

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 18, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 18, 2012 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 JUNE 11, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 11, 2012. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

PRB # 12-119 **Transaction/Contract Type:** RE / Lease
Origin/Client: DOT / DOT
Project Number: 03.17-(01)-11
Lessee: City of Danbury
Property: Danbury Railyard Loop Track between White St. & the Station, Danbury, CT

Project Purpose: DOT Lease Agreement
Item Purpose: DOT Agreement with the City of Danbury to allow for the operation of the Danbury Railway Museum and monitoring of pollution wells within a 10.3-acre fenced location on the premises.

Ms. Goodhouse reported that on May 10, 2012, the Board had considered this item but had taken no action in anticipation of receiving additional information from the DOT regarding (1) the City of Danbury's responsibility for monitoring of pollution wells on the leased premises; and (2) access, if any was necessary, for Metro-North to access the leased premises. On June 7, 2012 DOT submitted a revised lease that deleted the City of Danbury's responsibility to monitor pollution wells located on the premises; and granted the DOT and its assignees the right of access to and through the premises for any purpose, including monitoring the pollution wells. She recommended approval of the lease, as modified.

REAL ESTATE- NEW BUSINESS

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PRB # 12-156 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-027
Grantor: Jonathan Longo
Property: 1408 Christian Road, Middlebury, CT

Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.51+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Ms. Goodhouse reported that in January 2009, DOT and the Federal Aviation Administration (FAA) approved the Final Waterbury-Oxford Airport FAR (FAA) Part 150 Noise Study and the associated Noise Compatibility Program (NCP). The NCP recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

The subject property at 1408 Christian Road, Middlebury, is the 27th acquisition in this project. It is located in the project's Phase 3 (of 7) area, which has 11 properties located on Hill Parkway and Christian Road. Ms. Goodhouse recommended approval for the following reasons:

1. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports.
2. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.
3. The appraisal report prepared by Edward P. Sass, Jr., as of 1/25/2012 supports the compensation of \$261,500.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-158 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-T-600 **Origin/Client:** DCS/DEEP
Contract: BI-T-600-ENG
Consultant: Macchi Engineers, LLC
Property: Farmington River Hydro- Dam, Windsor

Project Purpose: Rainbow Fishway Rehabilitation Project
Item Purpose: New contract for the consultant to provide design and construction administration services for construction of the Rainbow Fishway on the Farmington River.

Mr. Dillon said that in general the project involves the repair and rehabilitation of the Rainbow Fishway on the Farmington River in Windsor. The Department of Energy and Environmental Protection ("DEEP") owns and operates the existing fishway. Operation of the existing fishway has been affected by the privately operated Farmington River Power Company ("FRPC") and its hydroelectric power station. DEEP and FRPC are contractually obligated to coordinate operations of the fishway and hydro-dam. Since the current fishway no

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longer operates properly the system needs to be replaced. A conceptual plan developed by DEEP in 2007 provided three alternatives to remedy this issue. Subsequently, representatives from DEEP selected the design of a “fish-lift” as the preferred alternative. The current objective of the project will be to develop the contract documents suitable for construction of a fish-lift and also obtain the required DEEP, U.S. Fish & Wildlife and FRPC approvals to ensure that final design meets all standards and does not adversely affect the hydro-electric operations of the dam.

In July 2009 the Department of Construction Services (“DCS”) f/k/a (“DPW”) issued a Request for Qualifications (RFQ) for *Architect & Consultant Design Teams* related to the Rainbow Fishway Rehabilitation A/E Services Project. At the conclusion of the process DCS identified Macchi Engineers, LLC (“MEL”) as the most qualified firm.

Mr. Dillon said the proposed contract is for Architect/Engineer Consultant Design Team Services from preliminary design until the completion of construction. The compensation rate for this basic service is \$535,500 plus an additional \$7,150 for special service sub-consultants. As such the total proposed contract is \$542,650 for project A/E design services which amounts to a total fee of 11.83% of the overall construction budget. The basic service consultant fee is equivalent to 11.66% of the construction budget.

Mr. Dillon recommended approval of the item.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-119 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12- 119. The motion passed unanimously.

PRB FILE #12-156 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-156. The motion passed unanimously.

PRB FILE #12-158 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-158. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary