

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 1, 2016 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 1, 2016 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF NOVEMBER 23, 2016. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of November 23, 2016. The motion passed unanimously.

COMMUNICATIONS

Appointment of State Properties Review Board Member. Pursuant to CGS Section 4b-3, Mr. Jack Halpert of Stamford has been appointed by the Senate and House Republican Leaders to the State Properties Review Board, to fill the vacancy left by Mr. Pasquale Pepe.

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated November 1, 2016 listing property acquisitions, not in excess of \$5,000, processed during the month of October 2016.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-274	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	096-197-001		
Grantor:	Scudder Smith Family Association, LLC		
Property:	1 Main Street and 4 Sugar Street, Newtown		
Project Purpose:	Replacement of Bridge No. 03271 Route 302 over Unnamed Brook		
Item Purpose:	Acquisition of 505± SF of land in fee simple; 821± SF slope easement; 51± LF metal beam rail easement, and 2,747± SF temporary construction easement for		

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highway purposes in connection with the bridge replacement project.

Staff reported that the project area is located on Route 302 (Sugar Street), Newtown, where Bridge No. 03271 carries the roadway over a brook. The subject property consists of 2 adjacent lots at 1 Main Street and 4 Sugar Street (intersection of Routes 25 and 302). 1 Main Street is 1.034 acres, zoned B1/2, and is improved with a gazebo, sprinkler system, water fountain, walkways and paths. 4 Sugar Street is 5 acres, zoned B1/2 and Residential. Though privately owned, portions of each parcel are improved for use as a public park; there is a sprinkler system and interior sidewalks, gardens and paths. 4 Sugar Street is subject to a 20' wide sewer; and a 20,800 SF driveway easement both in favor of the Town of Newtown.

The DOT project requires a taking of 68 SF at the intersection of Routes 25 and 302; and a taking of 437 SF along the northwest side of Route 302 (Sugar Street) located where the brook runs under the road. Other easements will be acquired as listed in the table below. There will be a temporary construction easement of 2,747 SF for the purpose of access for channel excavation, installing a temporary water diversion barrier, water bypass pipe, cofferdam, sedimentation control system, concrete barricade and impact attenuator, the temporary relocation of gas main and constructing driveway and curbing during the bridge replacement.

The appraisal done by the DOT valued a total of 1.28 acres identified as being the portion of the 6.034 acres of land owned by the Grantor to be affected by the project. It is the area used as a public park and is divided from the other land of the grantor by a paved driveway easement area. The zone is B1/2 and the highest and best use is for business development consistent with the requirements of the zone. Three sales examined were located in Bethel (1) and Monroe (2, 3), and they sold for \$12.34/SF; \$13.95/SF and 11.36/SF. The adjusted sales indicated a range of \$9.09/Sf - \$12.55/SF, and based on \$11.00/SF the DOT concluded \$619,000 for the 1.28 acre site. The table allocates the damages as follows:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Taking Area #1	437 SF @ \$11.00/SF =	\$ 4,807
Taking Area #2	68 SF @ \$11.00/SF =	\$ 748
Slope Easement	821 SF x \$11/SF x 50%	\$ 4,516
Metal beam rail easement	Lump sum	\$ 2,000
Landscaping & site improvements	Lump sum	\$ 5,500
Total, permanent damages	\$17,571, say:	\$ 17,500
Temporary construction easement	2,747 SF x \$11/Sf x 12% x 2 years = 7,252, say:	\$ 7,300
Total		\$24,800

Staff recommended Board approval of damages to the Grantor in the amount of \$24,800. 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 \$24,800 is supported by the DOT appraisal report prepared as of July 27, 2016.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#

16-281

Transaction/Contract Type: “On-Call”

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The 5th series, awarded in 2014, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Out of the five (5) selected firms recommended under this current 6th series, both Martin A. Benassi-Architect, LLC and Hoffman Architects, Inc. were awarded contracts under the 4th and 5th series. Gale Associates, Inc., Wiss Janney, Elstner Associates, Inc. and Oak Park Architects, LLC have never been awarded an on-call roof consultant contract.

A Request for Qualifications for the consultant services was issued on August 10, 2016 and elicited 14 responses. Thereafter, the DCS selection panel began the process of evaluating all 14 proposals. The State Selection Panel consisted of 4 members and rated each firm based upon a weighted ranking system based on work experience, team structure, past performance and partnering experience. At the end of the review process, the State Selection panel selected the above-referenced five firms for the award of a new on-call contract under this series.

Staff recommended Board approval of the five firms as potential roofing consultants for projects of various sizes and scope is recommended. All five consulting firms have provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-274 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-274. The motion passed unanimously.

PRB FILES #16-281 through #16-285 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-281 through #16-285. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary