

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 10, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 10, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF AUGUST 3, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 3, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 15-162-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 discussion of the purchase of development rights proposal at 9:38 a.m. and concluded at 9:47 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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Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #** 15-158 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS/ DORS

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

The Board commenced discussion of the lease proposal at 9:48 a.m. and concluded at 9:55 a.m.

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

**OPEN SESSION**

**PRB #** 15-166 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 051-260-015  
**Grantor:** Wayne T. Schultz & Tara M. Schultz  
**Property:** 729 Farmington Avenue, Farmington  
**Project Purpose:** Route 4 Safety and Traffic Improvements Project  
**Item Purpose:** Administrative settlement for the acquisition for highway purposes of 6,372 ±SF of land, a 5,461 ±SF temporary construction easement, a 1,641 ±SF drainage right of way, a 1,760 ±SF slope easement and a 323 ±SF easement to excavate.

The purpose of this DOT project is for improvements on Route 4 within the Farmington Village Center, along Route 4 from Garden Street to Mountain Spring Road, for a length of 2,270 feet. Between the years 2000 and 2005 there were 445 accidents with 124 injuries in the project area. The project will add left turn lanes eastbound and westbound on Route 4 where it intersects with Route 10; a left turn lane from High Street onto Route 4. In 2008, the total project cost was estimated to be \$10.676 million of which \$3.5 million was budgeted for rights of way.

The subject property is a 5.82185 acre site, on the southerly side of Route 4 near the center of Farmington, improved with a masonry and wood frame 8,000 SF single family residence and out buildings. Frontage on Farmington Avenue is 593.14 feet. The site has access to all public utilities and is zoned R-80, Residential. The grantor will be compensated for 6,372 SF in fee simple along the frontage, as well as a 1,760 SF slope easement in the same area. A drainage right of way of 1,641 SF will be located in the northwest corner of the property. An easement of 323 SF to excavate a stream channel associated with the d.r.o.w. will be acquired. A construction easement of 5,461 SF will be acquired, also in the northwest corner of the property. Additionally, about 4,000 SF of existing driveway, located near the northwest corner of the property, will be removed and the driveway access relocated 500 feet to the east, to the northeast corner. DOT will construct a new driveway, construct swales, and install R.C. pipes and lawn drains, working in an area of approximately 29,500 SF. The new driveway will be approximately 350 feet longer than the existing driveway.

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Independent Fee Appraiser Steven MacCormack estimated \$25,700 in damages, based on a unit value of \$128,000/acre. The Grantor asked for additional damages for the construction easement because they believed the project would last more than the 5 months estimated; also the additional 350 feet of driveway length would increase their future maintenance costs substantially. The parties agreed to an additional \$1,700 in compensation for a total of \$27,400.

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 are well supported by the MacCormack appraisal report in so far as the damages from the permanent takings; the negotiation with respect to the construction easement, increasing the award by \$1,700 is a reasonable settlement considering the scope of the driveway relocation project.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 15-160 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MDE-0032  
**Consultant:** Langan Engineering and Environmental Services, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** New On-Call contract 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 buildings under the control of the State of Connecticut.

The On-Call Contract has a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 02/28/2017. Langan Engineering & Environmental Services, Inc. has not previously been awarded a contract under this series. A Request for Qualifications (RFQ) for the consultant services was released in June 2014 and elicited fifteen responses of which all of the firms were considered to be responsive to the RFP. Upon completion of the internal review process the selection committee selected the top six firms as well as the highest ranking MBE firm for approval under this on-call series. As such this series included the submission for Board approval of seven consulting firms.

Staff recommended Board approval of Langan Engineering & Environmental Services Inc. as an on-call multi-disciplinary engineering consultant for projects of various sizes and scope. The required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions have been submitted.

**PRB#** 15-161 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-VEH-0023  
**Consultant:** Alfred Benesch and Company, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide the State of Connecticut consulting services for the purposes of providing vehicular parking engineering services related to the design, layout and egress requirements for various state funded construction projects.

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This is the 5th series of On-Call Vehicular Parking Consulting Services Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The On-Call Contract has a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 07/15/2017. To date, DCS has approved the selection of four firms under this series. This on-call series has been developed by DCS for the purposes of providing vehicular parking engineering services related to the design layout, egress requirements and roadway/traffic impacts for various state funded surface lot or parking garage construction projects. A Request for Qualifications (RFQ) for the consultant services was released in February 2014 and elicited six (6) responses. All of the respondents was considered “responsive” and as such were considered for review. The State Selection Panel consisted of 4 members and rated each firm based upon a weighted ranking system.

Staff recommended Board approval of Alfred Benesch and Company, Inc. as potential vehicular parking consultant for projects of various sizes and scope. The consultant has provided the required insurance, professional license, Gift/Campaign and Consulting Affidavits and appropriate Corporate Resolutions.

**OTHER BUSINESS**

The Board took the following vote in Open Session:

**PRB FILE #15-158** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-158. The motion passed unanimously.

**PRB FILE #15-160** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-160. The motion passed unanimously.

**PRB FILE #15-161** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-161. The motion passed unanimously.

**PRB FILE #15-162-A** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-162-A. The motion passed unanimously.

**PRB FILE #15-166** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-166. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary