

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 22, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 22, 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. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF August 15, 2016 and August 17, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of August 15, 2016. The motion passed unanimously. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of August 17, 2016. The motion passed unanimously, except for Mr. Pepe who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 16-205 **Transaction/Contract Type:** RE / Right of First Refusal
Origin/Client: DAS/ JUD

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

The Board commenced its discussion of the item at 9:34 a.m. and concluded at 9:57 a.m.

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

OPEN SESSION

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PRB # 16-198 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 151-273-015A
Grantor: CAB Properties, LLC
Property: 815 Hamilton Avenue, Waterbury
Project Purpose: Reconstruction of Interstate 84, Waterbury
Item Purpose: Acquisition of 10,592±SF subterranean easement for soil nails to construct retaining wall to correct slope failure and erosion.

The project for the Reconstruction of Interstate 84 was initiated in 2001, and the Board reviewed a series of takings from 2001 – 2004. It involved the widening of I-84 at Interchanges 24 and 25, reconstruction of on and off ramps, ancillary bridges and impacted city roads. The current project will reconstruct a retaining wall along I-84 East Bound near Hamilton Avenue, Waterbury.

815 Hamilton Avenue, Waterbury is 2.04 acres of improved commercial land, occupied by an auto sales business. At this location, DOT is acquiring a construction easement to be used for the construction of a retaining wall using soil nails to correct slope failure and erosion. Soil nails stabilize the soil behind the retaining wall. The wall is designed to stabilize the slope supporting I-84 Eastbound.

The easement is subterranean, and affects 10,592 SF located along the rear property line beneath the retaining wall constructed along the non-access highway line. The easement will not affect the operation of the car dealership. Please refer to the photographs on the following pages.

DOT prepared an Estimate of Compensation, which is used to estimate damages for simple acquisitions involving only vacant land, or land with minor site improvements, where the remainder is not impacted or the impacts are minor. The EOC concluded damages of \$8,500 based on \$4.00/SF. The Grantor argued for additional damages in the amount of \$12,500, and provided the DOT with a value opinion completed by Appraiser Walter Kloss. The parties agreed to damages on the basis of \$4.69/SF for \$9,950 in compensation.

Staff recommended Board approval of the damages in the amount of \$9,950 is recommended. 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 file shows that the EOC was based on sales data ranging from \$3.50 to \$6.00/SF; therefore increasing the unit value to \$4.69/SF as recommended in the DOT memo detailing the negotiated agreement seems reasonable.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 16-199 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-CIV-0007
Consultant: Diversified Technology Consultants, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide range of engineering projects including maintenance and repair, design and related services. The maximum cumulative fee under this series is \$500,000 with a common expiration date of September 15, 2018.

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PRB# 16-200 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-CIV-0008
Consultant: Freeman Companies, LLC
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide range of engineering projects including maintenance and repair, design and related services. The maximum cumulative fee under this series is \$500,000 with a common expiration date of September 15, 2018.

PRB# 16-201 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-CIV-0009
Consultant: Zuvic, Carr and Associates, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide range of engineering projects including maintenance and repair, design and related services. The maximum cumulative fee under this series is \$500,000 with a common expiration date of September 15, 2018.

PRB# 16-202 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-CIV-0010
Consultant: GM2 Associates, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide range of engineering projects including maintenance and repair, design and related services. The maximum cumulative fee under this series is \$500,000 with a common expiration date of September 15, 2018.

This is the 2nd series of On-Call MBE Civil Engineering Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2012. The On-Call Contracts have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 09/15/2018.

DCS has made some minor revisions to the boilerplate contract for this series to include more detail on the design phase service requirements. The remainder of the contract is similar to the previous contract terms are requirements under the 2014 agreements. The 1st series, awarded in 2014, had a term of 24 months and a maximum total cumulative fee of \$300,000/contract. All four of the selected firms under this current 2nd series RFP were previously approved for 1st series On-Call MBE Civil Engineer Consulting On-Call Contracts.

A Request for Qualifications for the consultant services was released in February 2016 and elicited five responses. One of the five respondents was considered “unresponsive” to the submittal requirements and was disqualified. Thereafter, the DCS selection panel began the process of evaluating and short-listing four remaining proposals. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system. At the completion of the State Selection Panel process DCS Management Team reviewed the results and recommended the approval of all four shortlisted firms under this series.

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All required documentation having been submitted, Staff recommended Board approval of the submitted On-Call MBE Civil Engineer Consulting Contracts.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-198 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-194. The motion passed unanimously.

PRB FILES #16-199 through #16-202 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB Files #16-199 through #16-202. The motion passed unanimously.

PRB FILE #16-205 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-205. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary