

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On July 14, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held a special meeting on July 14, 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 July 7, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of July 7, 2016. The motion passed unanimously.

#### COMMUNICATIONS

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

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

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

#### EXECUTIVE SESSION

**PRB #** 16-154 **Transaction/Contract Type:** License Agreement  
**Origin/Client:** DAS/ DCF/DOH

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

The Board commenced its discussion on the proposed agreement at 11:05 a.m. and concluded at 11:21 a.m.

## STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 14, 2016

Page 2

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

### OPEN SESSION

<b>PRB #</b>	<b>16-172</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	084-108-003		
<b>Grantor:</b>	Paulin Rodrigue		
<b>Property:</b>	West Side of Route 111, Monroe Turnpike, Monroe		
<b>Project Purpose:</b>	Roundabout at Intersection Route 110 & Route 111 Improvements Project		
<b>Item Purpose:</b>	Acquisition of 3,604±SF of land in fee simple for highway purposes.		

Staff reported that the purpose of the project, initiated in 2011, is to alleviate congestion and improve safety by constructing a roundabout where Route 111 (Monroe Turnpike) intersects with Route 110 (Shelton Road), in Monroe. Currently the intersection experience long queues and delays along Route 110 during peak hours. There were 27 recorded crashes between 2008 and 2010, including one fatality. Roundabouts improve safety by reducing speeds, eliminating left turns, reducing the number of decisions drivers need to make, and reducing the total number of vehicle conflict points. In addition to new sidewalks, the aesthetic features include landscaping, the bell tower, decorative light posts at the crosswalks, truck apron and splitter islands, retaining walls with decorative safety fence and a reset stone wall on the edge of the Firemen's Field. The cost is \$4.1 million using federal (80%) and state (20%) funds, and the construction is planned to being in the spring of 2017.

The subject property is vacant, residentially zoned land, located on the west side of Route 110. The project requires DOT to compensate the Grantor for a strip of land being 3,604 SF, which is 10 feet wide and extends along 360 feet of the property's frontage. 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. Based on a unit value of \$2.75/SF, DOT calculated the damages to be \$9,925.

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 award for damages in the amount of \$9,925 is supported by the DOT Estimate of Compensation, dated April 2016.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>16-184</b>	<b>Transaction/Contract Type:</b>	AE / New On-Call Contract
<b>Origin/Client:</b>	DCS/DCS		
<b>Contract:</b>	OC-DCS-CA-0023		
<b>Consultant:</b>	Arcadis U.S., Inc.		
<b>Project Purpose:</b>	Construction Administration On-Call Series		
<b>Item Purpose:</b>	New On-Call Contract to provide the State of Connecticut consulting construction administration services for a wide array of state new construction		

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 14, 2016

Page 3

and renovation projects. This contract has a maximum cumulative fee of \$1,000,000 and an expiration date of March 20, 2017.

This submittal is related to a new contract for the 5<sup>th</sup> series of On-Call Construction Administration Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). These contracts were originally awarded at various times between June and August of 2014. The purpose of this contract is to provide construction administration services on an on-call basis in a not to exceed amount of \$1,000,000 with a contract expiration date of March 20, 2017.

The initial submittal from DCS to the Board in June 2014 stated that DCS would be submitting six construction administration consultants under this on-call series to the Board for approval, and between June and August 2014 the Board approved contracts for six consultants. Based on the current agency workload and assignment of projects, DCS has now opted to submit a 7<sup>th</sup> firm for Board review and approval.

Arcadis U.S., Inc. (“AUS”) was established in the U.S. in 1993 and focused on the New England markets after its 2009 acquisition of Malcolm Pirnie Inc. AUS has a local staff of 50± employees including 2 project executives, 5 professional engineers and 10+ construction project managers. AUS is locally located in Middletown. Arcadis U.S., Inc. will be operating under its Professional Engineering Corporation License (PEC.0000466) with the CT State DCP which is active.

Staff recommended Board approval for Arcadis U.S., Inc. to have the maximum contract amount of \$1,000,000 and a contract expiration date of March 20, 2017. The consultant has 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 #16-154** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-154. The motion passed unanimously.

**PRB FILE #16-172** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-172. The motion passed unanimously.

**PRB FILE #16-184** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-184. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary