

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 27, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 27, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF October 20, 2014 and October 22, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of October 20, 2014 and October 22, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-264 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-183-007
Grantor: Thaddeus W. Trella
Property: 826 Burlington Avenue, Bristol, CT
Project Purpose: Maple Street & Route 69 Intersection Improvements Project
Item Purpose: Acquisition for highway purposes of 1,198 ±SF of land and additional compensation for the contributory value of site improvements.

Staff reported that the purpose of this DOT project is to address safety and capacity where Maple Avenue and Peacedale Street intersect with Route 69 (Burlington Avenue), Bristol. Left turn lanes will be provided at each leg of the intersection. Intersection sight lines will be improved by raising Maple Avenue and Peacedale Street approximately 2.5 feet and 1.3 feet respectively. The traffic signal will be updated; and ownership of the traffic signal will be transferred from the City of Bristol to the CT DOT.

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The subject property is 0.27 acres in the R-15 Residential zone; and is improved with a single family residence. The lot is located at the northeast corner of the intersection of Route 69 and Maple Avenue. The taking area is along 129 feet of frontage on the north side of Maple Avenue and will widen Maple Avenue by approximately 9 feet. The value of the residence will not be affected, but 3 mature maple trees will be lost.

The estimate of damages is as follows:

<i>Item</i>	<i>Calculation</i>	<i>Cost</i>
Taking area	1,198 SF @ \$6.00/SF =	\$ 7,188
Improvements	Contributory value of mature maple trees	\$ 2,800
Total	\$9,988, say	\$10,000

Staff recommended 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 supported by an estimate of compensation prepared by DOT, dated 9/9/2014.

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

EXECUTIVE SESSION

PRB # 14-269 **Transaction/Contract Type:** RE /New License Agreement
Origin/Client: DAS/ DMV

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

The Board commenced its discussion of the proposed agreement at 9:35 a.m. and concluded at 9:51 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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-265 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-T-604 **Origin/Client:** DCS/DEEP
Contract: BI-T-604-ENG
Consultant: Stantec Consulting Services, Inc.
Property: Silver Sands State Park, Milford
Project Purpose: Silver Sands State Park Phase IB Enhancements Project
Item Purpose: Contract Amendment #1 to compensate the consultant for an expanded design

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scope, updated environmental surveys and additional engineering support services for various upgrades and improvements at Silver Sands State Park.

Staff reported that in general this project involves the design and construction of various improvements at Silver Sands State Park in Milford. The improvements are intended to include but not be limited to new lifeguard and first aid stations, new bathhouses with changing rooms, a concession stand area, a separate family public picnic area, a new maintenance building, a revised entrance road, new utility infrastructure and various site amenities. The overall project budget and construction budget were initially established at \$6,245,800 with \$4,258,000 respectively.

In September 2013 the Board approved SCS's contract (PRB #13-184) for Architect/Engineer Consultant Design Team Services for the completion of the Silver Sands State Park Improvements Project from the initiation of the design phase through the completion of construction. The overall compensation rate for basic services was \$375,000 with an additional \$38,900 for special services. As such the total project fee approved under PRB #13-184 was \$413,900. The special services detailed in the project scope included surveys, wetland mapping and geotechnical engineering.

Contract Amendment #1 in the amount of \$83,845 is an expansion of the project scope identified under the base contract. As part of this contract amendment SCS will provide additional design services to increase the size of the proposed maintenance building from approximately 1,500 GSF to 4,950 GSF. The additional size of the building is intended allow for the design to include a conference room, office space, larger workshop, more storage area and bay style garage doors. This revised design will also review the possibility of incorporating solar panels into the project. As part of these design changes SCS will also need to update/revise the rare species survey and provide additional geotechnical engineering services. Staff recommended that the Board approve Contract Amendment #1 for Stantec Consulting Services, Inc to provide design related services at the Silver Sands Phase I Enhancements Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-264 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-264. The motion passed unanimously.

PRB FILE #14-265– Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-265. The motion passed unanimously.

PRB FILE #14-269 – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #14-269. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary