

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 11, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 11, 2016 in the State Office Building.

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

Members Absent: Bennett Millstein, Vice Chairman
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 April 4, 2016. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 4, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW 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 # 16-040-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed purchase at 9:40 a.m. and concluded at 9:50 a.m.

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

OPEN SESSION

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 11, 2016

Page 2

PRB # 16-077 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 162-145-010
Grantor: Andrea Krawiecki
Property: 180 Holabird Avenue, Winsted
Project Purpose: Holabird Avenue Reconstruction Project
Item Purpose: Administrative settlement for the acquisition of a defined easement for highway purposes comprising 255± SF of land, a 1,117± SF temporary construction easement and additional compensation for the temporary loss of parking.

The purpose of the project is to upgrade (replace) Bridge No. 04060, and reconstruct portions of Holabird Avenue in Winsted where it travels over the Still River. The project also involves the reconstruction of Holabird Avenue from Route 8 (North Main Street) easterly to Colony Drive, a distance of 1,000 feet. Improvements will include new drainage, curbs, and sidewalks. The proposed width of the roadway is 32 feet with 12 foot travel lanes and 4 foot shoulders. The bridge will be widened to 46 feet and will have sidewalks on both sides of the bridge.

The subject at 180 Holabird Avenue consists of 0.47025 acres (20,484 SF) of commercially zoned land, improved with a retail/garage building of 5,880 GSF. The premises are leased to 4 businesses: a laundromat, a hair salon, a contractor, and garage/towing business. There are about 19 parking spaces. The highest and best use is its present use.

The grantor will be compensated for the effects of DOT taking 255 SF for a defined easement for highway purposes located in the northeast corner of the property along the Still River. A temporary construction easement of 1,117 SF will be acquired, and this will affect 5 parking spaces. The temporary construction easement will be in place for at least 13 months while major components of the bridge are being replaced and the roadway is being reconstructed.

DOT Review Appraiser concluded that during the 396 days of the project, 3 of the 6 striped parking spaces off of Holabird Avenue would adversely affect 2 commercial tenant rental units in front of the building. Mr. Aletta calculated \$15,470 damages due to lost rent plus \$1,925 in damages for the permanent and temporary easements for a total of \$17,395. The parties ultimately agreed on compensation in the amount of \$19,100.

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 opinion of the review appraiser is reliable and the settlement reasonably compensates the property owner for the potential loss of the rent resulting from the project.

PRB # 16-078 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 084-109-016
Grantor: Rayleah, LLC
Property: 15 Commerce Drive, Monroe
Project Purpose: Pepper Street Reconstruction Project

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 11, 2016

Page 3

Item Purpose: Acquisition for highway purposes of 3,508± SF of land, two drainage right of ways totaling 1,102± SF, two slope easements totaling 714± SF as well as additional compensation for the contributory value of site improvements.

This project involves a full-depth reconstruction and widening of Pepper Street, from Route 25 to Grant Road. An exclusive left turn lane will be constructed onto Route 25, together with a traffic signal equipment upgrade at the Route 25/Pepper Street signalized intersection; drainage and sight lines will be improved. The project also includes a realignment of the Garder Road intersection; and the construction of an 11 foot wide multi-use trail along the west side of Pepper Street between Grant Road and Northbrook Drive.

The subject property is 4.18 acres of industrial land at the intersection of Pepper Street and Commerce Drive, improved with an industrial warehouse. The DOT takings will not affect the building improvements. 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 \$2.00/SF. DOT is awarding compensation in the amount of \$8,450 for the acquisition for highway purposes of 3,508± SF of land, two drainage right of ways totaling 1,102± SF, two slope easements totaling 714± SF as well as additional compensation for the contributory value of site improvements.

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.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-083	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-T-605	Origin/Client: DCS/DEEP
Contract:	OC-DCS-CA-0021	
Consultant:	DPMCT, Inc., d/b/a Diversified Project Management	
Property:	Hammonasset Beach State Park, Madison	
Project Purpose:	Major Utility Replacement Project	
Item Purpose:	Task Letter #3 to compensate the consultant for project related construction administration services.	

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 throughout the trail. The overall scope of services will include the required engineering and consulting services to address various state and federal permit requirements for the project. A portion of the project construction expenses related to electrical improvements will be completed by EverSource contractors and charged against the project. The overall project budget was originally established at \$8,050,150 with \$5,506,500 allocated for construction. In November 2013, the

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 11, 2016

Page 4

Board approved the contract (PRB #13-250) for BL Companies Connecticut, Inc. to provide consulting design services.

In June 2014, SPRB approved DPMCT, Inc. d/b/a Diversified Project Management (“DPM”) as one of six firms under the latest On-Call Construction Administrator Series of consultant contracts. These contracts expire on September 20, 2016, and have a maximum cumulative fee of \$500,000.

Task Letter #3 in the amount of \$282,059 will compensate DPM for the following services: full-time construction administration services an over a 26-month construction period which includes three months of project close-out; DPM will also provide project schedule oversight, budget review, construction cost reconciliation as well as health and safety plan inspections; DPM will lead all project meetings, track submittals/RFIs and oversee the scheduling and completion of all required inspections; this proposal also recognizes the recent merger between DPM and STV, Inc. as it is from STV|DPM. All terms related to the original on-call agreement between DCS and DPMCT remain in effect. The Task Letter also revises the project and construction budgets to \$13,941,959 and \$10,740,909 respectively.

Staff recommended approval of Task Letter #3. The overall basic service fee of \$282,059 is 3.5% of the budget, and is within the established guide line rate of 5%.

OTHER BUSINESS

The Board took the following votes in Open Session.

PRB FILE #16-040-A – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #16-040-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #16-077 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-077. The motion passed unanimously.

PRB FILE #16-078 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-078. The motion passed unanimously.

PRB FILE #16-083 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-083. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary