

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On November 2, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on November 2, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:** Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert

**Members Absent:** Edwin S. Greenberg, Chairman

**Staff Present:** Brian A. Dillon, Director

Vice Chairman Josephy 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 October 26, 2017.** Mr. Halpert moved and Mr. Valengavich seconded a motion to accept the minutes of October 23, 2017. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>17-299</b>	<b>Transaction/Contract Type:</b>	RE / Sale
<b>Origin/Client:</b>	DOT/DOT		
<b>Project Number:</b>	180-31-13A		
<b>Grantee:</b>	Michael W. Reppucci and Ann Reppucci		
<b>Property:</b>	Adjacent to 100 Rockridge Lane, Stamford		
<b>Project Purpose:</b>	Construction of Merritt Parkway Project		
<b>Item Purpose:</b>	Sale via Abutter Bid of a landlocked parcel containing approximately 5.78 acres and located on the northerly side of Merritt Parkway in Stamford.		

Staff reported that the Grantee lives at 100 Rockridge Lane, Stamford, and requested that DOT release land not required for the Merritt Parkway right of way. Mr. Reppucci wrote to DOT that he was a paralyzed war veteran who would like to purchase adjoining state property “to stable my horse at my home instead of boarding them” in Middletown, New York.

DOT identified a release parcel of 5.78 acres as excess property. It abuts 5 single-family residences. The southerly boundary maintains a non-access highway line that is 50 feet from the edge of the roadway. The rolling terrain includes slopes and rolling topography. In this area along the parkway, DOT has removed mature trees. The remainder of the parcel is wooded. Both the state’s appraiser and the buyer confirmed with the town planner that the parcel can only be used as excess residential land, primarily because it has no access, all access from the Merritt Parkway being denied.

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DOT held an abutter bid (5 abutters) on December 14, 2016, with an asking price of \$145,000 and received two bids: \$51,000 from Leah Heide; and \$68,000 from the Reppuccis. Both offers were rejected. The Reppuccis were asked to their highest and best offer. The submitted an appraisal and a new offer of \$81,000. This offer was also rejected. On June 2, 2017, they offered \$100,000 which was accepted by DOT.

Staff recommended that this item be suspended so that it could obtain additional information regarding any potential that the release parcel could be used for future residential subdivision.

<b>PRB #</b>	<b>17-300</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT/DOT		
<b>Project Number:</b>	144-191-003		
<b>Grantor:</b>	Sandra Lenahan		
<b>Property:</b>	Rocky Hill Road, Trumbull		
<b>Project Purpose:</b>	Pequonnock River Trail Project		
<b>Item Purpose:</b>	Acquisition of 6,817±SF for a slope easement as well as additional compensation for the contributory value of site improvements.		

This project involves the construction of a multi-use pedestrian trail from White Plains Road to Quarry Road in the town of Trumbull for a total length of approximately 4,500 feet. It is proposed to install a crosswalk on Route 127 from Twin Brooks Park to allow trail users to cross the road onto a new eight-foot wide section of bituminous trail along the south side of the road. The trail leads to a crosswalk at Rocky Hill Road. A new five-foot wide concrete sidewalk along the eastern side of Rocky Hill Road will accommodate pedestrians while bicyclists travel with the traffic on the roadway. The ten-foot wide multi-use bituminous trail will resume from the southern cul-de-sac on Rocky Hill Road. The trail then leads toward the Merritt Parkway crossings. DOT Project No. 144-191 was awarded to J. Iapaluccio Inc. of Brookfield, Connecticut at a cost of \$3,460,105.90 on December 13, 2016. This project is anticipated to be undertaken with 80% Federal funds and 20% State funds.

PRB #17-300 is the acquisition of a slope easement affecting 6,817 SF located on the easterly side of Rocky Hill Road, between Route 127 and the north-bound entrance ramp to Route 25.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at \$4.50/SF and estimated damages at \$5,400 which includes \$700 for the value of trees to be removed.

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 payment to the Grantor in the amount of \$5,400 is supported by the DOT estimate of compensation.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

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**PRB#** 17-306 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-CIV/SUR/LA-0036  
**Consultant:** Macchi Engineers, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** To provide civil engineering, surveying, and landscape architecture consulting services for infrastructure work required by DCS for sites, properties, structures and/or buildings under the care of the Department of Construction Services.

**PRB#** 17-307 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-CIV/SUR/LA-0038  
**Consultant:** Aris Land Studio, LLC  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** To provide civil engineering, surveying, and landscape architecture consulting services for infrastructure work required by DCS for sites, properties, structures and/or buildings under the care of the Department of Construction Services.

This is the 8th series of On-Call Civil-Survey Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. These two items are the sixth and seventh submittal by DCS for this on-call series. The other four (5) On-Call Contracts that are part of this contract series were approved by the Board on September 7, 2017 and October 19, 2017. All of these contracts have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 10/30/2019.

DCS has made some minor revisions to the boilerplate contract for this series to include the following; state’s rights for inspections, state ethics law, updated executive orders, new non-discrimination language and sovereign immunity language. The 7th series, awarded in 2015, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Macchi Engineers, LLC was previously awarded a contract under the 3rd through 5th series. Aris Land Studio, LLC has never been awarded a contract under this on-call series.

A Request for Qualifications (RFQ) for the consultant services was released in May 2017 and elicited 22 responses. All of the respondents were considered “responsive”. Thereafter, the DCS selection panel began the process of evaluating all 22 proposals. The State Selection Panel consisted of 3 members and rated each firm based upon a weighted ranking system with a maximum allowable score for each firm of 320 points.

Staff recommended approval of Macchi Engineers, Inc. and Aris Land Studio, LLC as a potential civil-survey-landscape architecture consultants for projects of various sizes and scope. The 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 #17-299** – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB File #17-299 pending receipt of additional information regarding the proposed sale. The motion passed unanimously.

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**PRB FILE #17-300** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-300. The motion passed unanimously.

**PRB FILES #17-306 & #17-307** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB Files #17-306 and #17-307. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary