

**Capital Budget Request**  
**Department of Agriculture**

**Project Title**

Construct a new 25 FT floating wood dock

**Contact**

Steven K. Reviczky

**Authorization Language**

Construct a new 25 FT floating wood dock for water sampling vessels berthing at the Aquaculture Laboratory

**Justification**

This project has a direct impact on employee safety in the workplace. Presently shellfish water sampling boats are tied to a bulkhead wall through the mounted vertical wood piles and the boats move up and down along the seven foot tidal range. Employees access boats by vertical ladders mounted to the bulk head. The employee must carry water coolers and scientific equipment up and down ladders 12 months a year. At high tide the descent by ladder may be three feet and at low tide the descent may be thirteen feet by the vertical ladder. Construction of a floating fixed pier with an aluminum ramp will allow access across the ramp at a slight grade or steeper grade but never a thirteen foot vertical climb. These ladders are used 12 months a year in all kinds of weather.

**Description**

A 25 foot floating fixed dock anchored by six pilings starting about five feet from the bulkhead wall. The floating dock will be constructed to move up and down with the tide along the pilings. The perimeter of the float will therefore be able to tie a vessel on each side. The installation of an aluminum ramp for access which will move along the floating dock as the tide changes would reduce the potential for injury and equipment damage as the grade will be significantly reduced.

Request Yr1	Gov. Yr1	Leg Rec Yr1
46,000.00	0.00	0.00
Request Yr2	Gov. Yr2	Leg. Yr2
0.00	0.00	0.00
Proj. Yr3	Proj. Yr4	Proj. Yr5
0.00	0.00	0.00

**Statutory Ref**

**Town** Statewide  
**Program** Management Services

**Prior State Authorizations**

Section Act	Authorized	Unallocated
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**Capital Budget Request**

**Department of Agriculture**

**Project Cost Estimates**

<b>Project Item</b>	<b>Total Project Cost</b>	<b>Previous Funding</b>	<b>Other Funds</b>	<b>Year1</b>	<b>Year2</b>	<b>Balance</b>
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**Previous Funding**

<b>Source</b>	<b>SBC Meeting Date</b>	<b>Amount</b>
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**Capital Budget Request**  
**Department of Agriculture**

**Project Title**

Hartford Regional Market Redevelopment architecture and engineering

**Contact**

Steven K. Reviczky

**Authorization Language**

CGS 22-64

**Justification**

The Hartford Regional Market (HRM) is the only regional market remaining in the State of Connecticut. Previous regional markets in New London and New Haven are no longer State of Connecticut property.

The Hartford Regional Market is the largest year-round perishable food distribution facility between Boston and New York. Owned by the State of Connecticut and operated by the Connecticut Department of Agriculture, it is a self-sustaining non-profit venture supported through operational fees. The Connecticut Marketing Authority (CMA) oversees its operation and planning.

The HRM contributes \$165 million in annual gross sales and 450 jobs to Connecticut's economy. The 32-acre site includes 230,386 square feet of warehouse space occupied by privately owned and operated wholesale businesses, an active railroad spur, and the Connecticut's largest farmers' market with 28 covered and 116 outdoor vendor stalls.

The HRM was designed and constructed in the 1940s as part of a statewide network of regional distribution markets and has served Connecticut and beyond very well for more than six decades. It is the only one of the state's regional market system left, and still moves an enormous amount of food and other agricultural products grown and made both within and outside Connecticut.

After more than 65 years of daily operation, the HRM is in serious need of renovation. Its infrastructure has outlived its life expectancy and has begun to fail, presenting structural hazards as well as issues regarded to food safety.

Furthermore, the state's food and farm system has changed drastically during the HRM's lifespan and has aggregation, processing, and distribution needs that cannot be met by the HRM's existing infrastructure.

Connecticut agriculture is estimated to contribute between \$3.5 to 4.6 billion to the state's economy, with an output of \$1,000-1,300 per resident.

Recognizing the industry's importance and value to the state, the Governor's Council for Agricultural Development (GCAD) has been created and tasked by Governor Malloy and the Connecticut General Assembly to make recommendations on ways to increase spending on Connecticut Grown products and develop, diversify, and promote the state's agriculture.

The GCAD's No. 1 recommendation in 2012 was to study infrastructure gaps and opportunities for the aggregation, light processing, and distribution of Connecticut Grown products. The council dedicated a 2013 working group for this purpose in 2013, which recommended expansion of HRM facilities to better serve Connecticut's farmers and consumers. This will continue to be a priority going forward.

**Description**

## Capital Budget Request

### Department of Agriculture

In response to the HRM's deteriorating infrastructure and the GCAD's recommendations, the Connecticut Department of Agriculture and the Connecticut Marketing Authority have contracted with a national leader in market design to develop a long-range master plan for the HRM.

The master planning project, which is expected to be completed in August 2014, includes gathering input from a wide variety of HRM stakeholders, including farmers, tenants, GCAD members, municipal leaders, agricultural associations, and consumers. The plan will evaluate current and anticipated future needs of Connecticut's food and farm system, taking into account aggregation, production and processing, storage, distribution, sales of many types ( wholesale, storefront retail, farmers'/public market, etc.), and office and meeting space.

The master plan will also include economic analysis to ensure that the HRM can continue to support itself through a sustainable operational model.

Development of the HRM master plan will require design, architecture, engineering, and construction services provided by a firm or firms experienced in projects of this scope and complexity.

This request is for funding for the design, architecture, engineering, and state DAS/DCS services necessary for the next phase of this necessary and important HRM redevelopment project. A design, architecture, and engineering team will develop the required professional design and construction documents for the HRM reconstruction. The team's design will incorporate future development and expansion of the existing market, associated site, and potential adjacent abutting property, creating a framework for construction of new HRM buildings to serve the farmers' market; potential restaurant and retail services; and aggregation, warehousing, processing, packing, and support facilities for foods such as vegetables, dairy, and meats.

The HRM shall remain fully operational during this complex project. The design professional team must be experienced in providing complete project phasing as well as potential swing space accommodations for the existing market tenants.

A number of existing project conditions contribute to the complexity of this project. The existing site conditions include a high probability of contaminated brownfield soils, based on the HRM's location at the end of an existing railroad spur and in an area known as potentially being historically a Hartford area waste/refuse disposal site. Unsuitable existing soil conditions affect the removal and replacement of all below-grade utilities as well as construction of new building foundations and heavy-loading pavement.

The HRM's existing 65-year-old buildings require complete removal. Based on their time of construction, they have a high probability of containing hazardous materials such as asbestos and PCBs. These hazardous materials all require appropriate abatement prior to demolition and removal.

The HRM project also requires design and construction of buildings that are essentially enormous refrigerators to serve the needs of aggregation, storage, processing, packing, wholesale, and retail activities at the market. This type of building construction typically requires a more specialized financial investment than a non-heated warehouse storage environment.

<b>Request Yr1</b>	<b>Gov. Yr1</b>	<b>Leg Rec Yr1</b>
18,544,000.00	0.00	0.00
<b>Request Yr2</b>	<b>Gov. Yr2</b>	<b>Leg. Yr2</b>
0.00	0.00	0.00
<b>Proj. Yr3</b>	<b>Proj. Yr4</b>	<b>Proj. Yr5</b>
0.00	0.00	0.00

**Statutory Ref**

CGS 22-64

**Town**

Statewide

**Capital Budget Request**  
**Department of Agriculture**

Program                      Management Services

**Prior State Authorizations**

Section Act	Authorized	Unallocated
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**Project Cost Estimates**

Project Item	Total Project Cost	Previous Funding	Other Funds	Year1	Year2	Balance
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**Previous Funding**

Source	SBC Meeting Date	Amount
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**Capital Budget Request**  
**Department of Agriculture**

**Project Title**

LEAN efficiencies implementation and technology support

**Contact**

Steven K. Reviczky

**Authorization Language**

LEAN efficiencies implementation and technology support

**Justification**

The Connecticut Department of Agriculture recently completed a LEAN efficiencies review. The LEAN Kaizan identified field staff connectivity to the state server while in the field and access to other essential information technology resources as being necessary to streamline workflow and improve productivity. To accomplish that goal, it was recommended to install computer mounts in state-issued vehicles necessary for staff to utilize equipment while working in the field.

**Description**

Computer mounts for each Dodge Caravan, computer power supplies, universal laptop mounts and necessary installation costs.

<b>Request Yr1</b>	<b>Gov. Yr1</b>	<b>Leg Rec Yr1</b>
15,000.00	0.00	0.00
<b>Request Yr2</b>	<b>Gov. Yr2</b>	<b>Leg. Yr2</b>
0.00	0.00	0.00
<b>Proj. Yr3</b>	<b>Proj. Yr4</b>	<b>Proj. Yr5</b>
0.00	0.00	0.00

**Statutory Ref**

**Town** Statewide  
**Program** Management Services

**Prior State Authorizations**

<b>Section Act</b>	<b>Authorized</b>	<b>Unallocated</b>
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**Project Cost Estimates**

<b>Project Item</b>	<b>Total Project Cost</b>	<b>Previous Funding</b>	<b>Other Funds</b>	<b>Year1</b>	<b>Year2</b>	<b>Balance</b>
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**Capital Budget Request**  
**Department of Agriculture**

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**Previous Funding**

Source	SBC Meeting Date	Amount
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**Capital Budget Request**  
**Department of Agriculture**

**Project Title**

Purchase of Development Rights

**Contact**

Steven K. Reviczky

**Authorization Language**

Purchase of Development Rights (PDR) of farmland

**Justification**

Connecticut's agricultural land base continues to be converted to non-agricultural use at a steady and unsustainable rate. Between 1982 and 1997, the state lost an average of 8,000 acres per year, equivalent to approximately 80 farms per year. The state continues to lose farmland to fragmentation and non-agricultural use. There are currently over 100 farms, covering over 9,000 acres, on which applications have been submitted to the agency. This funding request would preserve an estimated 4,000 acres of farmland. On qualifying farms, state funds may be matched with federal funds that may be available under the Farm Bill's Federal Farmland Protection Program (if a farm bill is adopted by the United States Congress). The agency launched a pilot Community Farms Preservation Program in 2012 that focuses on small highly productive farms. The pilot program has resulted in 24 municipalities entering into cooperative agreements with the Department of Agriculture. These municipalities are now eligible to work cooperatively with the Department of Agriculture on protecting smaller "community" farms, farms that do not qualify for the traditional Farmland Preservation Program. To date, eleven new applications have been received for this Community Farms Programs. The appraised per acre value of smaller farms has proven to be substantially higher than larger farms appraised for protection under the PDR program.

**Description**

The purchase of development rights program is structured to protect Connecticut's most productive agricultural lands. The intent of the program is to maintain an agricultural land base sufficient to ensure the state's ability to grow and have available fresh foods for citizens of Connecticut. The state's goal is to preserve 130,000 acres of farmland, 85,000 acres of which should have soils classified as prime and important farmland. To date, development rights have been acquired on 296 farms, permanently preserving 38,546 acres throughout Connecticut. Farmers may apply to the program voluntarily and are compensated for the value of their development rights. Landowners retain ownership of their farms, but cannot convert the land to non-agricultural uses.

<b>Request Yr1</b>	<b>Gov. Yr1</b>	<b>Leg Rec Yr1</b>
10,000,000.00	0.00	0.00
<b>Request Yr2</b>	<b>Gov. Yr2</b>	<b>Leg. Yr2</b>
0.00	0.00	0.00
<b>Proj. Yr3</b>	<b>Proj. Yr4</b>	<b>Proj. Yr5</b>
0.00	0.00	0.00

**Capital Budget Request**  
**Department of Agriculture**

Town                                Statewide  
 Program                            Farmland Preservation

**Prior State Authorizations**

Section Act	Authorized	Unallocated
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**Project Cost Estimates**

Project Item	Total Project Cost	Previous Funding	Other Funds	Year1	Year2	Balance
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**Previous Funding**

Source	SBC Meeting Date	Amount
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**Capital Budget Request**  
**Department of Agriculture**

**Project Title**

Replacement of Steel Bulkhead

**Contact**

Steven K. Reviczky

**Authorization Language**

Replacement of Steel Bulkhead

**Justification**

The Connecticut shoreline has been subject to intense storms in recent years. Given the right conditions during a similar storm event, the integrity of this structure has the potential to rapidly deteriorate and result in catastrophic failure of the bulkhead. In order to correct this situation, the existing deteriorated steel sheeting must be replaced, and new sheeting driven into the mud bottom until hard bottom is encountered. Sheeting is then connected to the existing framework of anchors buried beneath the parking lot. Continuing to delay this necessary replacement will result in the bulkhead failure which will result in the bulkhead and the earthen and asphalt parking lot to slide in the harbor creating environmental damage but also necessitating dredging the area along the new bulkhead in order to moor a vessel there. This will add an additional significant cost to the project. After the replacement, the parking lot would require repaving. The Department of Agriculture would coordinate with the Department of Administrative Services Division of Construction Services to advertise and solicit bids for the entire project. The Department of Agriculture operates the Bureau of Aquaculture from its Milford shoreline location. The facility has a laboratory and is the launching and berthing site for the four vessels used by staff, as well as the Connecticut Department of Energy and Environmental Protection vessel the John Dempsey. The Bureau of Aquaculture vessels are used for shoreline sanitary surveys, to collect water samples from 800 sampling stations throughout the Long Island Sound, to collect hazardous algal bloom samples, and to collect shellfish samples for reopening areas after rain events or relay operations. These operations are the basis for the shellfish growing area program, which identifies areas that are safe for the harvest of shellfish.

**Description**

The Connecticut Department of Agriculture Bureau of Aquaculture property is located at 190 Rogers Avenue in Milford. The property is located on Milford Harbor and is protected by a 235 linear foot steel bulkhead. This bulkhead is failing and could ultimately result in the catastrophic loss of life and state property if not repaired. This bulkhead protects the shore and land that the Bureau of Aquaculture laboratory rests on. The building is located approximately 25 feet from this bulkhead, which is failing to the extent that large holes have begun to appear in the bulkhead and sinkholes in the parking lot that will continue to expand if not corrected. The bulkhead was constructed in 1939, and has not been repaired or upgraded in 33 years.

Roald Halstead Engineering Inc. oversaw the 1980 upgrade of the bulkhead. They have estimated a repair cost of approximately \$400,000 - includes removal costs, materials, installation, and engineering fees. If repair is no longer feasible, replacement is estimated to be approximately \$1.3 million.

Request Yr1	Gov. Yr1	Leg Rec Yr1
400,000.00	0.00	0.00

**Capital Budget Request**

**Department of Agriculture**

<b>Request Yr2</b>	<b>Gov. Yr2</b>	<b>Leg. Yr2</b>
0.00	0.00	0.00
<b>Proj. Yr3</b>	<b>Proj. Yr4</b>	<b>Proj. Yr5</b>
0.00	0.00	0.00

**Statutory Ref**

Town                      Statewide  
 Program                  Management Services

**Prior State Authorizations**

Section Act	Authorized	Unallocated
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**Project Cost Estimates**

Project Item	Total Project Cost	Previous Funding	Other Funds	Year1	Year2	Balance
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**Previous Funding**

Source	SBCMeeting Date	Amount
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**Capital Budget Request**  
**Department of Agriculture**

**Project Title**

State-Matching Grants-in-Aid for Farm Reinvestment Program

**Contact**

Steven K. Reviczky

**Authorization Language**

State-Matching Grants-in-Aid for Farm Reinvestment Program (including the expansion of or improvements to working farms in accordance with a business plan)

**Justification**

The program was purposefully structured to cost-share with farmers to achieve farm expansion and farm improvements to grown jobs and agriculture's contribution to the state's economy. With a minimum 50% producer match, the five million dollars in previous bond funding allotted to the Farm Reinvestment Program has resulted in 143 completed projects valued at over \$18 million.

**Description**

The state-matching Grants-in-Aid for Farm Reinvestment Program is aimed at reinvestment in and the expansion and improvement of working farms. Funds are used for capital expansion or improvements with a life expectancy of ten years or more. In conjunction with a business plan, grant funds are awarded in amounts up to \$40,000. Farmers are required to contribute a minimum of 50% of the costs of qualifying projects, at least doubling the state's investment in growing production and value-added agriculture in Connecticut.

Contracts are entered into between the state and individual farm businesses. Projects often involve financing secured through lending institutions like Farm Credit East. In order to be eligible for Farm Reinvestment Program grants, potential applicants must first attend a training seminar conducted by the agency with the assistance of other appropriate professionals. The cost share of farmers to projects completed has averaged more than twice the amount of state funding available.

<b>Request Yr1</b>	<b>Gov. Yr1</b>	<b>Leg Rec Yr1</b>
1,000,000.00	0.00	0.00
<b>Request Yr2</b>	<b>Gov. Yr2</b>	<b>Leg. Yr2</b>
0.00	0.00	0.00
<b>Proj. Yr3</b>	<b>Proj. Yr4</b>	<b>Proj. Yr5</b>
0.00	0.00	0.00

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**Statutory Ref**

**Town** Statewide

**Program** Management Services

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**Capital Budget Request**  
**Department of Agriculture**

**Prior State Authorizations**

Section Act	Authorized	Unallocated
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**Project Cost Estimates**

Project Item	Total Project Cost	Previous Funding	Other Funds	Year1	Year2	Balance
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**Previous Funding**

Source	SBC Meeting Date	Amount
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