

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 16, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 16, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

Members Absent:

Staff Present: Dimple Desai
Thomas Jerram

Guests Present: Pasquale Salemi, DAS/DCS Deputy Commissioner
Kevin Kopetz, Esquire, DCS
David Wlodkowski, DCS PM
Lisa Thomas, Consigli
Sean Ditto, Consigli
Timothy Corey, Esquire
Garret Healy, DAS Intern

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: July 9, 2018.

Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of July 9, 2018. The motion passed unanimously.

COMMUNICATIONS

Director Desai provided the Board with an update regarding the Board's Annual Report to the Governor and that a draft of that report is forthcoming to meet the August 6th deadline.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #:	#18-111
Transaction/Contract Type	DOT – Voucher
Origin/Client:	DOT/DOT
Project Number:	034-347-8
Grantor:	65 Newtown Road, LLC.
Project Purpose:	Intersection and Safety Improvements on Newtown Road (Route 806).
Item Purpose:	Acquisition of Defined Easement 832 SF of land; easement for highway purposes, slope easement of 163 SF, right to install sedimentation 53 lf and right to grade 135 sf.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 16, 2018

Page 2

PROJECT: The purpose of this Danbury project is to provide intersection improvements on Newtown Road at Old Newtown Road and to provide safety improvements on Newtown Road between Old Newtown Road and Plumtrees Road and between Eagle Road and Industrial Plaza Drive. Proposed work consists of widening Newtown Road from the Public Works Complex driveway to Plumtrees Road. This widening would provide two through lanes in each direction and exclusive left-turn lanes at the two intersections. The widening would also incorporate a raised median between Old Newtown Road and Plumtrees Road, wider shoulders, and upgraded pedestrian facilities. The intersection at Old Newtown Road would be normalized and a new driveway providing access to the Public Works Complex and future commercial development is proposed on its south side. The estimated construction cost for this project is approximately \$9.8 million. This project is anticipated to be undertaken with 80% Federal funds and 20% State funds.

Subject Property Description, Before the Taking: The subject property consists of a 0.24 ± acre (10,466 sq.ft.) site improved with a 2,087 square foot veterinary office constructed in 2013. The property is located in the CG20 commercial zone, and conforms to zoning regarding use, but is non-conforming regarding minimum lot requirements.

As a result of the highway project, the roadway and sidewalk will be relocated approximately 15 feet closer to the building, having a negative impact on the property, creating severance damages to the remainder of the property. Site improvements affected by the taking include seeded lawn, small trees, decorative boulders and base & wiring for a sign.

Valuation: A before and after appraisal was done by DOT Appraiser Elizabeth R. Mainello, as of 1/3/2018. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$25.00/sf of land area, supported within the appraisal and consistent with PRB Files #17,347 & #18-057 both related to the Newtown/Plumtrees Road project.

The table shows the appraiser's summary of damages:

Item	Estimated Value (Rounded)
Before: 10,466 sf @ \$25.00/sf =	\$261,700
All Site Improvements	\$80,000
Buildings	\$268,300
Fair Market Value - Before	\$610,000
After: 9,471 sf in Fee @ \$25.00/sf =	\$236,775
After Site Improvements	\$67,500
Buildings	\$212,000
Fair Market Value - After	\$518,500
Damages (Value of Acquisition)	\$91,500

RECOMMENDATION: Board approval is recommended for the following reasons:

1. 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.
2. The negotiated value, based on \$25.00/sf appears reasonable in light of the supporting data and data within other similar projects on Newtown Road in Danbury.



PRB #:	PRB #18-117
Transaction/Contract Type	RE/ Release
Origin/Client:	DOT/DOT
Project Number:	151-326-001A
Grantee:	City of Waterbury
Project Purpose:	Waterbury Active Transportation & Economic Resurgence Project
Item Purpose:	QC Deed – Release of land consisting of 4,768± sq.ft. for highway purposes

This is part of a City of Waterbury project and federally funded under a TIGER grant. Under the Project Authorization Letter (PAL) and Master Municipal Agreement (MMA), both executed by DOT and the City of Waterbury on 3-22-2016, the DOT was responsible to undertake the rights of way acquisition activities, which were funded 100% by the City. At the completion of the project, Section 4.6 of the MMA all property and property rights acquired by DOT for the project shall be released to the City of Waterbury.

RECOMMENDATION: Board approval for the release of this real estate is recommended for the following reasons:

- 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 is a portion of the original 102,802± square foot parcel acquired via a Certificate of Condemnation recorded on 02/03/2017 (V.7594,P.228).

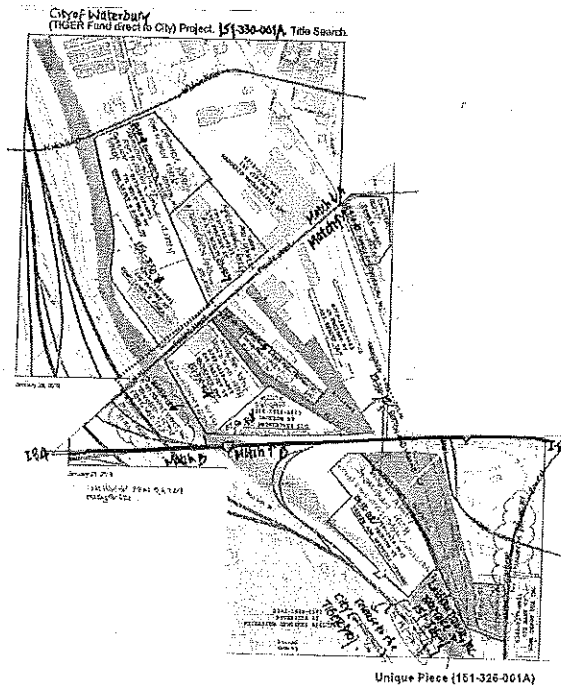
STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 16, 2018

Page 4

- Section 4.6 of the Master Municipal Agreement requires all property and property rights acquired by DOT for the project shall be released to the City of Waterbury.

DOT acquired land and easements for the Waterbury Active Transportation & Economic Resurgence Project. This portion of the project is complete and it is necessary for the DOT to convey the properties acquired for the Project to the City of Waterbury. The property is proximate to Jackson St (see attached map). The release areas comprise a total of 4,768± sq.ft. acquired via Certificate of Condemnation (\$250,000 damages).



ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB #	18-099
Origin/Client:	DCS/DESPP
Transaction/Contract Type	AE / First Amendment
Project Number	BI-FP-14
Contract	BI-FP-14 DB
Consultant:	Consigli Construction Co., Inc.
Property	Fairfield Regional Fire School
Project Purpose:	New Regional Fire Training School – D-B Agreement
Item Purpose	Architect Amendment One – <u>For Discussion Purposes Only</u>

DAS/DCS Deputy Commissioner Salemi, Kevin Kopetz, Esquire DAS/DCS Legal and David Wlodkowski, PM were accompanied by Lisa Thomas and Sean Ditto from Consigli Construction Company and their Counsel, Timothy Corey, Esq. from Hinkley Allen all to discuss issues identified by the Board regarding PRB 18-099. Both Wlodkowski and Thomas provided in-depth detail

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 16, 2018

Page 5

regarding the requested amendment to the contract and why the project was delayed, as a result of the State changing the scope of work. Written responses will be provided before the Board votes on the proposal.

ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	18-137
Origin/Client:	DCS/DESPP
Transaction/Contract Type	AE / Task Letter #1
Project Number	BI-FP-15-DB
Contract	OC-DCS-CA-0028
Consultant:	STV Construction, Inc. dba STV/DBM
Property	Eastern CT Regional Fire School
Project Purpose:	New Regional Fire Training School-construction to begin July 16, 2018
Item Purpose	Construction Administrator Task Letter #1

PROJECT BRIEF

In general the project involves the complete renovation and reconstruction of the Eastern Connecticut Regional Fire Training Center at 1 Fire School Road in Willimantic. The existing site comprises a vintage 1970s administrative/education building, rescue training building, smoke house -confined space simulator numerous training pads and a storage shed. All of these improvements except are considered to be beyond their useful life expectancy and will be demolished as part of the project. The overall scope of the project will include the design and construction of site amenities including parking, site circulation, storm-water management, site lighting, fencing and utility improvements. The project is also intended to include the construction of a 13,984 SF administration and educational facility, 8,300 GSF Vehicle Maintenance Center, a 6,981 SF Class "A" Burn Building, a 1,600-SF rehab shelter, a new 5-story training tower, new drafting pit as well as a Haz-Mat tanker derailment and cell tower props. The overall project budget is also intended to include various other training and simulation props.

In June 2016, SPRB approved **STV Construction, Inc. dba STV/DPM (STV)** as one of the seven firms under the 6th series of On-Call Construction Administration Contracts awarded by DAS. This is the first Task Letter that STV has been assigned under this series.

TASK LETTER # 1:

DCS has requested that the Board review this proposal as it is time sensitive. This proposal was delivered to SPRB staff on July 10, 2018. Due to the increased workload of the DAS PM, the need for construction administration services has escalated. This is a new formal task letter and subject to SPRB approval because value of the task letter for this project exceeds \$100,000. As detailed in the scope letter from STV to DCS dated June 20, 2018 the \$308,520 is intended to compensate the consultant for the following project scope:

- Pre-Construction Phase
- Construction Phase Services
- Closeout Phase

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 16, 2018

Page 6

DCS has confirmed that funding is available for this project including client agency approval of the revised budget that includes the increase in CA fees. As summarized in the following table, the engineer's base fee as a percentage of Construction Budget is as follows:

Task Letter #1- STV (PRB File #18-137)	Base Fee (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Pre-Construction Phase	\$23,256				
Construction Phase	\$247,968				
Closeout phase	\$ 37,296				
CA Base Fee (A)	\$308,520			\$15,354,000	2.01%
Total Project Fee (A)			\$308,520	\$15,354,000	2.01%

RECOMMENDATION:

It is recommended that SPRB APPROVE Task Letter #1 for STV to provide construction administration services. The project is slated to begin construction approximately July 16, 2018.

OTHER BUSINESS

VOTES ON PRB FILES:

The Board took the following votes in Open Session:

PRB FILE #18-111 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #18-111. The motion passed unanimously.

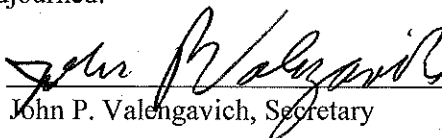
PRB FILE #18-117 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #18-117. The motion passed unanimously.

PRB FILE #18-137 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB FILE #18-137. The motion passed unanimously.

Next meeting, a Special Meeting, Wednesday, July 18, 2018, Bristol's Farm, 541 Albany Tupk, Canton.

Next regular meeting Thursday, July 19, 2018.

The meeting adjourned.

APPROVED:  Date: 7/23/18
John P. Valengavich, Secretary