

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 6, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 6, 2015 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MARCH 30, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 30, 2015. The motion passed unanimously.

OTHER BUSINESS

Discussion with Representatives from OPM on the 2015-2020 State Facility Plan. At 9:35 a.m. Mr. Patrick O'Brien and Mr. Paul Hinsch of the OPM Bureau of Real Property Management joined. The Board discussed with them the development, contents and recommendations of the 2015-2020 State Facility Plan. Mr. O'Brien and Mr. Hinsch left the meeting at 10:05 a.m.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-061 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-183-006
Grantor: Jose C. Vazquez
Property: 10 Peacedale Street, Bristol, CT
Project Purpose: Route 69 at Maple Avenue & Peacedale Street Improvements Project
Item Purpose: Acquisition for highway purposes of 17,620 +/- SF of land, in fee, together with all improvements situated thereon, a "total take".

Staff reported that the purpose of this DOT project is to address safety and capacity where Maple Avenue and Peacedale Street intersect with Route 69 (Burlington Avenue), Bristol. Left turn lanes will be provided at each leg of the intersection. Intersection sight lines will be improved by raising Maple Avenue and Peacedale Street approximately 2.5 feet and 1.3 feet respectively. The traffic signal will be

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updated; and ownership of the traffic signal will be transferred from the City of Bristol to the CT DOT. The project involves 11 takings.

The subject property is a corner lot of 0.40 acres in the R-25 Residential zone; the lot is located at the northwest corner of the intersection of Route 69 (Burlington Avenue) and Peacedale Street. It is improved with a 1,104 SF ranch-style single family residence, owner-occupied, built in 1971. There is a two-car garage and the house was re-sided, and energy saving windows installed in 2010. Site improvements include a fenced in yard, a storage shed and a 900 SF patio with fire pit.

Staff recommended Board 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 award of \$190,000 in compensation is well supported by the appraisal report.

PRB #	15-062	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	016-098-004		
Grantor:	Christine J. Shook		
Property:	709 Main Street South, Bridgewater		
Project Purpose:	Route 133 Safety Improvements Project		
Item Purpose:	Acquisition for highway purposes along two parcels of land which includes two taking areas comprising 11,028±SF of land, a slope easement totaling 43,680 ±SF and a temporary construction easement totaling 34,648±SF.		

Staff reported that the DOT project will improve drainage and safety along Route 133 in Bridgewater. The subject consists of 20.60 acres of residentially zoned land, with 1,078.52 feet of frontage on the west side of Route 133. It is the site of a single family residence, reached via a gravel driveway. The existing residential improvements will not be affected by the DOT takings.

The grantor will be compensated \$16,000 for two parcels of land, 801 SF and 10,227 SF along the frontage; a slope easement also along the frontage impacting 43,680 SF; and a temporary construction easement impacting 34,648 SF for the construction of a retaining wall and installation of drainage structures.

Staff recommended Board 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 damages are well supported by the appraisal report prepared by independent fee appraiser Walter Kloss dated 12/3/2014. His report estimates that the improvements will not be affected, and the damages are based on the land value of \$13,000/acre.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB #	15-063	Transaction/Contract Type:	RE / Sale
Origin/Client:	DAS/ DDS		
Property:	23-25 High Street, Bristol		

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Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the above referenced purchases at 10:15 a.m. and concluded at 10:30 a.m.

Mr. Josephy moved and Mr. Valengavich seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-064	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-VEH-0022
Consultant:	Macchi Engineers, LLC	
Project Purpose:	New On-Call Series	
Item Purpose:	New On-Call contract series for consultants to provide the State of Connecticut consulting services for the purposes of providing vehicular parking engineering services related to the design, layout and egress requirements for various state funded construction projects.	

Staff reported that this is the 5th series of On-Call Vehicular Parking Consulting Services Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The On-Call Contract that is the subject of this memorandum has a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 07/15/2017. This on-call series has been developed by DCS for the purposes of providing vehicular parking engineering services related to the design layout, egress requirements and roadway/traffic impacts for various state funded surface lot or parking garage construction projects.

Three of the four selected firms under this current 5th series RFP have been previously approved for On-Call Cost Vehicular Parking Consultant Services Contract. Macchi Engineers, LLC has been awarded a contract under all of the previous series.

A Request for Qualifications (RFQ) for the consultant services was released in February 2014 and elicited six responses. All of the respondents was considered “responsive” and as such were considered for review. Thereafter, the DCS selection panel began the process of evaluating all four proposals. The State Selection Panel consisted of four members and rated each firm based upon a weighted ranking system.

Staff recommended Board approval of Macchi Engineers LLC as vehicular parking consultant for projects of various sizes and scope. The consultant has provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

OTHER BUSINESS

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The Board took the following votes in Open Session:

PRB FILE #15-061 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-061. The motion passed unanimously.

PRB FILE #15-062 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-062. The motion passed unanimously.

PRB FILE #15-063 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-063. The motion passed unanimously.

PRB FILE #15-064 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-064. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary