

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 5, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held a special meeting on February 5, 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

ACCEPTANCE OF MINUTES OF JANUARY 29, 2015. Mr. Valengavich moved and Mr. Norman seconded a motion to approve the minutes of January 29, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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 # 14-293 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/ DDS

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

The Board commenced its discussion of the proposal at 9:41 a.m. and concluded at 10:16 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

REAL ESTATE – NEW BUSINESS

PRB # 15-022 **Transaction/Contract Type:** RE / Voucher

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Origin/Client: DOT / DOT
Project Number: 117-149-003
Grantor: Fox Hill Condominium, Section III
Property: Easterly side of State Route 35 near Fox Hill Condominiums, Ridgefield
Project Purpose: Replacement of Bridge No. 02277 Route 35 over Ridgefield Brook Project
Item Purpose: Acquisition for highway purposes of a temporary construction easement comprising 4,984±SF, a slope easement comprising 358±SF and additional compensation for the contributory value of site improvements.

Staff reported that the project area is located on Route 35, Ridgefield where Bridge No. 01904 carries the roadway over Ridgefield Brook. DOT will acquired easements from the Town of Ridgefield and Fox Hill Condominium to complete the project. This voucher is the only one estimated to be in excess of \$5,000.

The subject property affected by this project is 28.64 acres improved with a residential condominium on the easterly side of Route 35, and on both sides of Ridgefield Brook. The project requires a permanent slope easement of 385 SF; and a temporary construction easement of 4,984 SF which will be used for the construction of a temporary bridge.

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. In this case, based on a site value of \$3.75/SF, the total estimate of damages is \$6,500.

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 award for damages in the amount of \$6,500 is supported by the DOT documentation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-017 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-RT-873 **Origin/Client:** DCS/DOE
Contract: OC-DCS-MBE-CIV-0001
Consultant: Diversified Technology Consultants, Inc.
Property: Vinal Technical High School, Middletown
Project Purpose: Paving and Site Improvements Project
Item Purpose: Task Letter #1 to compensate the consultant for design and construction administration services required for various site improvements included but not limited roadway and parking lot reconstruction, lighting improvements, storm drainage enhancements, directional signage and ADA modifications.

Staff reported that, in general, this project involves the required site-civil, geotechnical, structural and electrical engineering design services for the completion of overall site paving and general site improvements at Vinal Technical High School. The scope of services will also include survey, CCTV storm drainage inspections, permitting and general construction administration. It is envisioned that the final design scope will be generally consistent with the Long Range Comprehensive Education Strategic Master Plan previously prepared by Moser Pilon, Nelson, Architects. The overall scope of the

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improvements is intended to include but not be limited to roadway/parking lot reconfigurations, on-site accessibility improvements, upgraded on-site storm drainage, lighting upgrades and improved signage.

In April 2014, SPRB approved Diversified Technology Consultants, Inc. (“DTC”) as one of six firms under the first On-Call MBE Civil Engineering Services consultant contracts. This is the first Task Letter that DTC has been assigned under this series.

The Construction Budget and total Project Budget have been established at \$2,741,476 and \$3,513,178 respectively for this project. As detailed in the scope letter from DTC to DCS dated August 19, 2014 the Task Letter in the amount of \$250,000 is intended to compensate DTC for preparation of a site-civil survey detailing all pertinent site features such as buildings, paved parking areas, landscaping, drainage and utilities; completion of a geotechnical engineering report including all of the required site borings for the evaluation of existing subbase/pavement conditions; preparation of roadway and parking lot reconstruction plans consistent with the recommendations outlined in the geotechnical report; evaluation of on-site ADA accessibility and egress issues; completion of a CCTV system inspection for the on-site storm drainage system to develop a plan for system repairs and upgrades; design of improved on-site lighting, traffic bollard locations, directional signage and guard rails where appropriate; and limited construction administration services. DCS has confirmed that funding is available for this project.

Staff recommended that SPRB approve Task Letter #1 for Diversified Technology Consultants, Inc. to provide consulting design and construction administration services on this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-293 – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend SPRB File #14-293, pending receipt of additional information from DAS regarding the proposed lease amendment. The motion passed unanimously, except for Mr. Norman who abstained from voting.

PRB FILE #15-017 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File#15-017. The motion passed unanimously.

PRB FILES #15-022 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #15-022. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary