

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 5, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held a regular meeting on December 5, 2013 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

### OTHER BUSINESS

**Discussion with Department of Transportation Representatives on revised Estimate of Compensation Procedures.** The Chairman welcomed John Randazzo, DOT Rights of Way Assistant Director, and Michele London, DOT Supervising Property Agent, who joined the meeting at 9:32 a.m. Mr. Randazzo explained that in rights of way acquisition, DOT had received approval from the Federal Highway Administration to waive the appraisal requirement for simple acquisitions valued at less than \$25,000. The current threshold is \$10,000. Mr. Randazzo explained how DOT procedures would be modified to institute the change in the appraisal threshold. The purpose is to allow DOT To move small value acquisition files through the valuation and negotiation process in a cost and time effective manner. Mr. Randazzo and Ms. London left the meeting at 9:55 a.m.

**ACCEPTANCE OF MINUTES OF NOVEMBER 27, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 27, 2013. The motion passed unanimously.

### COMMUNICATIONS

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 13-245      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-060  
**Grantor:** John P. Hayden, et al.  
**Property:** 221 Triangle Boulevard, Middlebury, CT

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**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.67+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 52<sup>nd</sup> in this project to come before the Board and is located in the project's Phase 6 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$265,000.

**PRB #** 13-246      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 014-181-002  
**Grantor:** River Run, LLC  
**Property:** 53-59 School Ground Road, Branford  
**Project Purpose:** Replacement of Bridge No. 04848 School Ground Rd. over the Branford River  
**Item Purpose:** Administrative settlement for the acquisition of a 1,935± SF defined easement, 287± SF drainage right of way all for highway purposes as well as additional compensation for the contributory value of site improvements.

Staff reported that this DOT project will replace Bridge #04848, known as School Ground Road Bridge, over Branford River, Branford. The location is a well developed industrial area between Route 1 to the south and CT Route 139 to the north. The two lane bridge was built in 1941; the average daily traffic volume is 7,110 vehicles. The existing single-span bridge is 28 feet long and 29.5 feet wide and is structurally deficient and functionally obsolete (too narrow). There are overhead utility wires; water and sewer lines undercross the river upstream (east) of the bridge, and there is a 2 ½ inch gas main supported on cantilever brackets attached to the west fascia of the structure. The current span will be replaced with a 28 foot long span, with a 32 foot wide curb to curb roadway, and a 6 foot sidewalk on the east side. The construction area will extend 575 feet north of the bridge and 350 feet south. The funding is 80% federal and 20% municipal (Federal Local Bridge Program). The rights of way estimate is \$185,000 and construction estimate (1/2013) is \$2,581,500.

The subject property is 6.5 acres of commercial/industrial land located on the northeasterly side of School Ground Road. The parcel is improved with buildings occupied by a restaurant, engine shop, and dance studio. DOT requires an area of 1,935 SF for a defined easement for highway purposes. It is located on the bank of the Branford River in the southwesterly corner of the property. Also, a drainage right of way of 287 SF encumbers an area of approximately 15 feet by 19 feet located at the northwesterly corner of the property.

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In response to the DOT offer to compensate \$5,000, the owners felt the damages should be \$15,000, arguing that DOT did not consider the detrimental effect on the businesses that operated out of their property, and on his ability to acquire and secure tenants (no temporary severance award included in compensation). Based on this argument, and on a review of recent vacant commercial/industrial land sales in Branford (\$5.80/SF) and Westbrook (\$8.58/SF) DOT believed it was likely that the owners would prevail in obtaining additional compensation were DOT to take the property via condemnation. The parties agreed to \$10,000 in compensation (approximately \$5.10/SF).

Staff recommended Board 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 the information provided by the DOT regarding comparable sales of commercial property.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>13-250</b>	<b>Transaction/Contract Type:</b> AE / New Contract
<b>Project Number:</b>	BI-T-605	<b>Origin/Client:</b> DCS/CTC
<b>Contract:</b>	BI-T-605-ENG	
<b>Consultant:</b>	BL Companies Connecticut, Inc.	
<b>Property:</b>	Hammonasset Beach State Park, Madison	
<b>Project Purpose:</b>	Combined Major Utility Replacement Project	
<b>Item Purpose:</b>	New contract to compensate the engineer for design services related to the to the replacement/upgrade of 5,000 LF of water main, 13,000 LF of electrical conduit, 500 LF of gas service as well as the design/construction of a beach utility recreation trail.	

Staff reported that the DEEP project involves the design and construction for a large scale combined utility replacement project at Hammonasset Beach State Park in Madison. The improvements are intended to include but not be limited to the replacement/upgrade of 5,000 LF of water main, 13,000 LF of electrical conduit, 500 LF of gas service as well as the design/construction of a beach utility recreation trail (“BURT”). The BURT is intended to serve as a 2.5-mile multi-use access trail for visitors and park staff and be fully serviced by required utilities at various points throughout the trail. The overall scope of services will also included the required engineering and consulting services to address various state and federal permit requirements for the project.

The overall project budget has been established at \$8,050,150 with \$5,506,500 allocated for construction.

In October 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Engineer & Consultant Design Teams related to the Hammonasset State Park Combined Major Utility Replacement Project. DCS elicited seven responses to the advertisement of which all of the respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows, BL Companies Connecticut, Inc., Diversified Technology Consultants, Inc., Stadia Engineering Consultants, Inc., and Weston and Sampson Engineering, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for

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evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified, BL Companies Connecticut, Inc. ("BLCC") as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Hammonasset State park Combined Major Utility Replacement Project from the initiation of the design phase through the completion of construction. The overall compensation rate for this basic service is \$342,000 with an additional \$55,000 for special services. As such the total project fee is \$397,000. The special services detailed in the project scope include surveys, wetland mapping and geotechnical engineering.

Staff recommended that the Board approve the contract for BL Companies Connecticut, Inc to provide design related services at the Hammonasset State Park Combined Major Utility Replacement Project.

**OTHER BUSINESS**

**Reimbursement of Meeting and Mileage Fees.** Mr. Norman moved and Mr. Valengavich seconded a motion to reimburse Messrs. Greenberg, Pepe and Josephy for meeting and mileage fees in connection with the New Britain site inspection concerning Design/Build Agreement, PRB #13-256. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #13-245** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-245. The motion passed unanimously.

**PRB FILE #13-246** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-246. The motion passed unanimously.

**PRB FILE #13-250** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-250. The motion passed unanimously.

The meeting adjourned.

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