

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 4, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 4, 2011 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 July 26 and July 28, 2011.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 26 and July 28, 2011. The motion passed unanimously.

### COMMUNICATIONS

Mr. Dillon reported that communications concerning a proposed transfer of state land in Haddam were received from the following individuals:

Ann Marie Cordner, Haddam  
[connyankee@comcast.net](mailto:connyankee@comcast.net)  
Diane Clowes, Higganum

Copies of these communications were provided to the Board.

### REAL ESTATE- UNFINISHED BUSINESS

**PRB #** 11 - 145      **Transaction/Contract Type:** RE / Easement Agreement  
**Origin/Client:** DOT / DOT  
**Grantee:** Town of Oxford  
**Property:** Waterbury-Oxford Airport, Juliano Drive, OXFORD, CT

**Project Purpose:** Easement Agreement for Juliano Drive in Oxford  
**Item Purpose:** Granting of two (2) easement areas comprising approximately 7-acres and 18,445 SF to utilize the Airport's service road for access to the proposed industrial park.

Ms. Goodhouse said that DOT requests approval for an Easement Agreement between the State of Connecticut, DOT and the Town of Oxford in support of Oxford's proposed industrial park. Use of Juliano Drive and the

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construction of a connector to a town road, East Commerce Drive, will provide convenient access for business traffic to and from Interstate I-84.

At its meeting on July 21, 2011 the Board suspended consideration of the Agreement because during the 2011 session, the General Assembly passed Public Act 11-84 which created the Connecticut Airport Authority (CAA), effective July 1, 2011. The Board asked for additional information on the impact of the Public Act.

DOT responded that the DOT Commissioner retains his authority to conduct business in terms of lease, license and land transactions until such time as those powers are ceded to the CAA through memoranda of understanding. "Once any such power, duty, asset, fund or account, contract or liability has been transferred to the Authority, the Commissioner shall not thereafter exercise any such power, perform such duty or take action with respect to any such asset, fund or account, contract or liability." (Section 12(b) of Public Act 11-84).

### REAL ESTATE- NEW BUSINESS

**PRB #** 11 - 157 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Grantor:** Gloria Levesque  
**Property:** 87 Pine Street, BRISTOL, CT

**Project Purpose:** Relocation of Route 72, Bristol

**Item Purpose:** Acquisition of 151 sq. ft. easement to construct landscape wall and affected site improvements including cost to replace handicap access and affected vegetation.

Ms. Goodhouse said that the purpose of the project is to alleviate traffic congestion and improve air quality along the heavily traveled Route 72 corridor. Route 72 is being relocated from west of Middle Street (Route 229) in Bristol, via an at-grade four-lane roadway, to the existing Route 72 expressway terminus in Plainville. At this site, DOT will acquire an easement area of 151 sq. ft. to construct landscape wall. Damages include the contributory value of the landscaping within the easement area, the cost to modify the rear door, and replace the front handicap access.

The 0.18-acre subject property located at 87 Pine Street, zoned commercial (BN) and used for a salon. Based on a review of commercial land sales, Mark J. Mickiewicz had recommended compensation based on \$20.00/sf for the easement area, and payment of \$5,750 as contributory value of affected landscaping & costs to modify door and replace handicap access, for a total of \$8,500. The owner rejected this offer, and the parties eventually agreed to a settlement of \$10,000. Ms. Goodhouse recommended Board approval of the payment because the conveyance complies with Section 13a-73(c) which governs the acquisition of property by the commissioner of transportation for highway purposes; and the estimate of compensation and negotiated settlement are reasonable.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

**PRB #** 10 - 295 **Transaction/Contract Type:** AE / Amendment  
**Contract No.:** BI-NN-627-ENG  
**Project No.:** BI-NN-627 **Origin/Client** DPW / DDS **Amendment Two**  
**Consultant:** AECOM Technical Services, Inc.  
**Property:** Southbury Training School, 1461 South Britain Road (Route 172), SOUTHURY, CT

**Project Purpose:** Sewer Plant Closure and Pump Station, Southbury Training School, Southbury

**Item Purpose:** Compensates Engineer for expanded construction administration services; credit

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associated with easement mapping services; and additional costs associated with redesign of the septic system in the Farm Area.

Mr. Dillon reported that the Department of Public Works (DPW) originally submitted this request in December 2010, but the Board determined not to act on it until funds for the project had been approved by the State Bond Commission. Bonding was authorized in April 2011, and DPW (now DCS) has resubmitted the proposal.

The Engineer's scope of services include the decommissioning and demolition of an existing water pollution control facility (WPCF) that involves the construction of a new mounded septic system for the "farm area", remediation of the sewer system inflow and infiltration onto the Main Campus, and construction of a new force main sewerage transfer system that is tied into the privately owned Heritage Village treatment plant and construction of a new submersible, explosion resistant wastewater pumping station equipped with a valve chamber, electrical and instrumentation equipment, exterior emergency power supply, new electrical service, sewage grinders and odor control. To facilitate closure of the WCPF, approximately 2,500 LF of the schools sewer line will be repaired. The Engineer must also incorporate the requirements contained in the executed sewer agreements between the State and Heritage Village Water Company and ensure compliance with DOT requirements for the construction of a sewer pipe crossing Route 172. In order, construction and total project budgets are approximately \$3,100,000 and \$4,190,000. Total projected cost will be funded by means of a \$4,000,000 DEP grant-in-aid under Special Act 1-1997, Section 32 (b) (1).

Contract Amendment #2 is intended to revise AECOM's contract in the amount of \$152,636 for expanded construction administration services and redesign of the community septic system based on the elimination of some discharge points. The DCS Consultant Procedures Manual recommends the maximum guideline rate for this Group B construction project as 9%, and 1% for construction administration fees for a total fee of 10% or approximately \$310,000. In addition, the DCS Consultant Procedures Manual recommends up to 5% of the construction budget for CA services when required.

Mr. Dillon recommended that the Board suspend consideration of Contract Amendment #2 until additional information is provided regarding the construction budget, scope and fee schedule for the project.

**ARCHITECT-ENGINEER - NEW BUSINESS**

**OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #10-295** - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #10-295 pending receipt of additional information on the project scope. The motion passed unanimously.

**PRB FILE #11-145**- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-145. The motion passed unanimously.

**PRB FILE #11-157**- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-157. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary