

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 22, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 22, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:** Edwin S. Greenberg, Chairman  
John P. Valengavich, Secretary  
Jack Halpert

**Members Absent:** Bruce Josephy, Vice Chairman

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

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF JUNE 15, 2017.** Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of June 15, 2017. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>17-168</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT/DOT		
<b>Project Number:</b>	079-229-003		
<b>Grantor:</b>	387 West Main Street, LLC		
<b>Property:</b>	387 West Main Street, Meriden CT		
<b>Project Purpose:</b>	Replacement of Bridge No. 01081, Route 71 over Sodom Brook Project		
<b>Item Purpose:</b>	DOT Acquisition of 1,450± SF drainage right of way; easement to install, construct and maintain metal beam rail; and 14,439± SF construction easement for various purposes including construction of temporary bituminous convert ramp, temporary roadway and bridge and sidewalk as required for the bridge replacement project.		

This project involves the DOT Replacement of Bridge No. 01081 carrying Route 71 (West Main Street) over Sodom Brook, Meriden. The existing structure is a single-span structure that is approximately 30 feet in length. The structure is comprised of a steel multi-girder structure with concrete filled steel arch pan deck that is supported by cut brownstone masonry abutments and wingwalls. The structure supports Route 71 over Sodom Brook in the City approximately 0.78 miles south of I-691. The existing roadway consists of one 12-foot travel lane in each direction with two 10-foot shoulders, and a 7-foot concrete sidewalk along the north side of the road and a 6-foot concrete sidewalk along the south side of the road. The existing curb-to-curb width of the roadway at the bridge is approximately 44-feet. The estimated

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2014 CTDOT Traffic Log Average Daily Traffic on the bridge is 14,500 vehicles. The purpose and need for the project is to address the scour critical nature and structural deficiencies of the bridge. The bridge is structurally deficient due to the poor condition of the superstructure and substructure, and is also scour critical due in part to a scour hole created by a storm drain outfall through the east abutment. The proposed bridge replacement is going to require approximately 150-feet of roadway reconstruction, and 18 to 24 months to complete. The estimated construction cost for this project is between \$3,000,000 and \$4,000,000.

The site at 387 West Main Street, Meriden is a total of 3.2827 acres of industrial land with frontage on the northerly side of West Main Street and the east side of Route 71 (Chamberlain Highway), Meriden. The property is improved with a food processing facility and distribution plant. The DOT taking area is not near the buildings and will not affect the site and building improvements.

The project requires a 1,450 SF drainage right of way, a 14,439 SF temporary construction easement; and an easement of about 5 linear feet for the installation and maintenance of a metal beam rail and end anchorage, all located along the West Main Street 151.23 feet of frontage.

Because the project has no impact on the improvements, the site was valued as vacant commercially zoned land by the DOT Appraiser. The highest and best use of the site as though vacant is commercial development in accordance with the zoning requirements. The appraiser determined a site value of \$5.00/SF, based on AN analysis of 3 sales in Meriden and 1 in Berlin. The sales ranged from \$2.01/SF to \$7.45/SF. DOT concluded \$19,000 in total damages.

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 compensation in the amount of \$19,000 is supported by the data and analysis in the DOT appraisal report.

<b>PRB #</b>	<b>17-169</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT/DOT		
<b>Project Number:</b>	004-118-002A		
<b>Grantor:</b>	Debbie J. Marks, Trustee		
<b>Property:</b>	525 Waterville Road, Avon CT		
<b>Project Purpose:</b>	Replacement of Bridge No. 04470 and Reconstruction of Old Farms and Route 10 Intersection Project		
<b>Item Purpose:</b>	DOT Acquisition of 2,978± SF of land; 1,055± SF drainage right of way; 60± SF slope easement; 5,794± SF construction easement for the purpose of storing materials and equipment; and 2,144± SF construction easement for the purpose of access and grading during the bridge replacement and road intersection project.		

The purpose is to replace the functionally obsolete bridge on Old Farms Road and realign the roadway to help with current Farmington River flooding issues. Safety and operational improvements will also be made at the intersection of Old Farms Road and Route 10 to help reduce the traffic queue.

The existing Old Farms Road Bridge will be replaced approximately 45 meters (148 feet) north of the current location. The proposed bridge currently being designed will be a New England Bulb Tee. It will

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be 348 feet long and contain two 11.8 foot travel lanes, 4 foot shoulders, and a 5.6 foot sidewalk along the northern side. Old Farms Road will be full depth reconstructed. The proposed intersection approach of Old Farms Road will have a reduced grade to approximately 2% and will be widened to provide turning lanes, one left and one right. The Route 10 northbound and southbound approaches will have turning lanes constructed. The construction of Route 10 will mainly consist of milling and paving with full depth reconstruction where the roadway will be widened. The existing portion of Old Farms Road east of the Farmington River will be removed. The roadway portion west of the Farmington River will be modified into an access road with an attached parking area for a boat launch. A trail will also be constructed to connect this area to the existing Fisher Meadow Trail, north of the proposed bridge.

The subject property taking is 5.364 acres, improved with a remodeled, antique single family residence and detached 3 car garage with an accessory apartment. It is bounded on the north by Old Farms Road, on the east by Route 10, Waterville Road, and on the west by the Farmington River. The immediate neighborhood includes Fisher Meadows (park and playing fields) and Avon Old Farms School. The house was built in 1787 in Norwich, CT and was moved to this site in 1985. The kitchen and baths have been remodeled (modernized), and the house has good quality construction and has been well maintained.

DOT completed the appraisal as of 3/9/17. To determine the value before, the appraiser examined 3 sales of remodeled colonials in Avon. The sales took place between July 2016 and January 2017. The subject was considered to have a superior site. The adjustments indicated a value for the subject, before the taking, to be \$460,000.

DOT will take land and easements as detailed in the table below. The taking of 2,978 SF is located along the property's Route 10 frontage. The widening of Route 10 will decrease the distance between the residence and Route 10, and the project will remove the trees that screen the property, the loss of which will make the garage and residence more visible from Route 10. The existing screening also provides a noise buffer. The construction easements are located in the northwest and northeast corners of the property. The drainage easement is located in the northeast corner of the property where Route 10 meets the existing Old Farms Road.

Based on Avon residential lots sales, the appraiser established the 5.364 acre site value at \$210,000 (\$.90/SF). The appraisal supports \$5,300 for the land and easements; and severance damages in the amount of \$25,000 for a total of \$30,300 in damages.

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 compensation in the amount of \$30,300 is supported by the data and analysis in the DOT appraisal report. Staff concurs that there will be permanent severance damages to the Grantor's property as a result of the project.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

<b>PRB#</b>	<b>17-126</b>	<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-CTC-512	<b>Origin/Client:</b>	DCS/BOR
<b>Contract:</b>	OC-DCS-CIV/SUR-0029		

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<b>Consultant:</b>	Langan Engineering and Environmental Services, Inc.
<b>Property:</b>	Manchester Community College
<b>Project Purpose:</b>	Various Site Improvements Project
<b>Item Purpose:</b>	Task Letter 1B for to compensate the consultant for additional design, survey and inspection services.

This project involves the required site-civil, environmental and geotechnical design services for the full depth pavement reconstruction at three specific campus locations; Bidwell Street Entrance, Great Path @ Hillstown Road and Founders Drive South @ Ramney Drive. The scope of services for this project will also include the reconfiguration of parking/drive areas at existing bus shelters, installation of new bus shelters, upgraded lighting at bus shelters consistent with new campus standard, replacement of speed tables, new catch basins, an upgraded “blue light” security system and associated landscaping improvements. The Construction Budget and total Project Budget have been initially established at \$640,000 and \$1,108,000 respectively for this project.

In March 2015, SPRB approved Langan Engineering & Environmental Services, Inc. (“LEE”) as one of six firms under the latest On-Call Civil Engineering & Surveying Services consultant contracts. LEE has previously been assigned Task Letter #1 and Task Letter #1A for this same project, with a total fee of \$96,150. Task Letter #1B is a new formal task letter and subject to SPRB approval because the cumulative value of Task Letters for this project will now exceed \$100,000. Under this Task Letter the Construction and Project Budget will remain at \$640,000 and \$1,108,000 respectively for this project. As detailed in the scope letter from LEE to DCS dated October 31, 2016 the \$19,700 is intended to compensate the consultant for the following project scope: Reimbursement for Site Visits beyond the contracted inspection time; Additional time on site to review and supervise remedial work by the contractor; Additional time for providing field sketches for curbing alignments along the West Lot; Three weeks of extended CA services for the oversight of the West Lot work; and Additional design sketches to prepare possible radius revisions along the Founders Drive North roadway to accommodate bus movements.

Following the Board’s suspension of this item on May 25, 2017 DCS provided SPRB more information explaining that the additional services were required to complete the site improvements as well as associated design modifications prior to the end of the construction season. These additional services were required to provide construction phase oversight, field design sketches and the onsite evaluation of unforeseen conditions in an expedited manner. Staff recommended that the Board approve Task Letter #1B for Langan Engineering & Environmental Services, LLC to provide additional consulting design and construction administration services on this project.

### **ARCHITECT-ENGINEER – NEW BUSINESS**

#### **OTHER BUSINESS**

The Board took the following vote in Open Session:

**PRB FILE #17-126** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-126. The motion passed unanimously.

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**PRB FILE #17-168** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-168. The motion passed unanimously.

**PRB FILE #17-169** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-169. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary