

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 13, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 13, 2016 in the State Office Building.

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

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

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 June 6, 2016 and June 8, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of June 6, 2016. The motion passed unanimously. Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of June 8, 2016. The motion passed unanimously, except for Mr. Pepe, who abstained from voting.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT listing property acquisitions, not in excess of \$5,000, processed during the month of April 2016.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 16-105-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 on the proposed purchase at 9:35 a.m. and concluded at 9:44 a.m.

Mr. Valengavich moved and Mr. Josephy seconded a motion to go out of Executive Session and into

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Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE – NEW BUSINESS

PRB # 16-149 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 084-109-012
Grantor: RGS Property, LLC
Property: 448-460 Pepper Street, Monroe
Project Purpose: Pepper Street Reconstruction, Monroe
Item Purpose: Acquisition of 6,327±SF of land and two slope easements for highway purposes of 122±SF and 173±SF.

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 16.03 acres of improved industrial land located on the easterly side of Pepper Street. DOT will acquire 6,327 SF, which is a narrow strip of land located along the property's frontage on Pepper Street. The property taking is measured 30 feet from the centerline of Pepper Street. DOT will also acquire two slope easements affecting 122 SF and 173 SF in the southeast corner of the property, also along the road frontage. A before and after appraisal was done by Norman Benedict Associates, as of 3/1/2016, which concluded that the project would not affect the value of the building. Based on available Monroe sales data, including a sale at 500 Pepper Street (7.16 acres sold for \$73,324/acre; 10/5/15), the appraiser concluded a site value, before and after all takings, based on \$57,400/acre and concluded damages in the amount of \$10,000.

Staff recommended Board 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 damages in the amount of \$10,000 are supported by the appraisal report provided.

PRB # 16-150 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 146-195-019
Grantor: ESS Villas Apartment Properties, LLC
Property: 142, 150 & 164 Vernon Avenue, Vernon
Project Purpose: Reconstruction of South Street, Vernon
Item Purpose: Acquisition of 407±SF defined easement for highway purposes; and 7,763± drainage right of way, and affected site improvements.

At this location, this project involves the construction of a 5 foot sidewalk with a 3 foot buffer to be installed along the frontage on South Street; and the roadway will be widened affecting the South Street

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frontage that is the southerly boundary of property at 142/150 & the northerly boundary of 164 Vernon Avenue, Vernon.

The subject property taking is residential land known located on the north and south side of South Street and west side of Vernon Avenue.

The property at 142/150 Vernon Avenue has frontage on the north side of South Street and west side of Vernon Avenue. DOT will take a defined easement for highway purposes that affects 407 SF located at the corner of the two streets. Within this area are trees and landscaping that will be removed for the project. The property at 164 Vernon Avenue has frontage on the south side of South Street and the west side of Vernon Avenue, and DOT will take a 7,763 SF drainage right of way that affects 207 feet of frontage on South Street, the street corner and 122 feet of frontage on Vernon Avenue. The d.r.o.w. has a depth from the street line of about 25 feet. Within this area are trees, shrubs and landscaping that will be removed for the project.

The DOT staff appraiser completed the appraisal report, valuing the site only. The sales he examined had a raw data range of \$1.57-\$2.87/SF; he made adjustments that indicated a value range of \$1.54-\$2.35/SF, and concluded a site value of \$2.00/SF. Including the damage to trees and landscaping, DOT will compensate the Grantor \$24,000.

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 appraisal report.

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

EXECUTIVE SESSION

PRB # 16-151 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ MIL

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

The Board commenced its discussion on the proposed lease at 9:50 a.m. and concluded at 9:55 a.m.

Mr. Valengavich moved and Mr. Josephy seconded a motion to go out of Executive Session and into Open Session.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 16-156 **Transaction/Contract Type:** A/E Contract Amendment
Origin/Client: DCS /DCS **Contract:** OC-DCS-MDE-0028
Consultant: BVH Integrated Services, P.C.
Project Purpose: Multi-Discipline Engineering On-Call Series

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Item Purpose: Contract Amendment One to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and building under the control of the State of Connecticut. This amendment will increase the maximum cumulative fee under this series to \$750,000.

PRB# 16-157 **Transaction/Contract Type:** A/E Contract Amendment
Origin/Client: DCS /DCS **Contract:** OC-DCS-MDE-0029
Consultant: Fuss & O’Neill, Inc.
Project Purpose: Multi-Discipline Engineering On-Call Series

Item Purpose: Contract Amendment One to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and building under the control of the State of Connecticut. This amendment will increase the maximum cumulative fee under this series to \$750,000.

PRB# 16-158 **Transaction/Contract Type:** A/E Contract Amendment
Origin/Client: DCS /DCS **Contract:** OC-DCS-MDE-0030
Consultant: Kohler Ronan, LLC
Project Purpose: Multi-Discipline Engineering On-Call Series

Item Purpose: Contract Amendment One to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and building under the control of the State of Connecticut. This amendment will increase the maximum cumulative fee under this series to \$750,000.

PRB# 16-159 **Transaction/Contract Type:** A/E Contract Amendment
Origin/Client: DCS /DCS **Contract:** OC-DCS-MDE-0032
Consultant: Langan Engineering & Environmental Services, Inc.
Project Purpose: Multi-Discipline Engineering On-Call Series

Item Purpose: Contract Amendment One to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and building under the control of the State of Connecticut. This amendment will increase the maximum cumulative fee under this series to \$750,000.

PRB# 16-160 **Transaction/Contract Type:** A/E Contract Amendment
Origin/Client: DCS /DCS **Contract:** OC-DCS-MDE-0033
Consultant: Salamone & Associates, P. C.
Project Purpose: Multi-Discipline Engineering On-Call Series

Item Purpose: Contract Amendment One to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and building under the control of the State of Connecticut. This amendment will increase the maximum cumulative fee under this series to \$750,000.

PRB# 16-161 **Transaction/Contract Type:** A/E Contract Amendment
Origin/Client: DCS /DCS **Contract:** OC-DCS-MDE-0034
Consultant: Diversified Technology Consultants, Inc.
Project Purpose: Multi-Discipline Engineering On-Call Series

Item Purpose: Contract Amendment One to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design

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spectrum of infrastructure consulting for sites, properties, utilities and building under the control of the State of Connecticut. This amendment will increase the maximum cumulative fee under this series to \$750,000.

Staff reported that PRB #16-156 through #16-161 are Contract Amendment #1 for the 6th series of On-Call Multi-Disciplinary Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). These contracts, referenced above, were awarded at various times between November and December of 2014. The purpose of these contract amendments is to increase the maximum contract amount from \$500,000 to \$750,000 and maintain the common expiration date of February 28, 2017. All other contract provisions will remain in effect.

Staff recommended Board approval for the six (6) firms to have the maximum contract amount increased from \$500,000 to \$750,000. All six of the consultants have provided the required Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-105-A – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-105-A. The motion passed unanimously.

PRB FILE #16-149 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-149. The motion passed unanimously.

PRB FILE #16-150 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-150. The motion passed unanimously.

PRB FILE #16-151 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-151. The motion passed unanimously.

PRB FILES #16-156 through #16-161 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB Files #16-156 through and including #16-161. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary