

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 3, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 3, 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-263	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	126-000-132	
Grantee:	Bridge Street Partners, LLC	
Property:	Easterly side of Bridge Street at its intersection with Canal Street, Shelton	
Project Purpose:	DOT Sale of Excess Property	
Item Purpose:	Release of approximately 903+/- SF of vacant land located along 42-46 Bridge Street as a result of a sole- abutter bid.	

Staff recommended Board approval for the release of the above referenced real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The City of Shelton and the legislative delegation were notified of the sale as required by CGS §3-14b and §13a-80(a). The sale price is supported by the DOT appraisal report prepared in August 2015; and the entire release parcel is subject to a DOT easement for highway purposes related to existing underground utilities.

The release parcel is located along State Route 712 (Bridge Street) and was previously a southwest ramp as part of the former highway right of way. The release area is located along the easterly side of Bridge Street where it intersects with Canal Street, Shelton. The release is a 903 SF rectangular parcel, approximately 50 feet in length, and 18 feet wide. The entire release parcel is subject to a DOT easement for highway purposes due to the presence of existing utilities.

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The DOT file indicates that the petitioner is the abutting landowner at 42-46 Bridge Street, owning 0.12 acres. The abutter desires to purchase the property to increase size of the parcel to maximize development space as well as providing additional development options in the future. It should be noted that the DOT appraisal report also confirmed that the abutting property is a legal conforming lot under the current zoning regulations.

The release value calculation was well supported by the appraisal report which included the acquisition of the property by the sole abutter in June 2015. DOT established a unit value of \$15/SF and established a sales price of \$13,500 plus a \$1,000 administrative fee as a sole abutter bid sale.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-264	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-CTC-436	Origin/Client:	DCS/NVCC
Contract:	BI-CTC-436-ENG		
Consultant:	Macchi Engineers, LLC		
Property:	Naugatuck Valley Community College, Waterbury		
Project Purpose:	Campus Site Improvements Project		
Item Purpose:	Contract Amendment to compensate the consultant for additional survey and design services related to easement mapping, utility plans, relocation of a pedestrian walkway and the reconfiguration of sidewalks along Chase Parkway.		

Staff reported that in general the project involves the complete design and construction of major site improvements and renovations to the Naugatuck Valley Community College (“NVCC”) campus including roadway realignment and signalization changes. The project will also include renovations to the Founders Hall Parking Lot, repaving the perimeter loop road as well as new site lighting, sidewalks and miscellaneous required ADA improvements.

In May 2011 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect & Consultant Design Teams related to the Campus Site Improvements at NVCC Project. At the conclusion of the interview process DCS identified Macchi Engineers, LLC (“MEL”) as the most qualified firm. In February 2013, SPRB approved the contract (PRB #13-012) for MEL to provide Architect/Engineer Consultant Design Team Services for the completion of the Campus Site Improvements Project at NVCC from the initiation of a pre-design study, design phase services and construction administration. The overall compensation rate for this basic service was \$460,000 with an additional \$271,480 for special services. As such the total project fee approved by the SPRB was \$731,480. The overall project and construction budget were established at \$7,888,444 and \$5,398,128 respectively.

Contract Amendment #1 is for \$78,864 and will modify MEL’s contract to include the following additional services:

- Preparation of surveys and easement mapping for public utility crossings through the campus.
- Additional survey work to located buried or unmarked utilities on the site.
- Confirm existing contractor control lines and Preparation of revised DEEP storm water permits,

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- Re-design the pedestrian walkway connection between Founders Hall and Technology Hall per the client agency's request.
- Re-design of the sidewalk between the campus and Chase Parkway to accommodate DOT encroachment issues.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved by the State Bond Commission at its March 2011 Meeting.

This contract was originally approved by the Board on under PRB File #15-095 on May 7, 2015. The file was subsequently rejected by the AG's office due to the fact that it gave the consultant an opportunity to hire outside counsel if needed for certificate of title issues, title insurance and recording fees. The scope of work for these services was to be procured competitively, approved by DCS and then funded as an additional service consistent with Task 3 under MEL's contract. The AG has subsequently stated that DAS does not have the statutory authority to hire outside legal services to represent the State. As such, DCS has deleted Section 1(B)(f) from the contract regarding the procurement of outside legal services. DCS has now resubmitted the contract amendment with the intention of having the easement document reviews completed in-house with DCS staff attorneys. The contract language will still require MEL to record the documents on the local land records as identified in Sections A and C of their January 2015 proposal to DCS.

It is recommended that SPRB approve the Contract Amendment #1 for Macchi Engineers, LLC ("MEL") to provide design related services at the Naugatuck Valley Community College Campus Site Improvements Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-263 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-263. The motion passed unanimously.

PRB FILE #15-264 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-264. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary