

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 10, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 10, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

Staff Present: Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 3, 2017. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of July 3, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-178	Transaction/Contract Type:	RE / Administrative Settlement
Origin/Client:	DOT/DAS		
Project Number:	301-176-006 & 011		
Grantor:	Indian Hill RE, LLC and Goldstein Place RE, LLC		
Property:	6 and 10 Goldstein Place, Norwalk		
Project Purpose:	Replacement of the Walk Railroad Bridge, Norwalk		
Item Purpose:	DOT total take of 1.15± acres of improved land comprised of two separate and adjacent parcels of 28,240± SF and 21,880± SF located on the easterly side of Goldstein Place, Norwalk in connection with the Walk Railroad Bridge replacement project; Administrative Settlement to include transfer of state surplus property in Norwalk for relocation of Grantor's business.		

DOT is in the design phase for the Replacement of the Walk Bridge, Norwalk. When completed circa 2020, the Walk Bridge Project is expected to cost approximately \$600 million, with the federal government sharing in the project cost. Each day 175 trains cross the bridge, carrying 125,000 passengers. DOT has a website with project information: www.walkbridgect.com.

The DOT project requires a total take of the property at 6 & 10 Goldstein Place, Norwalk. These adjacent parcels are 28,240 SF and 21,880 SF for a total of 1.15 acres. The parcels are located on the east side of Goldstein Place and on the southerly side of the railroad right of way.

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Indian Hill RE, LLC and Goldstein Place RE, LLC have the same members, Vincent and Robin Penna. At this location they operate A. J. Penna & Sons Construction, Inc. ("Penna"). The business specializes in underground utility installation and repair. They are an emergency on-call contractor for Aquarion, Eversource and the Towns of Darien and Westport. DOT has been assisting Penna in finding a relocation site for the business. Sites are limited due to the Norwalk zoning restrictions, and the need for Penna to be located to provide a 1.5 hour response time to any given emergency call location within Norwalk, Darien and Westport.

The parties agreed that the former CTARNG Norwalk Armory at 284 New Canaan Avenue site would be viable as a replacement for the Goldstein Place sites to be acquired by DOT for the Walk Bridge. The armory site is 11.22 acres, improved with a 28,000 SF armory building (offices, classrooms, drill areas/gymnasium) constructed in 1971; and a 3,300 SF garage style out building, with a portion use for office purposes. The parcel has a 4,000 SF cell tower pad site for the construction of two 140' maximum height monopoles (PRB #13-197, approved by the CT Siting Council 5/2014, Docket #442). The Armory site has public water, but not natural gas or sanitary sewer. It should be noted that 50% of the 11.22 acre site is wetlands. The site has 450 feet of frontage along New Canaan Avenue.

SPRB Staff's review of the proposal indicates that DOT does not have authority to dispose of the armory site which is under the custody and control of the Department of Administrative Services (DAS) under CGS §4b-21. Staff recommended that consideration of the proposed Administrative Settlement be suspended until the armory site is under the custody and control of the Department of Transportation.

PRB #	17-182	Transaction/Contract Type:	RE / Encroachment Easement
Origin/Client:	DOT/DOT		
Project Number:	086-000-050		
Grantee:	Robert H. Urion and Janet V. Urion		
Property:	125 Bantam Lake Road, Morris		
Project Purpose:	Grant of Encroachment Easement		
Item Purpose:	DOT grant of an encroachment easement to be appurtenant to land of the Grantee, consisting of 813± SF within the highway right of way of CT Route 209 in the Town of Morris for an encroachment of an existing garage which pre-existed the State ownership of Route 209.		

Staff reported that the Grantee owns a single family residence on the west side of Bantam Lake Road, Morris. The property includes a garage located across the street on the east side of Bantam Lake Road, on the edge of Bantam Lake. Sometime after the construction of the house and garage, the town road became State Route 109. The garage became located within the state highway right of way.

When the Grantee attempted a sale of the property, the title insurance company discovered the encroachment, and the Grantee petitioned DOT for an easement to resolve the encroachment.

Staff recommended Board approval of the Grant of the Encroachment Easement. With the approval of the Board, the Commissioner of DOT has authority to grant such easements under CGS Section 13a-80. The Quitclaim Deed granting the easement will permit an encroachment that was created when the status of Bantam Lake Road became State Route 109 and will clear the title to the Grantee's property. The description of the easement area is consistent with the compilation plan prepared by DOT. The easement

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includes the footprint of the garage plus approximately two feet off the building line. DOT will receive an administrative fee of \$1,000 for granting the easement.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-180	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-CTC-511	Origin/Client:	DCS/BOR
Contract:	OC-DCS-ROOF-0028		
Consultant:	Silver Petrucelli & Associates, Inc.		
Property:	Norwalk Community College, Norwalk		
Project Purpose:	East Campus Re-Roofing Phases II, III, IV		
Item Purpose:	Task Letter #3A to compensate the consultant for design and construction administration services in connection with the re-roofing project.		

Staff reported that the scope of this project involves the design and construction administration for the removal, re-design and repair of the roofing systems included in the Phase II, III & IV Campus Wide Roof Replacement Plan. The scope of services will include development of roof repair plans, project specifications, connection details and fascia repair requirements. Each phase will bid out separately. The scope of work for all project phases shall be designed and constructed in a manner consistent with the current building code and FM Global requirements.

In August 2014, the Board approved Silver Petrucelli & Associates, Inc. (“SPA”) (PRB #14-235) as one of six firms under the latest On-Call Roof Consultant Series of contracts. These contracts expired in November 2016 and had a maximum cumulative fee of \$500,000. SPA has been approved for three task letters, including Task Letter #3 in the amount of \$76,850 for Phase I of the East Campus Re-Roofing Project.

Task Letter #3A in the amount of \$135,100 is subject to SPRB approval because it is an extension of Task Letter #3 and the cumulative fee for the project will now exceed \$100,000. The total Construction Budget for the project has been established at \$1,940,323 with an overall project budget of \$2,377,971. As detailed in the scope letter from SPA to DCS dated May 25, 2017 the fee is intended to compensate the Architect for the following project scope: preparation of project plans and specifications to allow for the project to be bid out in 3 separate phases; each phase will include a breakdown of DCS Specifications Sections #1 through #30 as well as roofing details, sections and fascia repair requirements; and SPA will also provide limited project CA services including but not limited to shop drawing reviews, field sketches, payment application review, final as-builts and contract warranty documents. Staff recommended that the Board approve Task Letter #3A.

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #17-178 – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB File #17-178, pending receipt of additional information regarding the proposed Administrative Settlement.

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The motion passed unanimously.

PRB FILE #17-180 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-180. The motion passed unanimously.

PRB FILE #17-182 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-182. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary