

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 22, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 22, 2016 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman
Pasquale A. Pepe

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

Vice Chairman Millstein 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 February 16, 2016. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 16, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-029 **Transaction/Contract Type:** RE / Release
Origin/Client: DOT / DOT
Project Number: 082-000-084A & 082-000-122
Grantee: James Kremzar
Property: Northerly side of 260 Middlefield Street, Middletown
Project Purpose: Release of Drainage Right of Way
Item Purpose: Quitclaim Deed releasing a portion of a drainage right of way comprising approximately 737-SF which was originally acquired October 13, 1961.

The DOT seeks approval to release a drainage right of way (DROW) at 260 Middlefield Street, Middletown, at property now owned by James Kremzar, originally acquired in 1961 to drain water from State Route 157. In exchange, the DOT will receive an Easement Agreement over the Kremzar property, allowing water to drain from Route 157 through a drainage facility to be installed and maintained by James Kremzar. The Easement Agreement is binding on Mr. Kremzar's successors in title.

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James Kremzar asked the DOT to investigate sink holes that were developing in his yard. The DOT found that the sinkholes were a result of a private pipeline installed to conduct storm water from an existing State DROW through private property. A prior owner had installed the pipeline from the State's drainage facility to collect and divert the water to another location in the rear of the property. This owner then constructed a large metal garage over the State pipe in the DROW without informing the DOT. In order to correct the encroachment and repair the DROW, the DOT will Quitclaim its interest in an area measuring approximately 15 feet by 49 feet that is a portion of the DROW originally acquired in 1961. This area is under the large metal garage. Mr. Kremzar will grant the DOT an Easement Agreement allowing the State to drain water into a drainage facility in the location of Mr. Kremzar's choice.

Staff recommended approval of the item. CGS §13a-80 authorizes the commissioner of transportation to convey, dispose of, or enter into agreements concerning interests in land, subject to the approval of OPM and SPRB. The new Easement Agreement will provide the DOT with proper drainage through facilities to be maintained by the Grantee. The DOT will receive an administrative fee of \$1,000 for the release of the DROW.

PRB #	16-030	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	057-109-001A		
Grantee:	Town of Griswold		
Property:	Various rights and easement areas located along Bitgood Road, Griswold		
Project Purpose:	Assignment of land to the Town of Griswold		
Item Purpose:	Assignment of 5,020± SF of defined easement area, 51± LF of sight line easement area and 688± SF of drainage right of way to the Town of Griswold for highway purposes which were originally acquired for the Replacement of Bridge No. 04669 on Bitgood Road Project, per Agreement No. 10.20-01(06).		

Staff recommended Board approval for the release of this real estate to the Town of Griswold for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds. DOT acquired and is now releasing the following land which was originally acquired for the Replacement of Bridge No. 04669 on Bitgood Road over Pachaug River Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 7 of Agreement No. 10.20-01(06). This is a release along a town street for highway purposes only and there is not any monetary consideration. The project release areas comprise five original property areas comprising 5,020-SF of defined easement area, 51-LF of site line easement area and 688-SF of drainage right of way.

PRB #	16-045	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	050-060-003A		
Grantee:	Adam Mayer		
Property:	Northeasterly side of State Route 59 adjacent to 75 Senior Place, Fairfield		
Project Purpose:	Sale of Excess Property to Sole Abutter		
Item Purpose:	Release of 6,069 SF ± of vacant land located along the northeasterly side of State Route 59 and adjacent to 75 Senior Place which was originally acquired for the Route 59 Improvements Project in 1947.		

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The release parcel is a portion of the CT Route 59 highway right of way, and was acquired in 1947, located on the northerly side of Route 59 (Stratfield Road) where it meets Senior Place, Fairfield. The release is a 6,069 SF bow-shaped parcel, approximately 360 feet in length, and about 35 feet wide at its widest point. The entire release parcel is subject to a DOT sight line easement.

The parcel has been requested by the sole abutting landowner at 75 Senior Place, owning 0.445 acres (19,400 SF), improved with an older single family residence accessed from Senior Place. The property has 111.5 feet of frontage on Senior Place and 358.08 feet of frontage on Stratfield Road. There is driveway access from both streets. All public utilities are available. The parcel is very irregular in shape.

The addition of the release parcel will allow subdivision to the Grantee's property into 2 residential lots. After assemblage, the subject will contain 25,469 SF; have adequate frontage on 2 streets, and enough area to accommodate the 75' square requirement. According to information provided by the DOT, the property was approved for subdivision in the past based on inclusion of the DOT parcel. Therefore, it is assumed that with the addition of the release parcel, an additional lot will be created. Town records show that at the December 2015 meeting, Planning & Zoning Commission voted to hold a public hearing on the "re-subdivision application of Adam Mayer for two (2) lots in an A Zone."

Staff recommended that this item be suspended in order for the DOT to provide additional information regarding the determination of the amount of \$52,000 to be paid to the State for the release parcel.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-046	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-JA-475	Origin/Client: DCS/BOR
Contract:	OC-DCS-MDE-0034	
Consultant:	Diversified Technology Consultants, Inc.	
Property:	Osbourne Correctional Institution, Somers	
Project Purpose:	Fire Alarm System Replacement Project	
Item Purpose:	Task Letter #4A to compensate the consultant for additional design and construction administration services required for replacement and various code upgrades to the overall facility fire alarm system.	

This project involves the design and construction administration services for the required code upgrades and complete replacement of the existing fire alarm system for the entire facility. The scope of this project will include but not be limited to fire alarm initiation devices, signal devices, transponders and associated fire alarm integration equipment such as the HVAC system, smoke control, fire sprinklers, fire pumps and elevator control systems. As part of the project the consultants will also meet with DOC Facilities staff and discuss/review ongoing operational issues that can be resolved or improved as part of the system upgrades to the project.

In November 2014, SPRB approved Diversified Technology Consultants, Inc. ("DTC") as one of seven firms under the latest On-Call Multi-Disciplinary Engineering Series of consultant contracts. Task Letter #4A in the amount of \$149,500 is a new task letter and is subject to SPRB approval because it is an extension of Task Letters #4 in the amount of \$17,500 which will now bring the cumulative project fee over \$100,000.

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The Construction Budget and Total Project Budget have been established at \$1,589,415 and \$2,256,327 respectively. As detailed in the scope letter from DTC to DCS dated October 18, 2015 the \$149,500 is intended to compensate the DTC for the following project scope: investigation and evaluation of the fire alarm system inclusive of operational issues and system integration; completion of 60%, 90% and 100% CDs with client review sessions at each phase; bidding and construction administration services.

Staff recommended that the Board approve Task Letter #4A for Diversified Technology Consultants, Inc.

OTHER BUSINESS

Reimbursement of Meeting and Mileage Fees. Mr. Josephy moved and Mr. Valengavich seconded a motion to reimburse Messrs. Millstein and Norman for meeting and mileage fees in connection with PRB #16-024-A, February 19, 2016 site inspection in East Granby and Suffield. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #16-029 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-029. The motion passed unanimously.

PRB FILE #16-030 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-030. The motion passed unanimously.

PRB FILE #16-045 – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #16-045, pending receipt of additional project information. The motion passed unanimously.

PRB FILE #16-046 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-046. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary