

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On May 16, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on May 16, 2016 in the State Office Building.

**Members Present:** Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Pasquale A. Pepe

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

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

Vice Chairman Josephy called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

#### OPEN SESSION

**ACCEPTANCE OF MINUTES OF May 9, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of May 9, 2016. The motion passed unanimously.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

**PRB #** 16-107 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 092-531-027  
**Grantor:** Sportech Venues, Inc.  
**Property:** 600 Long Wharf Drive, New Haven  
**Project Purpose:** Reconstruction of I-95/ I-91/ RTE 34 Interchange Project  
**Item Purpose:** Acquisition for transportation purposes of 1,497± SF of land.

This DOT project is part of the I-95 New Haven Harbor Crossing Corridor Improvement Program involving 7.2 miles of I-95 in New Haven, East Haven and Branford. The Improvement Program extends from Interchange 46 (Sargent Drive/Long Wharf Drive in New Haven) to Interchange 54 (Cedar Street, Branford). Most of the rights of way work was completed in 2012; the entire project may be completed in 2016. A major portion of the project has been the new Q Bridge (Pearl Harbor Memorial Bridge), accommodating 5 lanes in each direction. The Reconstruction of the I-95/I-91/RT-34 Interchange seeks to reconfigure exit and entrance ramps into two lane interstate to interstate connections.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 16, 2016

Page 2

The subject property taking affects 9.78 acres of industrial zoned land improved with a theatre, at 600 Long Wharf Drive, New Haven.

The partial taking of 1,497 SF is a strip of land about 15 feet wide and 200 feet long, located on the south side of Water Street, U. S. Route 1, at East Street, and appears to be a portion of the parking lot. The theatre/restaurant improvements will not be affected by the taking. The DOT appraiser valued the site at \$3.00/SF, which is \$130,680/acre or \$1,278,000 for the 9.78 acre site value as of 9/21/2015. The damage estimate was \$4,500. This amount was not accepted by the Grantor. Through discussion with the Grantor's attorney as detailed in a DOT report dated 1/14/16, the parties agreed to increase the amount of compensation to \$10,000 (\$6.65/SF). DOT indicates that it had sales data in a wide value range from \$2.50 - \$9.00/SF. The Grantor had anticipated an offer of at least \$8.50/SF, which was the value established in a 2003 taking. The entire property, as improved, is being marketed by CBRE for \$8.7 million.

Staff recommended Board approval of damages in the amount of \$10,000. 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 acquisition value is within the data range of values considered by the DOT for its estimate of compensation, according to the information provided in DOT Staff Report #3.

<b>PRB #</b>	<b>16-108</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	150-131-001		
<b>Grantor:</b>	Jacqueline D. Douglass		
<b>Property:</b>	102 & 103 Blackville Road, Washington		
<b>Project Purpose:</b>	Replacement of Bridge No. 06786 on Route 109 over Mallory Brook Project		
<b>Item Purpose:</b>	<b>102 Blackville Road:</b> Acquisition of 3,018± SF of land, in fee, together with all improvements situated thereon, a "total take".		
	<b>103 Blackville Road:</b> Acquisition for transportation purposes of a temporary construction easement comprising 289± SF, a stream channel excavation easement comprising 368± SF; additional compensation for site improvements.		

DOT is replacing a bridge that carries Route 109/Blackville Road over Mallory Brook, in the Town of Washington. Existing culverts will be replaced with a new precast concrete box culvert, concrete headwall, endwall and wingwalls. The proposed bridge will support two 11-foot lanes and two 2-foot shoulders. The construction estimate is \$1,350,000.

This Grantor owns property on both the north and south sides of Route 109/Blackville Road. The parcel on the north is 3,018 SF and DOT is taking this entire parcel for the project. There is a barn on this parcel. The Grantor will be compensated for the loss of the barn, which is a two-story frame structure on a stone foundation. On the south side of Route 109, address 103 Blackville Road, the property is improved with a Colonial style single family residence, 1,440 SF of living area, built in 1920. DOT will take 485 SF along the frontage in the northeast corner of the lot; and acquire a permanent easement of 368 SF to excavate the stream channel; and a 289 SF temporary construction easement. The owner will also be compensated for the loss of site improvements: natural vegetation, split rail fencing and mature trees.

The total combined site area, before the taking, is 0.37 acres. After the taking, the site is reduced to the land on the south side of the road, approximately 0.29 acres.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 16, 2016

Page 3

The DOT Appraiser selected 3 sales in Washington and 1 sale in New Preston for comparison to the subject. After making adjustments, the comparable sales indicated a value range from \$178,200 to \$241,200. He concluded a property value of \$210,000 as of 1/14/2016. To determine value after the takings, the same 4 sales were used, adjusting for the loss of the barn; and adjusting for the land takings; addition of the permanent stream channel excavation easement and the removal of site improvements. DOT concluded the after value would be \$172,000 indicating damages of \$38,000. In addition, \$500 (rounded up from \$281.78) was calculated for the temporary construction easement.

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 of \$38,500 are well supported by the data in the DOT appraisal report.

**PRB #** 16-109 **Transaction/Contract Type:** RE / Conveyance of Property  
**Origin/Client:** DAS/MD  
**Grantee:** Town of East Lyme  
**Property:** Generally located along Pine Grove Road & North of Smith St., East Lyme  
**Project Purpose:** Conveyance of State Land (pursuant to SA 93-34, Section 5)  
**Item Purpose:** Conveyance of approximately 28,766± SF of land located along the westerly side of Pine Grove Road just north of its intersection with Smith Street. The property shall be used for municipal services.

Staff recommended Board approval for the conveyance of real estate pursuant to Pursuant to Special Act 93-34 Section 5. The conveyance is consistent with Section 5 of Special Act 93-34, which stipulates the transfer of the property to the East Lyme at the administrative cost of \$1.00. The parcel to be conveyed comprises approximately 0.66-acres which is consistent with the special act. As required by statute, the deed specifies that property will revert to the State in the event (a) the property is not used for “municipal purposes”. The deed description is consistent with a survey of the property dated March 22, 1993 and with the legal description within the statute.

This parcel of land is located along the westerly side of Pine Grove Road just north of its intersection with Smith Street. The area to be conveyed primarily comprises frontage along three properties owned by three private parties.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 16-106 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-Q-662 **Origin/Client:** DCS/MD  
**Contract:** OC-DPW-MDE-0022  
**Consultant:** Alfred Benesch & Company, Inc.  
**Property:** Camp Hartell, Windsor Locks, CT  
**Project Purpose:** Camp Hartell Utility and Infrastructure Improvements Project  
**Item Purpose:** Task Letter #3B to compensate the consultant for additional design services required for the completion of revised electrical service duct banks, switchgear, and pad mounted improvements as requested by Eversource Electric.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 16, 2016

Page 4

Staff reported that in general, this project involves the design of site and roadway improvements, utility upgrades and minor drainage enhancements to the northern entrance of Camp Hartell. These improvements shall also include the demolition of an existing structure, replacement of 2,500 LF of water line, re-alignment of the front entrance roadway, evaluating gas services to the site, relocation of above ground cable and power lines and lastly the removal of the firing test pit.

In June 2010, SPRB approved James Purcell Associates, Inc. (later acquired by Alfred Benesch & Company, Inc.) as one of six firms under the latest On-Call Multi-Discipline/General Engineering (“MDE”) Support Services consultant contracts. Task Letter #3B is a new task letter and subject to Board approval because the cumulative value of task letters for this project exceeds \$100,000. The Department of Construction Services (“DCS”) previously requested that SPRB review Task Letters #3 and Task Letter #3A. The Task Letter #3B is in the amount of \$5,500 and the scope includes: Completion of additional design work required for the installation of pad mounted “doghouse” transformer pads; Design services for the layout and sizing of electrical duct banks consistent with Eversource Energy specifications; Design work for completion of primary switchgear layouts and specifications consistent with Eversource Energy requirements.

The Construction Budget and total Project Budget were originally established at \$1,500,000 and \$1,649,000 respectively. As part of this submission the budgets have been revised to \$2,000,000 and \$2,272,500 respectively. DCS has confirmed that funding is available for this project.

Staff recommended that the Board approve Task Letter #3B for Alfred Benesch & Company, Inc., to provide additional consulting design and construction administration services on this project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-106** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-106. The motion passed unanimously.

**PRB FILE #16-107** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-107. The motion passed unanimously.

**PRB FILE #16-108** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-108. The motion passed unanimously.

**PRB FILE #16-109** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-109. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary