to compensate GM2 for the following project scope: preparation of a site-civil survey plans and structural drawings for a 35X60 Foot Maintenance Facility Building with three overhead garage bay doors; the structure will be a stand-alone pre-engineered metal building, slab on grade structure; completion of a geotechnical engineering including all of the required site borings for the evaluation of existing foundation and subbase/pavement conditions; preparation of roadway and parking lot reconstruction plans to tie existing grades into the building; evaluation of on-site ADA accessibility and egress issues; design of interior LED lighting, gas fired heating systems and single phase electrical service; and limited construction administration services.

Staff recommended Board approval of Task Letter #1A for GM2 Associates, Inc. to provide additional consulting design and construction administration services on this project. The overall basic service fee of 9.18% is within the guideline rate of 11% for this Group A Site Improvements Renovation Project. DCS has confirmed that funding is available for this project.

**OTHER BUSINESS**

The Board took the following votes in Open Session.

**PRB FILE #16-074** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #16-074. The motion passed unanimously.

**PRB FILE #16-075** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #16-075. The motion passed unanimously.

**PRB FILE #16-076** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #16-076. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary