

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On November 14, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on November 14, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary

**Members Absent:** Pasquale A. Pepe

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

Chairman Greenberg called the meeting to order.

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

#### OPEN SESSION

**ACCEPTANCE OF MINUTES OF November 7, 2016.** Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of November 7, 2016. The motion passed unanimously.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

**PRB #** 16-259      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 053-188-001  
**Grantor:** KCP Associates, LLC  
**Property:** 731 Hebron Avenue, Glastonbury  
**Project Purpose:** Replacement of Bridge No. 05608 on Eastern Boulevard over Salmon Brook  
**Item Purpose:** Acquisition of 900± SF of land and affected vegetation in the taking area, located on the westerly side of Eastern Boulevard, required for the replacement of Bridge No. 05608.

DOT is replacing a bridge that carries Eastern Boulevard over Salmon Brook in the Town of Glastonbury. The purposes of the project is to replace the existing two-span structure because it is considered structurally deficient. Metal beam guiderails will be installed in order to protect the bridge abutments, and for the safety of the public. There will be a sidewalk installed on the east side of the bridge to accommodate pedestrians. The construction estimate is \$2,394,000 and will be 80% federally funded.

This Grantor owns 3.02 acres of improved commercial land that houses 2 businesses, located at 731 Hebron Avenue, Glastonbury. The property also fronts on Eastern Boulevard, and Salmon Brook runs

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through the property. DOT will take 900 SF of land, located along the west side Eastern Boulevard frontage, and on both sides of Salmon Brook. There will be an impact on the natural vegetation in the area.

Staff recommended 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 \$5,950 based on \$5.50 is supported by the Estimate of Compensation prepared as of 9/14/16. Available sales data indicates that \$5.50/SF is within the range of recent commercial land sales in Glastonbury.

<b>PRB #</b>	<b>16-260</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	053-188-003		
<b>Grantor:</b>	The Kenyon Family First, LLC		
<b>Property:</b>	74 Eastern Boulevard, Glastonbury		
<b>Project Purpose:</b>	Replacement of Bridge No. 05608 on Eastern Boulevard over Salmon Brook		
<b>Item Purpose:</b>	Acquisition of 1,235± SF of land and affected vegetation in the taking area, located on the easterly side of Eastern Boulevard, required for the replacement of Bridge No. 05608.		

The subject property is on the east side of Eastern Boulevard, and Salmon Brook runs along the southern boundary of the property. DOT will take 1,235 SF of land, located along the east side Eastern Boulevard frontage, where Salmon Brook enters the property. There will be an impact on the natural vegetation in the area. Staff recommended 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 \$8,425 based on \$6.00 is supported by the Estimate of Compensation prepared as of 9/14/16. Available sales data indicates that \$5.50/SF is within the range of recent commercial land sales in Glastonbury.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>16-258</b>	<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-RT-871	<b>Origin/Client:</b>	DCS/DOE
<b>Contract:</b>	OC-DCS-MBE-CIV-0003		
<b>Consultant:</b>	GM2 Associates, Inc.		
<b>Property:</b>	Bristol Technical Education Center, Bristol		
<b>Project Purpose:</b>	Paving and Site Improvements Project		
<b>Item Purpose:</b>	Task Letter #1B to provide additional design and construction administration services for the installation of perimeter fencing and replacement of a deteriorated sewer line.		

In general, this project involves the required site-civil, geotechnical, structural and electrical engineering design services for the completion of overall site paving and general site improvements at Bristol Technical Education Center. The scope of services will also include survey, permitting, environmental consulting and general construction administration. It is envisioned that the final design scope will be

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generally consistent with the Long Range Comprehensive Education Strategic Master Plan previously prepared by Moser Pilon, Nelson, Architects. The overall scope of the improvements is intended to include but not be limited to roadway/parking lot reconfigurations, on-site accessibility improvements, upgraded on-site storm drainage, lighting upgrades, underground storage tank removal and improved signage. In April 2014, SPRB approved GM2 Associates, Inc. ("GM2") as one of six firms under the first On-Call MBE Civil Engineering Services consultant contracts. GM2 has been approved for the Bristol TEC project for Task Letters #1 and #1A under this on-call series. The total fee to date is \$129,320. Task Letter #1B is a new formal task letter and subject to SPRB approval because it is an extension of Task Letters #1 (PRB #15-037) & #1A (PRB #16-075) previously approved by the Board.

As part of Task Letter #1B the Construction Budget and total Project Budget will remain at \$1,250,000 and \$1,714,974 respectively for this project. As detailed in the scope letter from GM2 to DCS dated August 15, 2016 the \$7,870 is intended to compensate GM2 for the following project scope: preparation of a site-civil survey plans and structural drawings for the installation of perimeter fencing and a new sewer line lateral connection; completion of local permit requirements for the new sewer connection; preparation of updated survey plans to include additional As-Built Conditions; and limited construction administration services.

Staff recommended that the Board approve Task Letter #1B for GM2 Associates, 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 #16-258** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-258. The motion passed unanimously.

**PRB FILE #16-259** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-259. The motion passed unanimously.

**PRB FILE #16-260** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-260. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary