

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 28, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 28, 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 MAY 21, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 21, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED 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 # 15-080-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 above purchase at 9:31 a.m. and concluded at 9:46 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

REAL ESTATE – NEW BUSINESS

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PRB # 15-121 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 143-165-027(A)
Grantee: City of Torrington
Property: Various areas along Wyoming Avenue and Aetna Avenue, Torrington
Project Purpose: Assignment of land to the City of Torrington
Item Purpose: Assignment of various parcels of land totaling approximately 59,917 ± SF, 6,372 ± SF of easement area and 1,005 ± SF of drainage right of way to the City of Torrington for highway purposes only as part of the Reconstruction of Wyoming and Aetna Avenues Project.

Staff recommended Board approval for the release of this real estate. 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 descriptions in the DOT acquisition deeds and the survey map provided of 1.34 acres, formerly land of Marian D. Zappulla.

DOT acquired and is now releasing property which was originally acquired for the Reconstruction of Wyoming and Aetna Avenues, DOT Project 143-165. The project is complete and DOT is assigning the land and rights acquired to the City of Torrington. There is no consideration paid for this release.

DOT indicates in their submittal that the land acquisition and easements for this project cost \$66,525.

PRB # 15-122 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 143-165-027(B)
Grantee: City of Torrington
Property: Located along Aetna Avenue, Torrington
Project Purpose: Assignment of land to the City of Torrington
Item Purpose: Assignment of 2.20-acres of land to the City of Torrington for open space purposes only as required under Section 20 of the Municipal Agreement for the Reconstruction of Wyoming and Aetna Avenues Project.

Staff recommended Board approval for the release of this real estate. 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 deed.

DOT acquired and is now releasing the following land which was originally acquired for the Reconstruction of Wyoming and Aetna Avenues Project. The project is complete and it now necessary for the State to assign the land to the Town per Section 20 of Agreement No. 08.25-01(00). As part of the project agreement the City passed a resolution requesting that the excess property from this parcel be conveyed as open space. This section of the Agreement specifically required that any excess land acquired from the acquisition of the Zappulla property be released to the town with a deed restriction that it be preserved as open space. The project is complete and DOT is now releasing 2.20-Acres of the original 3.51-Acres to the City as open space.

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

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EXECUTIVE SESSION

PRB # 15-123 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/ DCF

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the above proposal at 9:55 a.m. and concluded at 10:15 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

PRB # 15-125 **Transaction/Contract Type:** RE / Purchase & Sale Agreement
Origin/Client: CAA/ CAA
Grantee: Metropolitan District Commission
Properties: Generally located along Brainard Road, Hartford
Project Purpose: Purchase & Sale Agreement for a property exchange
Item Purpose: Purchase & Sale Agreement between the Connecticut Airport Authority and the Metropolitan District Commission for the equal value exchange of approximately 3.775-acres of land for the purposes of providing additional runway safety at Hartford-Brainard Airport and infrastructure improvements to the MDC Water Pollution Facility.

Staff reported that Public Act 11-84 created the CAA and mandated a transfer of ownership of airports from the DOT to the CAA. The Act required that the CAA could not transfer real property without obtaining the approval of the State Properties Review Board [CGS §15-120cc(b)(4)].

In June 2013, the Board approved the DOT transfer to CAA of land located at each of the airports which are Bradley International Airport, Danielson Airport, Groton-New London Airport, Hartford-Brainard Airport, Waterbury – Oxford Airport and Windham Airport. (PRB #13-146)

The MDC Hartford Water Pollution Control Facility is located to the south of Hartford-Brainard Airport. Resulting from a consent order issued under the Clean Water Act, the MDC has developed a Long-Term Control Plan (LTCP) to reduce the impact of Combined Sewer Overflow discharges into the Connecticut River from the 29 Park River and Wethersfield Cove. The fundamental purpose of the LTCP is to improve water quality by updating aged sewer infrastructure. Proposed activities include system-wide sewer cleaning assessment, capacity improvements and repairs; 80 miles of sewer separation, new drains and larger sewers; a 2 mile storage tunnel; a 2.5 mile micro tunnel; treatment plant improvements to increase capacity and remove nitrogen; and relining and building new pipes to eliminate local overflows

This proposal is for the parties to exchange land of equal value. Parcel A, 3.775 acres, is to be transferred from the CAA to the MDC. Ownership of this parcel will allow the MDC to construct improvements to address the consent decree requiring capacity improvements at the Water Pollution Control Facility.

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Parcel B, 3.775 acres, is to be transferred from the MDC to the CAA. This parcel is at the south end of a CAA runway, and bounded on the east by the Clark Dike. The CAA states that ownership of the parcel will provide required runway safety areas.

The value consequences of four different land exchanges were analyzed, and the analyses determined that in each of 3 scenarios that proposed an exchange of equal land areas, there was no change in value to the Airport or to the MDC facility.

Staff recommended approval of the item. The agreement describes the parcels to be exchanged. The parties agree that there is no monetary consideration for the exchange. Parcel B from the MDC is currently used as a "wet weather detention area." Before closing the MDC will complete the removal, cleaning and filling of the area. The CAA will retain an aviation navigational easement over the Parcel A conveyed to MDC. The agreement is subject to both parties receiving any necessary approvals from the Federal Aviation Administration. With respect to the parcel conveyed, each party is responsible for any soils related environmental concerns or conditions existing at the date of closing. The CAA has completed a Phase I environmental study, finding no Areas of Concern on the CAA property to be conveyed.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-124	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-CTC-436	Origin/Client:	DCS/CTC
Contract:	BI-CTC-436-CA		
Consultant:	BVH Integrated Services, P.C.		
Property:	Naugatuck Valley Community College, Waterbury		
Project Purpose:	Campus Site Improvements Project		
Item Purpose:	New contract to compensate the consultant for construction administration services required for the procurement, scheduling and construction oversight of the project.		

Staff reported that in general the project involves the complete design and construction of major site improvements and renovations to the Naugatuck Valley Community College ("NVCC") campus including roadway realignment and signalization changes. The project will also include renovations to the Founders Hall Parking Lot, repaving the perimeter loop road as well as new site lighting, sidewalks and miscellaneous required ADA improvements.

In February 2014 the Department of Construction Services ("DCS") issued a Request for Qualifications for Construction Administrator Consultant Services related to the NVCC Campus Site Improvements Project. DCS elicited five responses to the advertisement of which all the proposals were considered "responsive". After completion of the internal review and interview process DCS identified BVH Integrated Services, P.C. ("BVH") as the most qualified firm. The overall compensation rate for this basic service was \$258,700. The contract does not include any additional special services. The overall project and construction budget have been established at \$7,888,443 and \$5,398,128 respectively.

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This scope of this contract includes the following project related construction administration services: provide pre-bid and bid phase services inclusive of attending pre-bid meetings, conducting bid analyzes and scope meeting with apparent low bidder; provide scheduling reviews using primavera, review for schedule compliance, best practices and next steps; review and provide schedule breakdowns as needed; review payment requisitions, schedule of values, certified payroll and purchase orders; conduct weekly project team meetings; provide daily observation and construction oversight services; services include a two phased construction program with a project shut down from November 2015 through April 2016.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved by the State Bond Commission at its March 2011 Meeting.

Staff recommended that the Board approve the contract for BVH Integrated Services to provide project related CA services at the Naugatuck Valley Community College Campus Site Improvements Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-080-A – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-080-A. The motion passed unanimously.

PRB FILE #15-121 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-121. The motion passed unanimously.

PRB FILE #15-122 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-122. The motion passed unanimously.

PRB FILE #15-123 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-123. The motion passed unanimously.

PRB FILE #15-124 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-124. The motion passed unanimously.

PRB FILE #15-125 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-125. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary