

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 26, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 26, 2016 in the State Office Building.

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

Members Absent: Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Josephy seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF May 19, 2016. Mr. Josephy moved and Mr. Valengavich seconded a motion to accept the minutes of May 19, 2016. The motion passed unanimously, with Mr. Valengavich abstaining from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-118 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DOT / CAA
Project Number: 107-167
Grantee: Connecticut Airport Authority
Property: Triangle Hill Residential Subdivision, Middlebury
Project Purpose: Transfer of property from State of Connecticut (DOT) to the Connecticut Airport Authority, pursuant to CGS §15-120ll
Item Purpose: Conveyance of Lots 1, 2, 4, 6, 7, 8, 10, 11, 12R, 15, 18, 20, 21, 39, 54R, 58, 59, 61R and 71 acquired in connection with the Oxford Airport Part 150 Noise Study Project.

The Connecticut Airport Authority (“CAA”) is requesting SPRB approval pursuant to CGS 15-120ll for the conveyance of twenty (20) properties located in the vicinity of Oxford Airport. These properties were identified for acquisition by the Department of Transportation (“DOT”) as part of the Federal Aviation Administration (“FAA”) Part 150 Oxford Airport Noise Mitigation Study. The properties are generally located in Triangle Hill Section of Middlebury. These parcels were in the process of being acquired by the DOT when the enabling legislation for the creation of the CAA was approved. At that time the CAA decided to proceed with the transfer of the lots that were already acquired and let DOT complete the

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acquisition process for those that were underway. The following lots are being conveyed: 1, 2, 4, 6, 7, 8, 10, 11, 12R, 15, 18, 20, 21, 39, 54R, 56R, 58, 59, 61R and 71.

The deed has been signed and approved by State Treasurer Denise Nappier, DOT Commissioner Redeker and Secretary Barnes from OPM. Staff recommended approval of the item.

PRB # 16-119 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 170-3192-008
Grantor: Millard Lee Soule, Jr. et al
Property: 43 Kent Cornwall Road, Kent
Project Purpose: Rehabilitation/Replacement of Four Railroad Bridges on the Housatonic Line
Item Purpose: Acquisition of 5,348± construction easement for access only; and 14,326± construction easement for access, constructing temporary construction road & platform, and storage of equipment and materials for rehabilitation/replacement of Bridge No. 9206R.

Staff reported that this project will remove and/or replace four existing bridges on the Housatonic Line. In general, the railroad corridor is between the Housatonic River to the west, and Route 7 to the east. The subject property at 43 Kent Cornwall Road, Kent is 1.63 acres, with an 1860 farmhouse, two barns, sheds, and farm field. At this location, for Bridge No. 9206R, DOT is acquiring a temporary access easement to be used for travel only, extending from the Kent Cornwall Road (Route 7) to the railroad right of way. This easement affects 5,348 SF. A second temporary easement is being acquired for the purpose of access, constructing a temporary construction road and platform, and for the storage of equipment and materials during the project. This easement affects 14,326 SF. The construction period is estimated to be 2 years. The easements use the existing driveway. DOT will travel along the driveway and continue on, skirting the septic field and continuing past the barn, through a gate to a field where DOT will use a temporary construction road and build a temporary construction platform along the rail line.

DOT prepared an Estimate of Compensation, which is used to estimate damages for simple acquisitions involving only vacant land, or land with minor sit improvements, where the remainder is not impacted or the impacts are minor. The first EOC concluded damages based on \$2.25/SF. The Grantor argued for additional damages, and provided the DOT with a value opinion completed by a local real estate broker. DOT agreed to increase the damages on the basis of \$2.50/SF for \$9,840 in compensation. DOT also remedied the Grantor's concerns regarding livestock fencing, steel plates protecting the septic system; and tracking pads.

Staff recommended Board approval of the damages in the amount of \$9,840. 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 are well supported by the data in the file showing the basis for the site value between \$2.25 and \$2.50/SF, and the negotiated increase of \$980 is reasonable compensation for DOT's use of the subject property for a two year period.

PRB # 16-121 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 17-137-78A
Grantee: Zachary Jazlowiecki, Trustee
Property: East side of Lincoln Avenue, Bristol

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Project Purpose: Sale of Excess Property via Abutter Bid
Item Purpose: Release of 10,387 SF ± of vacant land located at the corner of Lincoln Avenue & CT Route 72, originally acquired for the Relocation of CT Route 72 Project.

The release parcel of 10,387 SF is located at the intersection of Lincoln Avenue and Route 72 in Bristol. The abutting landowner petitioned DOT requesting the parcel. This file was originally reviewed as #16-014, in which the compilation plan by DOT indicated only one abutter. However, SPRB staff research indicated that Alexander Gudat was also an abutter on the east side of the property, and the file was returned to the DOT to satisfy the requirements of releasing the parcel through the abutter bid process. DOT has provided a revised map, revised deed, and a statement from Alexander Gudat affirming that he does not wish to submit a bid for the release parcel.

Staff recommended Board approval of the item. The purchase price of \$15,500 (\$1.50/SF) is 76% of the value estimate of \$20,500 as appraised by DOT as of October 14, 2014. Staff considers this reasonable in consideration of the restraints to developing the release parcel. The release parcel is located in a floodplain, so while it enhances the uses of the abutting parcel, the release parcel's development uses are restricted by its location in the 100-year FEMA floodplain of the Pequebuck River. Additionally, DOT has reserved a slope easement along the Lincoln Avenue frontage; and access is barred from the Pine Street (Route 72) frontage.

As required by CGS §13a-80(c), the prior residential owners were notified of the sale and offered the right of first refusal to purchase the property. No response was received. The City of Bristol pursuant to CGS §3-14b was offered the right to purchase same for \$15,500, but declined. The legislative delegation was notified of the sale in accordance with CGS §13a-80(a). DEP has provided Approval of Flood Management Certification authorizing DOT to complete the sale of the subject property.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 16-120 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-T-613 **Origin/Client:** DCS/DEEP
Contract: OC-DCS-CA-0018
Consultant: HAKS Engineers, P.C.
Property: Sherwood Island State Park, Westport
Project Purpose: New Maintenance Building
Item Purpose: Task Letter #2A to compensate the consultant for PMWebb software licensing fees as a requirement of its contract with DCS for this project.

The Department of Energy and Environmental Protection (“DEEP”) has requested construction administration consultant services for the development of a multiple bay vehicle equipment storage/maintenance/workshop building at Sherwood Island State Park. The scope of work for the project is intended to include but not be limited to office space, rest rooms, locker rooms, meeting space and segregated climate controlled and cold storage areas. The maintenance area shall also include a carpentry shop, vehicle repair area and an equipment storage with rolling metal door access. The project scope will also endeavor to include a photo-voltaic system a secondary mezzanine level for additional storage.

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In June 2014, SPRB approved HAKS Engineers, P.C., (“HAK”) (PRB #14-166) as one of six firms under the latest On-Call Construction Administration Consulting Services Contract. Following the award of this contract, HAK was approved for Task Letter #2 in the amount of \$99,000 for the Sherwood Island Maintenance Building Project.

Task Letter #2A is a new task letter and subject to SPRB approval because it is an extension of Task Letter #2 and the cumulative value of the task letters for this project will now exceed \$100,000. As detailed in the transmittal from HAK to DCS dated September 24, 2015 the \$3,600 fee is intended to compensate the consultant for the following additional project scope: Reimbursement for PMWebb software licensing fees as paid in the transmittal invoices.

The fees were incurred during the DCS transition period from previously requiring the consultant to pay the fee to the new requirement whereas DCS will contract with PMWebb directly for all licenses and provide each consultant with a project identification number and password.

Staff recommended that the Board approve Task Letter #2A to provide HAK Engineers, P.C. reimbursement for PMWebb software licensing fees as a requirement of its contract with DCS for this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-118 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-118. The motion passed unanimously.

PRB FILE #16-119 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-119. The motion passed unanimously.

PRB FILE #16-120 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-120. The motion passed unanimously.

PRB FILE #16-121 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-121. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary