

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 27, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 27, 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

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 AUGUST 20, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 20, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

**PRB #** 15-186 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 059-Misc-31B  
**Grantee:** Lewis Burgess  
**Property:** Northerly side of State Route 146, Leetes Island Road, Guilford  
**Project Purpose:** DOT Sale of Excess Property  
**Item Purpose:** Release of approximately 3,646+/- SF of vacant land adjacent to the southerly boundary of 575 Leetes Island Road (State Route 146) as a result of a sole- abutter bid.

Staff reported that in 1929 the state purchased 1.68-acres from William Leete for \$574 for the construction of State Route 146, Leetes Island Road. In 2014 Lewis Burgess, and Robert Vavasour, petitioned DOT asking to purchase “State Route 146 parcel in front of 575 Leetes Island Road.” An email from Mr. Vavasour in the file says the area will be used by the Sixth Connecticut Continental Line Regiment of re-enactors, providing a larger piece of land for their re-enactment on Simeon Leete Day.

DOT defined a release parcel of 3,464 SF of land on the north side of Route 146, Leetes Island Road. The abutting Burgess property is **0.546 acres** at 575 Leetes Island Road, and is improved with circa 1710

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 27, 2015

Page 2

historic home with 9 rooms and 3,140 feet of living area. Burgess purchased the property 3/2010 for \$399,995. The town has appraised the property at \$400,000 and assigned \$173,052 (\$7.27/SF) to the site.

The release parcel measures 62 feet at its widest point on the west boundary, and then narrows to 14 feet at the east boundary. The length along the Present Leetes Island Road is 97 feet.

The DOT believed that the addition of the parcel would have a minimal impact on the market value of the abutter's property. The Burgess lot, which does not conform to zoning (currently legal, non-conforming) would remain non-conforming. The zone requires 40,000 SF which is 0.918274 acres. After assemblage, the lot is **0.626 acres**. The DOT appraiser recommended \$1.00/SF for the release parcel, or \$3,650. DOT offered to release the parcel for \$5,500 (\$1.51/SF) plus \$1,000 administrative fee, for \$6,500. The offer was accepted.

SPRB staff recommends that this item be suspended and that additional data be provided to support the acquisition cost. SPRB Board Members also expressed some concern regarding the valuation and requested that staff obtain more information from DOT.

**PRB #** 15-187 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 025-75-151(A)  
**Grantee:** Town of Southington  
**Property:** Located on the southwesterly side of Knotter Road & I-84 ramp, Southington  
**Project Purpose:** Assignment of land to the Town of Southington  
**Item Purpose:** Assignment of land comprising 7,210 ± SF of vacant land to the Town of Southington for "*municipal water supply purposes only*."

Staff reported that DOT is releasing 7,210 SF of vacant land located on Knotter Road in Southington, on the northeasterly side of the entrance ramp to I-84, Eastbound. This is being done at the request of the Southington Water Department in conjunction with the South Central Regional Water Authority water main interconnection project. The Water Authority supplies water to Southington and Bristol. The release parcel will be used for municipal water supply purposes only; it will be fenced in and maintained by the Southington Water Department. The project scope includes the installation of a buried vault with metering equipment.

The Quitclaim Deed to the Town recites: "The parties hereto understand and agree that the above-named premises are conveyed with the special limitation that the Town of Southington shall use said parcel of land for Municipal Water Supply Purposes only. If, in the case the Town of Southington does not use said parcel for said purposes, does not retain ownership of all of said parcel, or leases all or any portion of said parcel, the parcel shall revert to the State of Connecticut."

Recommendation: Board approval is recommended for the following reasons:

1. DOT has authority under CGS 13a-80 to release land no longer required for highway purposes.
2. Access is denied along the boundary with the I-84 Eastbound Ramp.
3. The parcel will be used specifically for municipal water supply purposes only and for no other municipal purpose. The deed clearly expresses this special limitation.

4. The legal description in the Quitclaim Deed is consistent with the DOT compilation plan.

#### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB#** 15-175 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-MH-122 **Origin/Client:** DCS/DMHAS  
**Contract:** OC-DCS-MDE-0034  
**Consultant:** Diversified Technology Consultants, Inc.  
**Property:** Connecticut Valley Hospital, Middletown  
**Project Purpose:** Campus Wide Information Technology Infrastructure Upgrades Project  
**Item Purpose:** Task Letter #2 to compensate the consultant for design and construction administration services required for completion of a fiber optic underground information technology data loop.

SPRB staff reported that the DCS project manager has provided the Board a response to its questions concerning this file and the Board's subsequent suspension at its August 20<sup>th</sup> Meeting. SPRB staff reported that the responses were appropriate and addressed all of the Board's concerns.

In general, this project involves the completion of engineering documents and construction administration services for the completion of the **Connecticut Valley Hospital – Campus Wide Information Technology Upgrades Project**. The overall scope of the improvements is intended to include but not be limited to the construction of a new fiber optic underground information technology (“IT”) loop for the entire CVH Campus comprised of 8,500+/- LF of four 4-inch main conduit trunk lines and 3,500 +/- LF of branch connections. This project is intended to encompass all of the main design infrastructure only as the cable and future equipment will be installed by others. The project will be segregated in three phases with Phase I comprising 2,500 +/- LF of primary and secondary feeder loops through the campus and then the balance occurring during Phases II and III based on project priorities and budgets. The complete project scope will also include assumptions that all conduit will be concrete encased, all cabling runs and terminations will be performed by others and that environmental construction requirements are excluded from the project scope.

SPRB recommended that the Board approve Task Letter #2 for Diversified Technology Consultants, Inc. to provide consulting design and construction administration services on this project. While, the overall basic service fee exceeds the guideline rate for this Group A Renovation Project the phasing requirements and extended project duration will require additional time and services by the consultant which are more than anticipated for a typical Group A Renovation Project.

#### **ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 15-199 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-EPA-0021  
**Consultant:** Fitzgerald & Halliday, Inc.  
**Project Purpose:** New On-Call Series

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 27, 2015

Page 4

**Item Purpose:** New On-Call contract series for consultants to provide Connecticut and National Environmental Policy Act (“CEPA”) and (“NEPA”) consulting services on a various projects proposed by executive branch agencies.

**PRB#** 15-200 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-EPA-0022  
**Consultant:** Fuss & O’Neill, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide Connecticut and National Environmental Policy Act (“CEPA”) and (“NEPA”) consulting services on a various projects proposed by executive branch agencies.

**PRB#** 15-201 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-EPA-0023  
**Consultant:** GZA GeoEnvironmental, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide Connecticut and National Environmental Policy Act (“CEPA”) and (“NEPA”) consulting services on a various projects proposed by executive branch agencies.

SPRB Staff reported that is the 6<sup>th</sup> series of On-Call Environmental Policy Act Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2001. These three (3) On-Call Contracts have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 10/15/2017. The purpose of these contracts is to provide DCS support on Connecticut Environmental Policy Act (“CEPA”) obligations for “state actions” such as the design and construction of various facilities and their effect on existing natural, historical, critical habitats and environmental impacts related to such development.

DCS has made some minor revisions to the boilerplate contract for this series to include the following; state’s rights for inspections, state ethics law, updated executive orders, new non-discrimination language and sovereign immunity language. The 5<sup>th</sup> series, awarded in 2010, also had a term of 24 months and a maximum total cumulative fee of \$300,000/contract. All of the three (3) selected firms under this current 6<sup>th</sup> series RFP have been previously approved for Environmental Policy Act Consulting On-Call Contracts. Fitzgerald & Halliday, Inc. was previously awarded a contact under the 2<sup>nd</sup> contract series. Fuss and O’Neill, Inc. was previously awarded contracts under the 3<sup>rd</sup> through 5<sup>th</sup> series. GZA GeoEnvironmental, Inc. has acquired BayState Environmental, Inc., which was awarded a contract under the 3<sup>rd</sup> through 5<sup>th</sup> series.

A Request for Qualifications (RFQ) for consultant services was released in November 2013 and elicited six (6) responses. All of the responses except one were considered “responsive”. Thereafter, the DCS selection panel began the process of evaluating the remaining five proposals. The State Selection Panel consisted of 3 members and rated each firm based upon a weighted ranking system.

SPRB Staff recommended approval of all three (3) firms as potential *Environmental Policy Act On-Call Consultants* for projects of various sizes and scope is recommended. All three consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

**OTHER BUSINESS**

The Board took the following vote in Open Session:

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 27, 2015

Page 5

**PRB FILE #15-175** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-175. The motion passed unanimously.

**PRB FILE #15-186** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-186. The motion passed unanimously.

**PRB FILE #15-187** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-187. The motion passed unanimously.

**PRB FILE #15-199 through #15-201** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #15-199 through #15-201. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary