

STATE PROPERTIES REVIEW BOARD

Minutes of Special Meeting Held On September 30, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 30, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Pasquale A. Pepe

Members Absent: John P. Valengavich, Secretary

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

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF September 22, 2016. Mr. Pepe moved and Mr. Josephy seconded a motion to accept the minutes of September 22, 2016. The motion passed unanimously, except for Mr. Josephy who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-228	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	200-005-004		
Grantor:	Joseph Owens, Jr.		
Property:	278 & 280 Derby Avenue, Derby		
Project Purpose:	Emergency Declaration Drainage Improvements on Derby Avenue,		
Item Purpose:	Acquisition of 3,964±SF drainage right of way and a 4,417±SF temporary construction easement for the purpose access, construction of bituminous driveway, grading and installation of temporary sedimentation control system during emergency drainage improvements on Derby Avenue, CT Route 115; with additional compensation for contributory value of vegetation.		

This project arose from an emergency situation involving the failure of a state-owned drainage appurtenance located in the vicinity of 272 Derby Avenue, CT Route 115, Derby. On March 2, 2016, DOT Commissioner Redeker declared that an emergency condition existed affecting the safety of a 10 unit apartment building, house number 272, and the safety of the traveling public along Route 115 in Derby. DOT completed work conducted to remedy the drainage problem and determined that the subject

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property at 278 & 280 Derby Avenue was the most feasible location to redirect drainage. This project also required acquisition of a temporary easement to provide access to the drainage right of way (d.r.o.w.) area during construction.

The subject property at 278 & 280 Derby Avenue is 0.27 acres in the R-5 residential zone improved with a two-family residence. North of the residence, and on the west side of Derby Avenue, DOT installed a 36" C. M. pipe to carry water from a storm water discharging from a drainage system installed in Derby Avenue through the subject property to connect with drains installed in property to the west.

To install the new drainage facility, DOT acquired a d.r.o.w. area of 3,964 SF, and a temporary construction easement for the purpose of construction access to the d.r.o.w. area.

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. The EOC concluded \$4.00/SF which is a site value of \$47,000±, and recommended damages in the amount of \$7,900.

Staff recommended Board approval of damages in the amount of \$7,900. 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 appraisal data provided and is consistent with the compensation paid for other takings reviewed and approved for this project.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

<i>PRB#</i>	16-229	<i>Transaction/Contract Type:</i> AE / Task Letter
<i>Origin/Client:</i>	DCS/DMHAS	
<i>Project:</i>	BI-MH-121	
<i>Contract:</i>	OC-DCS-MDE-0028	
<i>Consultant:</i>	BVH Integrated Services, P. C.	
<i>Property:</i>	Greater Bridgeport Community Mental Health Center, 1635 Central Avenue, Bridgeport	
<i>Project Purpose:</i>	Garage Repairs and Expansion Project	
<i>Item Purpose:</i>	Task Letter #1A to provide additional design and construction administration services related to geotechnical engineering, surveying, drainage improvements and the reconstruction of a larger elevated parking deck	

Staff reported that, in general, this project involves the required engineering design and construction administration services for the in-kind replacement of the existing concrete deck parking structure as well as an additional 50-60 at grade parking spots. The overall scope of this project is envisioned to include the construction of a new cast in place concrete parking deck with additional amenities such as lighting, walkways, drainage improvements, fire protection and emergency call boxes.

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In November 2014, SPRB approved BVH Integrated Services, P.C. (“BVH”) as one of five firms under the 5th On-Call Multi-Disciplinary Engineering Consultant Services contracts. This project is one of seven Task Letters that BVH has been assigned under this series.

Task Letter #1A is subject to SPRB approval because the combined value of this Task Letter and Task Letter 1 (previously approved) for this project exceeds \$100,000. The Construction Budget and Total Project Budget were originally established at \$2,750,000 and \$3,540,230 respectively for this project. As detailed in the scope letter from BVH to DCS dated August 17, 2016 the \$177,765 fee is intended to compensate BVH for the following expanded project scope: additional land surveying and geotechnical engineering around White Street; completion of additional site related storm drainage requirements; expanded project design requirements for the complete removal of the deteriorated parking deck and construction of a new and expanded deck; construction administration services which will include a review of shop drawings, construction observation reports, coordination of testing labs, RFI reviews, weekly job meetings and review/approval of the contractor requisitions.

As part of this revised project scope and task letter, DCS has increased the overall Construction Budget and Total Project Budget to \$8,031,911 and \$9,768,847 respectively for this project. DCS has confirmed that funding is available for this project. Staff recommended that the Board approve Task Letter #1A for BVH Integrated Services, Inc. to provide consulting design and construction administration services on this project.

OTHER BUSINESS

Discussion and Action – FY 2016 SPRB Annual Report. Board members reviewed a final draft of the Annual Report to the Governor, prepared in accordance with Connecticut General Statutes §4b-2(1). Mr. Pepe moved and Mr. Josephy seconded a motion to approve the Annual Report for FY 2016 and transmit it to the Governor. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #16-222 – Mr. Josephy moved and Mr. Pepe seconded a motion to approve PRB File #16-222. The motion passed unanimously.

PRB FILE #16-227 – Mr. Pepe moved and Mr. Josephy seconded a motion to approve PRB File #16-227. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary