

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 21, 2020 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on May 21, 2020 remotely via telephone conference at (866)-692-4541, passcode 85607781.

### Members Present:

Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert  
Jeffrey Berger  
William Cianci

### Members Absent:

### Staff Present:

Dimple Desai  
Thomas Jerram

### Guests Present

Chairman Greenberg inquired if there were any public participants.

Peter McClure, P.E., ADPM DAS/DCS (9:33-9:46AM)

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

### 1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the May 18, 2020 Meeting. The motion passed unanimously.

### 2. COMMUNICATIONS

### 3. REAL ESTATE- UNFINISHED BUSINESS

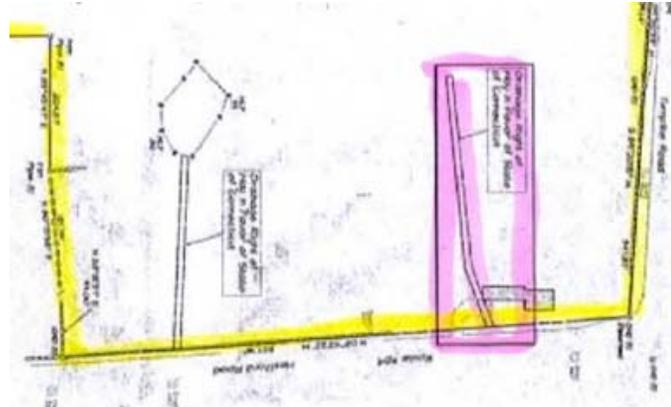
### 4. REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>20-076</b>
<b>Transaction/Contract Type:</b>	RE/ Sale By Abutter Bid
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	003-000-038B
<b>Grantee:</b>	Nicholas M. Weinstock, et al
<b>Property:</b>	Ashford, Westford Rd (859)
<b>Project Purpose:</b>	Release Drainage Right of Way to Sole Abutter
<b>Item Purpose:</b>	Release of Easement Deed

**Release Price:** \$1,500

Under this proposal, DOT will release a Drainage Right of Way that encompasses approximately 3,900 square feet on this 41.07 acre property. The DROW was acquired in 1939. DOT records do not indicate the acquisition price.

The sole abutter is comprised of a 41.07 acre site, at the southwest intersection of Westford Road and Turnpike Rd (both RT 89). The site is improved with a c.1820 colonial style dwelling containing 3,626 square feet of gross living area, with a total of 10 rooms, six bedrooms, two full baths and seven fireplaces. The Appraiser opined the highest and best use of the property is for residential development, including potential subdivision of the parcel.



Note: Release DROW outlined in purple.

**Short Form/Letter Valuation** – With the release of this DROW via a Sale by Abutter Bid, DOT Appraiser Anthony John DeLuco appraised the property, as of April 1, 2019, in both the Before and After the Release. Given the location of the DROW relative to the dwelling, the Appraiser determined that a 2-acre building lot will be valued with the DROW in the Before and After, assigning an “X” value to the remaining land and improvements.

Based on the sales data comparison approach, the Appraiser concluded the market value of the building lot was \$0.40/square foot, with the value of the building lot calculated as follows:

Item	Calculation	Value
Fee Simple	83,220 sf x \$0.40/sf	\$33,288
Drainage Right of Way	3,900 sf x \$0.40/sf x 10%	\$156
	Total	\$33,444
	<b>Rounded</b>	<b>\$33,500</b>

**After Valuation**

Item	Calculation	Value
Fee Simple	87,120 sf x \$0.40/sf	\$34,848
	<b>Rounded</b>	<b>\$35,000</b>

**Value of the Release**

After Valuation	\$35,000
Before Valuation	\$33,500
Value of Release	\$1,500

**Sale by Abutter Bid & Negotiations** – The sale price of \$ 1,500.00 was presented to Mr. Weinstock on April 11, 2019. Mr. Weinstock did not agree with the sale price and cited that he will be responsible for the excavation of the pipes and lawn restoration.

DOT did not request a deed at that time, as it did not seem that Mr. Weinstock wanted to pursue the release.

On May 14, 2019, Mr. Weinstock communicated via email that he was agreeable to paying \$1,500.00 for the release of the DROW.

**Recommendation** – Staff recommend approval of the proposed Release in the amount of \$1,500 for the following reasons:

1. The conveyance complies with Section 13a-80 & 13b-4(11) of the CGS governing the release of excess property by the Commissioner of Transportation.
2. The conveyance complies with Section 4b-3(f) of the CGS governing the release of excess property by the Commissioner of Transportation and approval by SPRB.
3. The descriptions in the Quit-Claim to release the easement is consistent with the description in the DOT acquisition deed.
4. The value of the Release is supported by the DOT appraisal.

<b>PRB #</b>	<b>20-077</b>
<b>Transaction/Contract Type:</b>	RE – Release of Deed Restriction
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	102-115-145C
<b>Grantee:</b>	City of Norwalk
<b>Property:</b>	Norwalk, West St (340)
<b>Project Purpose:</b>	Release Municipal Use Restriction
<b>Item Purpose:</b>	Release of Deed Restriction Deed

**Release Price:** \$176,000

At the State Properties Review Board meeting held on December 20, 2001, the Board approved PRB #01-609, a DOT conveyance (\$0) of a 4,382 square foot, non-conforming parcel of land to the City of Norwalk. At the time of the conveyance, the property was located in the Central Business Design District (20,000 sf minimum lot size), the State retained a perpetual slope easement over roughly 75% of the site and all rights of ingress and egress to and from West Avenue are denied. The city was planning on utilizing the land to augment parking for the adjacent YMCA and develop a public amenity known as the Norwalk River Valley Multi-Purpose Trail.

More recently, The Norwalk Hospital Association (TNHA), as part of its potential development for the expansion of the hospital, has been in the process of acquiring the surrounding properties in the vicinity from the City and the Department of Transportation (Department).

Under this Proposal (PRB #20-077), the City of Norwalk has requested of DOT to have the municipal-use-only deed restriction lifted in order to sell the parcel to TNHA.

**Property Description** – The subject property consists of a 4,382 square foot lot at the northwest intersection of West and Connecticut Avenues. The site include approximately 138.77 feet of frontage on both streets. Rights of ingress/egress to and from the site is denied. A perpetual slope easement in favor of the State encompasses over approximately 75% of the site.

The site is level, at grade, and improved with an asphalt-paved parking and site improvements currently utilized as a municipal parking lot. The property is located in the Central Business Design District (20,000 sf minimum lot size) and is non-conforming regarding site requirements.

**Larger Parcel Description** – The Larger Parcel, as determined by the DOT Appraiser, consists of the assemblage of the the northerly abutter (16,335 sf) owned by the City of Norwalk, with the subject parcel to create an irregularly-shaped 21,169 square foot lot with approximately 185 feet of frontage on West Avenue and 52 feet of frontage on Connecticut Avenue. The site is improved with an asphalt-paved parking and site improvements currently utilized as a municipal parking lot.



**VALUATION:** The DOT appraisal, as of August 10, 2017 by Kenneth N. Goldberg, of the Larger Parcel, both before and after the removal of the deed restriction, valuing the two contiguous properties in the Before and After Valuation as they meet the standard of the Larger Parcel per Yellow Book Standards.

Based on the sales data comparison approach, the Appraiser utilized three sales of similarly-zoned land in Norwalk and concluded the fair market value of the Larger Parcel was  $\$37.45/\text{sf} \times 21,169 \text{ sf} = \$792,779$ , rounded to  $\$793,000$  (with deed restriction).

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the assembled parcel, absent the deed restriction, was  $\$45.77/\text{sf} \times 21,169 \text{ sf} = \$968,905$ , rounded to  $\$969,000$ .

**Value of the Release**

RELEASE VALUATION:

"Before" Value	\$ 793,000
"After" Value	<u>969,000</u>
VALUE OF RELEASE PARCEL	\$ 176,000
Adjustment @ 40%	<u>( 70,400)</u>
RELEASE VALUE	\$ 105,600
USE	\$ 106,000

After the State releases the "for municipal use only" encumbrance on the Subject Property the the City of Norwalk will have a parcel of land that is free and clear of encumbrances that can be sold to the abutting property owner for future development.

Access to the Subject Property is limited; therefore, there is only one (1) prospective purchaser, The Norwalk Hospital Association, who is the sole abutter. As previously stated, the assemblage of the Subject Property to the adjacent property is the only logical transaction. An adjustment is being made to the release of encumbrance valuation to address the aforementioned assemblage limitations.

**Negotiations** – On September 6, 2018, the sale price of \$176,000.00 was presented to the City, but it did not commit at that time, as it was in the process of coordinating additional land sales to TNHA for the future expansion of the hospital. After some time had lapsed, on March 26, 2019, an update of the value was prepared by Mr. Goldberg, that confirmed that the value had not changed.

On March 27, 2019, via electronic mail, the sale price of \$176,000.00 was presented to the City, and on March 28, 2019, Attorney Darin L. Callahan, Assistant Corporation Counsel, informed the Department to move forward with the sale.

The City has agreed to pay the purchase price of \$176,000.00, which includes a \$1,000.00 administrative fee.

**Recommendation** – Staff recommend approval of the proposed Release in the amount of \$176,000 for the following reasons:

1. The conveyance complies with Section 13a-80 & 13b-4(11) of the CGS governing the release of excess property by the Commissioner of Transportation.
2. The conveyance complies with Section 4b-3(f) of the CGS governing the release of excess property by the Commissioner of Transportation and approval by SPRB.
3. The descriptions in the Quit-Claim to release the easement is consistent with the description in the DOT acquisition deed.
4. The value of the Release is supported by the DOT appraisal.

**PRB #** 20-078  
**Transaction/Contract Type:** RE – Sale by Public Bid  
**Origin/Client:** DOT/DOT  
**Project Number:** 017-137-017A  
**Grantee:** Jason Gorneault  
**Property:** Bristol, Broad Place (21,571 sf of land)  
**Project Purpose:** Sale by Public Bid  
**Item Purpose:** Quit Claim Deed

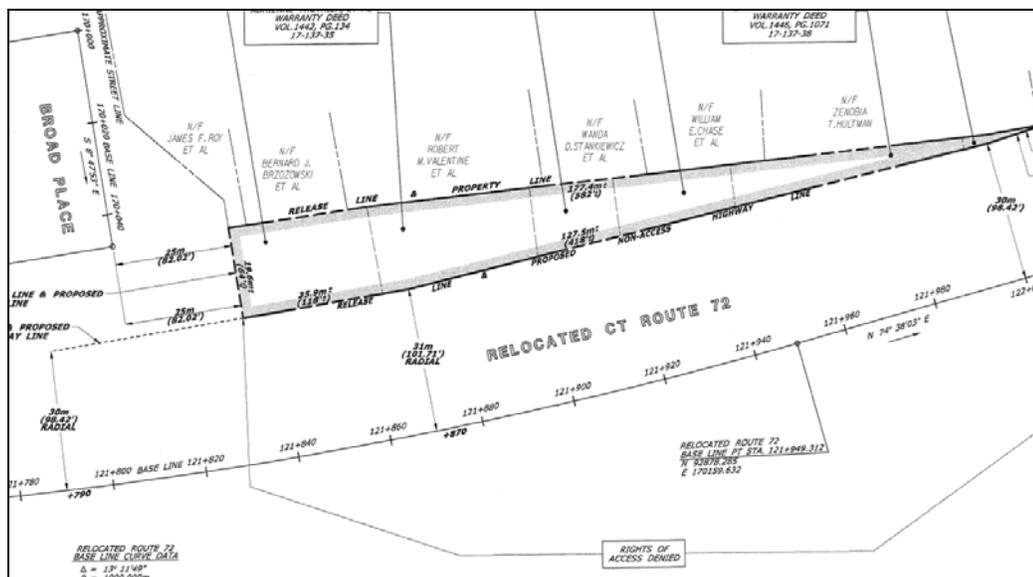
**Sale Price:** \$31,000

Under this proposal, DOT will release an irregularly-shaped, 21,571 square foot parcel, a portion of land originally acquired for the relocated CT Route 72 project. This remnant parcel was part of six original acquisitions totaling 3.44 acres for a total of \$399,550.

**Property Description.** The release parcel is 21,571 square feet (.50 acre) located at the end of Broad Place along the relocated Route 72. The release parcel is irregular in shape with approximately 64 feet of road frontage along Broad Place. The subject property is mostly level but slightly above street grade. The front portion of the site is open with no plantings or trees and the rear section where the lot narrows out is wooded. The sites utility is restricted due to its irregular shape being long and narrow. All rights of access to CT Route 72 have been denied. The highest and best use is for residential development of a single or two-family dwelling.



View looking to Broad Place. CT Route 72 borders to left of photo.



**Valuation** – A Value of Finding appraisal was done by DOT appraiser Edward P. Sass, Jr as of March 22, 2019. Based on the sales data comparison approach, three lots sales in Bristol were

considered, and the appraiser concluded that the fair market value of the release parcel was \$22,000.

**Public Bid & Negotiations** – The Public Bid was held 8/4/2019 with an asking price of \$30,000. One bid was: \$30,000 (+\$1,000 admin fee) from Jason Gorneault, which was accepted by DOT.

**Recommendation** – Staff recommend approval of the sale for \$31,000 (inc. \$1,000 admin fee) for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the City of Bristol declined to purchase pursuant to §3-14b(b) and the legislative delegation received the required notification on April 25, 2019.
- The release value of \$31,000 is reasonable in that it represents 140% of the appraised value and it will return the property to the Bristol tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the compilation plan to be filed in the Bristol Land Records.

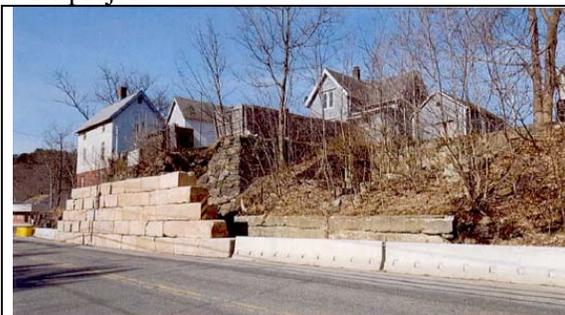
<b>PRB #</b>	<b>20-100</b>
<b>Transaction/Contract Type:</b>	RE – Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	140-175-004
<b>Grantor:</b>	Paul Desjardins et al
<b>Property:</b>	Thomaston, Center St (23)
<b>Project Purpose:</b>	Replacement of Retaining Wall Along SR 807
<b>Item Purpose:</b>	Voucher

**DAMAGES: \$96,900.00**

**PROJECT:** In October 2018, a portion of the existing wall, directly behind 19 Center Street, Thomaston, collapsed compromising the safety of the roadway and rear yard of the property. In order to stabilize the wall, DOT requested, and received, a temporary right of entry onto the property. DOT personnel removed compromised sections of the existing wall along with the owner's stockade fence, which was also impacted by the failure.

Initially, it was anticipated that a permanent fix to the wall would be completed under an immediate Emergency Declaration project. However, once the compromised sections were removed it was determined that there was no longer an immediate threat to the roadway or the property.

Under this proposal (PRB #20-100), DOT now requires to acquire additional rights to complete the project.



SR 807 looking southerly



25 Center St

**SITE DESCRIPTION:** The subject property consists of 0.11± acre parcel (4,792± sf) of residentially zoned land with 50 feet of frontage on Center Street and 81 feet of frontage on South Main St. The site is improved with two single-family dwellings. The first dwelling (23 Center Street) which is owner occupied consists of a cape-style home containing 744± square feet that was built in 1900. The second dwelling (25 Center Street) is occupied by a family member and consists of a colonial style home containing 1,378± square feet that was built in 1890.

Affected improvements within the easement area include a dwelling (25 Center St), shed, trees, wooden stairs, concrete pad, board fence, concrete wall, timber wall and concrete walks, chain link fence and stockade fence

The Appraiser opined the highest and best use of the property is for the continued residential use, improved with two detached dwellings, as improved.

**Before Valuation:** A real estate appraisal report was prepared by DOT Appraiser John Kerr as of March 13, 2020, the improvements not impacted by the taking are assigned an “X” value.

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed four sales of residentially-zoned land: three Thomaston and one in nearby Bristol, and concluded that the fair market value of the subject lot was \$35,000, or \$7.30/square foot.

Valuation of Site Improvements: From the Appraisal Report:

The depreciated/contributory value of all site improvements is summarized below. It is noted that this appraiser’s work file contains additional information for the breakdown value of each of the site improvements listed below. (Source: Marshall & Swift Valuation Service)

Site Improvement Depreciated/Contributory Value:

Asphalt Pavement, Lawn & Landscaping, Patio, Timber & Concrete Retaining Walls, Chain Link Fencing, Stockade Fencing, Concrete Pad & Walkways, Board Fence = \$6,000

Storage Shed = \$2,000

Total Estimated Depreciated/Contributory Value of Site Improvements = \$8,000

Improvements on the site are not impacted and assigned an “X” value.

Sales Comparison Approach: The Appraiser considered three sales of residential properties, two in Thomaston and one in abutting Plymouth, and concluded that the fair market value of property is \$150,000.

ITEM	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3			
	23-25 Center St	543 North Main St, Thomaston	28-30 Union St, Plymouth	88 River St, Thomaston			
Unadjusted Sale Price	N/A	\$140,000	\$204,000	\$157,000			
Unadjusted Sale Price Per Unit	N/A	\$70,000	\$102,000	\$78,500			
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
FINANCING	N/A	Conventional		Conventional		Conventional	
CONDITIONS OF SALE	Arm's Length	Arm's Length		Arm's Length		Arm's Length	
MARKET CONDITIONS	As of 3/13/2020	As of 10/21/2019		As of 8/8/2019		As of 6/18/2019	
ADJUSTED SALE PRICE			\$140,000		\$204,000		\$157,000
LOCATION	Average	Average/Traffic	10,000	Average		Average	
SITE	.11 +/- Acre	1.50 +/- Acres	-10,000	.49 +/- Acre	-5,000	15 +/- Acre	
ACCESS	Average	Fair/Rear Row	10,000	Average		Average	
DESIGN (STYLE)	Cape/Col-Det.	Col/Ranch-Det.		Col/Ranch-Det.		Colonial-Att.	-15,000
QUALITY OF CONSTRUCTION	Average	Average		Average		Average	
YEAR BUILT	1900/1890	1890/1986		1930/1957		1870	
CONDITION OF EACH UNIT	Average	Average		Good/Remo.	-60,000	Average	
ROOM COUNT (TOTAL/BED/BATH)	10/5/2.5	11/6/3	-5,000	7/3/2	7,500	10/4/2	5,000
GROSS LIVING AREA	2,122 Sq.Ft.	2,483 Sq.Ft.	-7,200	1,351 Sq.Ft.	15,400	1,855 Sq.Ft.	5,300
BASEMENT	Crawl-Part/Part Fin.	Part/No Finish	1,000	Part/No Finish	1,000	Full/No Finish	1,000
FUNCTIONAL UTILITY	Average	Average		Average		Average	
HEATING/COOLING	Oil/Gas-FA/None	Oil/Propane/None		Gas-Hw/None		Gas-Hw/None	
GARAGE	None	None		2 Car Detached	-6,000	1 Car Detached	-3,000
ADDITIONAL FEATURES	Shed, Ep. Dh. Pt. St. Fences	Storage Barn	3,000	Open Poreh	5,000	Open Porches	3,000
TOTAL ADJUSTMENT			1,800		-42,100		-3,700
ADJUSTED SALE PRICE			\$141,800		\$161,900		\$153,300

**Income Capitalization Approach:** The Appraiser considered three rentals of two-bedroom dwelling, two in Thomaston and one in abutting Plymouth, and concluded that the fair rental value of 23 Center Street is \$850/month plus utilities.

The following properties were recently rented and represent the most current, similar, and proximate competitive rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.																			
FEATURE	SUBJECT	COMPARABLE RENTAL # 4			COMPARABLE RENTAL # 5			COMPARABLE RENTAL # 6											
Address	23 Center St Thomaston, CT	39 Broadview Hts Thomaston, CT			26 Grove St Thomaston, CT			10 Makara St Plymouth, CT											
Proximity to Subject		0.65 miles E			0.08 miles N			4.24 miles E											
Current Monthly Rent	\$	\$ 850			\$ 900			\$ 990											
Rent/Gross Bldg. Area	\$	\$ 0.44 sq.ft.			\$ 0.24 sq.ft.			\$ 1.29 sq.ft.											
Rent Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											
Data Source(s)	Town Rec./Insp.	Town Rec./Insp.			Town Rec./Insp.			Town Rec./Insp.											
Date of Lease(s)	N/A	8/2019			12/2019			5/2019											
Location	Average	Average			Average			Average											
Actual Age	120	120			90			105											
Condition	Average	Average			Average/Good			Average/Good											
Gross Building Area	744	1,944			3,688			769											
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent								
Unit # 1	4	2	1	744	4	2	1	972	\$ 850	4	2	1	1,000	\$ 900	4	2	1	769	\$ 990
Unit # 2																			
Unit # 3																			
Unit # 4																			
Utilities Included		Utilities Paid By Tenant			Utilities Paid By Tenant			Utilities Paid By Tenant											
Analysis/Comments	Rental 1 represents a 2-family home that includes 2 bedrooms and 1 bath. The unit is located on the first floor and includes a 1 car detached garage. The unit is slightly larger and is considered in similar condition. Rental 2 represents a 2-family home that contains 2 bedrooms and 1 bath. This unit is located on the second floor. The unit is larger and is considered in superior condition. Rental 3 is a single family home located in the abutting town of Plymouth. The home is similar in size and includes 2 bedrooms and a full bath. The overall condition is considered superior to the subject.																		
	The subject unit is owner occupied. The above analyzed rentals range from \$850 to \$990 per month with the tenants responsible for paying the utilities. Given the size and condition of the subject unit, the monthly rent is estimated at \$850 with the tenant paying all utilities.																		

The Appraiser considered three rentals of three-bedroom dwelling, two in Thomaston and one in abutting Plymouth, and concluded that the fair rental value of 25 Center Street is \$1,150/month plus utilities.

The following properties were recently rented and represent the most current, similar, and proximate competitive rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.																						
FEATURE	SUBJECT			COMPARABLE RENTAL # 7			COMPARABLE RENTAL # 8			COMPARABLE RENTAL # 9												
Address	25 Center Street Thomaston, CT			476 S Main St Thomaston, CT			60 Park St Thomaston, CT			106 E Washington Rd Plymouth, CT												
Proximity to Subject				0.65 miles SW			0.30 miles NE			3.90 miles E												
Current Monthly Rent	\$ \$800 (Family)			\$ 1,195			\$ 1,300			\$ 1,250												
Rent/Gross Bldg. Area	\$ 0.58 sq.ft.			\$ 0.93 sq.ft.			\$ 0.91 sq.ft.			\$ 1.09 sq.ft.												
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												
Data Source(s)	Town Rec./Insp.			Town Rec./Insp.			Town Rec./Insp.			Town Rec./Insp.												
Date of Lease(s)	N/A			5/2018			3/2019			8/2018												
Location	Average			Average			Average			Average												
Actual Age	130			140			90			80												
Condition	Average			Average/Good			Average			Average												
Gross Building Area	1,378			1,284			1,436			1,152												
Unit Breakdown	Rm Count			Size Sq. Ft.			Monthly Rent			Rm Count			Size Sq. Ft.			Monthly Rent						
	Tot	Br	Ba	Tot	Br	Ba		Tot	Br	Ba		Tot	Br	Ba		Tot	Br	Ba				
Unit # 1	6	3	1.5	1,378	6	3	2	1,284	\$	1,195	7	3	1	1,436	\$	1,300	5	3	1	1,152	\$	1,250
Unit # 2									\$						\$						\$	
Unit # 3									\$						\$						\$	
Unit # 4									\$						\$						\$	
Utilities Included																						
	Utilities Paid By Tenant			Utilities Paid By Tenant			Utilities Paid By Tenant			Utilities Paid By Tenant			Utilities Paid By Tenant									
Analysis Comments	<p>Rental 1 represents a single family home that includes 3 bedrooms and 2 full baths. The home is similar in size and is considered in average to good overall condition. The home includes a 1 car detached garage. Rental 2 is a single family home containing 3 bedrooms and a full bath. The home is in average overall condition and includes a walk-up attic that is finished and heated allowing for additional space. Rental 3 is a single family home located in the abutting town of Plymouth. The home is in average overall condition and consists of 3 bedrooms and a full bath.</p> <p>The subject unit is occupied by a family member. The rental rate is \$800 per month and utilities are paid by the occupant. The monthly rent paid by the family member is below market rent.</p> <p>The above analyzed rentals range from \$1,195 to \$1,300 per month with the tenants responsible for utilities. Given the size and condition of the subject unit, a monthly rental of \$1,150 is estimated with the tenant paying all utilities.</p>																					

The Appraiser then developed and appropriately supported a Gross Rent Multiplier and concluded his opinion of value by the Income Capitalization Approach as follows:

Based on the sales data analyzed, the gross rent multiplier ranges from 66.67 to 92.73. Taking all factors into consideration, a gross rent multiplier of 80 is selected for the subject. The established gross rent multiplier is then multiplied by the estimated gross monthly rent to arrive at a value conclusion via the Income Approach. Therefore, total gross monthly estimated rent of \$2,000 (\$850 + \$1,150) x 80 (gross rent multiplier) = \$160,000.

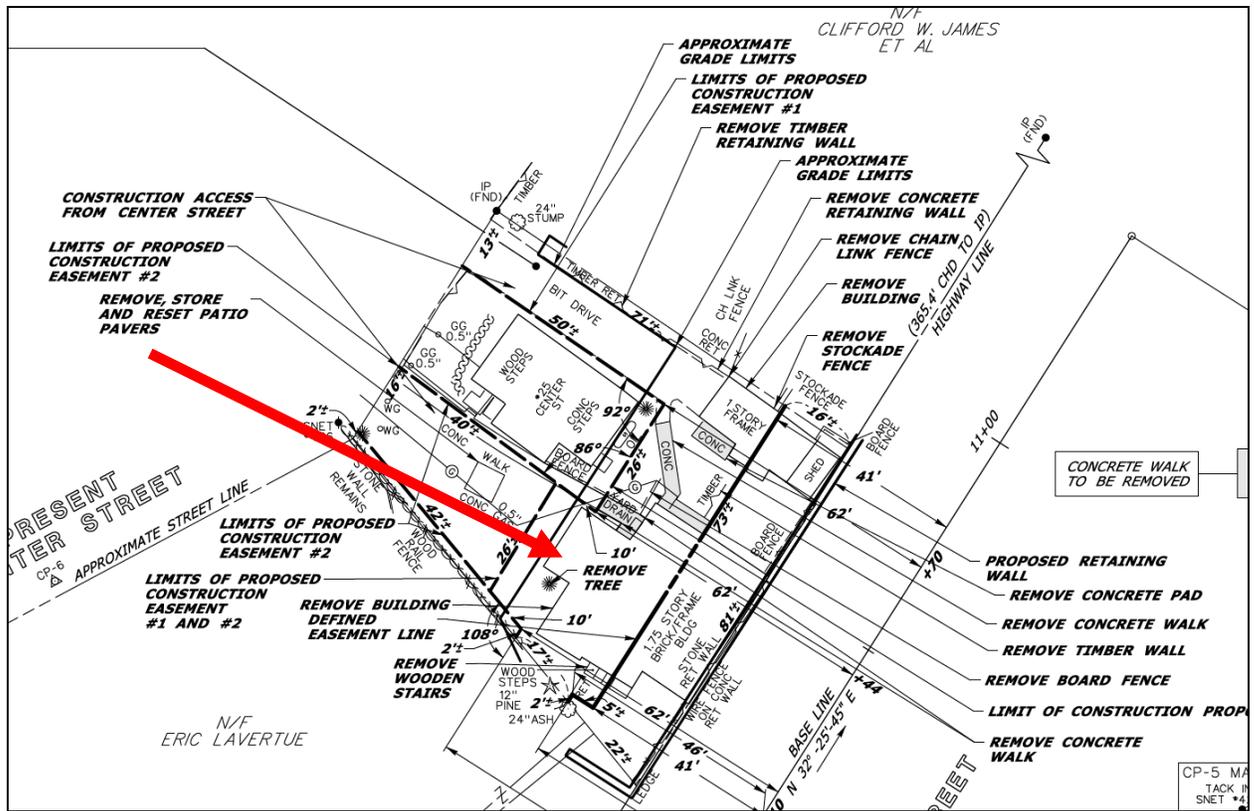
**Reconciliation and Value Conclusion – Before**

Cost Approach	\$ Not Developed
Sales Comparison Approach	\$150,000
Income Capitalization Approach	\$160,000
(All weight was placed on Sales Comparison Approach)	
Before Value Estimate	\$150,000

**Description of the Take:**

DOT requires acquiring the following:

- A defined easement to construct and maintain retaining wall acquired over an area of 1,261± sq.ft.;
- Construction easement #1 for the purpose of access, storage, grading and removal of buildings, trees, wooden stairs, concrete pad, board fence, concrete wall, timber wall and concrete walks, chain link fence and stockade fence acquired over an area of 2,453± sq.ft.;
- Construction easement #2 for the purpose of access and removal of patio pavers during the demolition of 25 Center Street (pavers reset & concrete walk replaced) acquired over an area of 828± sq.ft.; and
- A right to grade acquired over an area of 125± sq.ft.



Red arrow points to dwelling to be razed.

**After Valuation:**

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed four sales of residentially-zoned land: three Thomaston and one in nearby Bristol, and concluded that the fair market value of the subject lot was unchanged at \$35,000, or \$7.30/square foot.

Item	Calculation	Value
Fee Simple	3,531 sf x \$7.30/sf	\$25,776
Defined Easement	1,261 sf x \$7.30/sf x 50%	\$4,603
	Total	\$30,379
	<b>Rounded</b>	<b>\$30,400</b>

Valuation of Site Improvements: From the Appraisal Report:

The depreciated/contributory value of all impacted site improvements is summarized below. It is noted that this appraiser's work file contains additional information for the breakdown value of the site improvements listed below. (Source: Marshall & Swift Valuation Service)

Depreciated/Contributory Value of Site Improvements "Before" = \$8,000 (See page 49)

Minus Contributory Value of Tree, Timber & Concrete Retaining Walls, Chain-Link Fencing, Stockade Fencing, Concrete Pad & Walks, Board Fence = \$2,500.

Minus Contributory Value of Storage Shed = \$2,000

Total Estimated Depreciated/Contributory Value of Remaining Site Improvements "After" = \$3,500

Improvements on the site are not impacted and assigned an "X" value.

Sales Comparison Approach: The Appraiser considered four sales of residential properties in Thomaston, and concluded that the fair market value of property is \$60,000.

ITEM	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4
	23 Center St	257 Reynolds Bridge Rd., Thomaston	56 Center St., Thomaston	18 Maple Ave., Thomaston	354 High Street Ext., Thomaston
<i>Unadjusted Sale Price</i>	N/A	\$65,600	\$97,500	\$83,500	\$91,500
<b>ADJUSTMENTS</b>	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>
	+/- ADJ.	+/- ADJ.	+/- ADJ.	+/- ADJ.	+/- ADJ.
PRO PERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
FINANCING	N/A	Cash	Conventional	Conventional	Cash
CO NDITIO NS O F SALE	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
MARKET CONDITIONS	As of 3/13/2020	As of 1/31/2020	As of 8/21/2018	As of 11/29/2018	As of 3/20/2019
<b>ADJUSTED SALE PRICE</b>		\$65,600	\$97,500	\$83,500	\$91,500
LOCATION	Average	Average	Average	Average	Average
SITE	.11 +/- Acre	.35 +/- Acre	.10 +/- Acre	.25 +/- Acre	.68 +/- Acre
ACCESS	Average	Average	Average	Average	Average
DESIGN (STYLE)	Cape	Colonial	Colonial	Colonial	Cape
QUALITY OF CONSTRUCTION	Average	Average	Average	Average	Average
YEAR BUILT	1900	1876	1949	1889	1984
CONDITIO N	Average	Average	Average/Good	Average/Good	Good
ROOM COUNT (TOTAL/BED/BATH)	4/2/1	4/2/1	6/3/1.5	5/3/1	5/3/1
GRO SS LIVING AREA	744 Sq.Ft.	912 Sq.Ft.	1,212 Sq.Ft.	840 Sq.Ft.	941 Sq.Ft.
BASEMENT	Crawl/No Fin.	Full/No Finish	Full/No Finish	Full/No Finish	Full/No Finish
FUNCTIO NAL UTILITY	Average	Average	Average	Average	Average
HEATING/COOLING	Oil-FA/None	Oil-FA/None	Gas-Hw/None	Gas-FA/1 Blt-In	Elcc/Central A.C
GARAGE	None	1 Car Det.	None	None	None
ADDITIONAL FEATURES	Enc.Por,Pat,Wd St	Open Porch	Enc.Porch,Deck	Enc.Por,Cov Dk	Decks
Lss Defined Esmt./Impacted Site Imp.		N/A	N/A	N/A	N/A
<b>TOTAL ADJUSTMENT</b>		-13,500	-30,500	-19,100	-37,500
<b>ADJUSTED SALE PRICE</b>		\$52,100	\$67,000	\$64,400	\$54,000

**Income Capitalization Approach:** The Appraiser considered the same three rentals of two-bedroom dwelling, two in Thomaston and one in abutting Plymouth, and concluded that the fair rental value of 23 Center Street is unchanged at \$850/month plus utilities.

The Appraiser then utilized the Gross Rent Multiplier developed in the Before (80 GRM) and concluded his opinion of value as follows: \$850/month x 80 GRM = \$68,000.

**Reconciliation and Value Conclusion – After**

Cost Approach	\$Not Developed
Sales Comparison Approach	\$60,000
Income Capitalization Approach	\$68,000
(All weight was placed on Sales Comparison Approach)	
After Value Estimate	\$60,000

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$150,000
After Valuation	\$60,000
Permanent Damages	\$90,000

**Calculation of Temporary Damages**

Temporary Damages due to the Temporary Construction Easements are calculated as follows:

Item	Calculation	Damages
Construction Easement #1	2,453± SF @ \$7.30/SF x 10% x 1 years	\$1,791
Construction Easement #2	828± SF @ \$7.30/SF x 10% x 1 years	\$604
	<b>Total:</b>	\$2,395
	<b>Rounded</b>	<b>\$2,400</b>

**Calculation of Temporary Severance Damages**

In addition to the Temporary Damages, the DOT opined that due to the location and length of the construction easements there was temporary severance to the property as follows:

Severance as a result of the driveway being utilized for access and storage of materials during the project. In addition, the impacts associated with the construction activities that will take place in the rear and side yard during the reconstruction of the wall. The duration of the project is estimated to be 1 year.

Therefore:

$\$60,000 \times 50\%$  (Severance if permanent) = \$30,000

$\$30,000 \times 12.5\% = \$3,750$  or \$3,800 rd. (1 ÷ 8 year typical holding period for single family residence equates to 12.5%)

Additional support for temporary severance damages includes the following: Projected rental of \$850 per month discounted by 50% based on the above impacts. Therefore:  $\$850 \times 50\% = \$425 \times 12$  months = \$5,100.

Based on the above conclusions, temporary severance damages are estimated at \$4,500.

Total damages are then Permanent Damages plus Temporary Damages plus Temporary Severance Damages, or  $\$90,000 + \$2,400 + \$4,500 = \$96,900$ .

**RECOMMENDATION:** Board approval of damages in the amount of \$96,900 is recommended for the following reasons:

- 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 are supported by the DOT appraisal.

## 5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

<b>PRB #</b>	<b>20-056</b>
<b>Origin/Client:</b>	DCS/CTMD
<b>Transaction/Contract Type</b>	AE / CA Services Contract
<b>Project Number:</b>	BI-Q-691
<b>Contract:</b>	BI-Q-691-CA
<b>Consultant:</b>	Newfield Construction Group, LLC
<b>Property:</b>	Putnam, Pomfret St (376)
<b>Project purpose:</b>	CTMD – CTARNG New Readiness Center
<b>Item Purpose:</b>	New Consultant Contract

Peter McClure, P.E., ADPM DAS/DCS joined the meeting at 9:33AM

PROPOSED AMOUNT: \$743,541

MAY 18, 2020 UPDATE

At the State Properties Review Board meeting held on April 13, 2020, the Board voted to suspend this file pending Board clarification of the following issues:

1. What is the status of the A/E consultant contract for this project? Which phase is completed and when? Which phase is ongoing?

**DCS Response:** The A/E Contract is in the Charrette Design Stage, NTP was just issued (can you pl give the date?), Charrette Phase is tentatively scheduled to be finished by verbiage in 5 calendar days for the Charrette - 60-90 Days for the Concept Plan to move in to Schematic Design Phase, after reviews and approvals by State of CT and National Guard Bureau. In fact this project was selected by the Federal Guard Bureau for accelerate design to go out to bidding earlier to help with the economic recovery.

Staff Reply: Is DCS saying that the A/E is in the SD phase?

DCS Response: NTP for Ames & Whitaker was March 30, 2020. They are still in the Pre-Design Phase as the Design Charrette happened about a week and a half ago.

2. Define the “End of the Schematic Design Phase” term.

• Is this a new term going forward for consultant contracts?

DCS Response: End of Schematic Design term is just as it is stated. Once the Schematic Design is completed and approved, then the CA will have to spend some time and effort to review what is contained in the Schematic Design and then prepare for the Design Development Phase after the A/E has received the NTP. DAS/CS has given you the fee structure and the level of effort matrix for your use and review.

Staff Reply: Normally CA provides review services as the draft deliverables are generated by the A/E. Is DCS saying that the DD Phase with A/E will not begin until CA has reviewed and commented on SD phase deliverables and CA's comments are addressed by A/E?

DCS Response: That is correct.

Staff Reply: Pl confirm that A/E has not started DD Phase.

DCS Response: The A/E has not started the DD Phase, in fact they haven't started the SD Phase yet

• How does the total fee reconcile with the fee matrix submitted by Newfield?

DCS Response: The Level of effort Matrix is not a set in stone/concrete item, it is a guide as to what the CA anticipates. Just like a design/project schedule, it is the best guess on how things will progress. OK

3. Pl provide copy of the Sept. 6, 2019 proposal from Newfield. What changed between Sept. 6, 2019 and March 16, 2020 proposal?

DCS Response: Only the verbiage on how DAS/CS split out the cost and wanted it to coincide with the Proposal. This typically happens all the time when drafting a contract. The total cost did not change for the CA fee overall. OK

4. What is the reason to have project engineer present just for the first 4 months of the construction?

DCS Response: That is the CA's level of effort. This is a building to be constructed from the ground up - DAS/CS needs proper oversight from the underground to Foundation. This is also where the influx of submissions from the GC typically come in for approval and this is what the Project Engineer would be working on.

Staff Reply: So DCS is in agreement with the staffing hours proposed and that project engineer will not be needed after first 4 months?

DCS Response: It is expected that the Engineer will spend 90-99% of their time during this 1<sup>st</sup> 4 months. If the hours are not expended then DAS can utilize these hours elsewhere.

5. For what reason/s scheduler will spend more hours during 3<sup>rd</sup> and 4<sup>th</sup> month compared to other months?

DCS Response: The reason, is that it has to do with the Submission and Final Approval of the baseline schedule required by the Contract Documents - Division 01 after that the schedule will just need to review the updated schedule submitted each month by the Contractor with the payment application. OK

6. What is the purpose of 8.5% multiplier?

DCS Response: This is the increases for the workers (Wages, Insurance, Cost of living increases, etcetera) during the 2 ½ + years of the project duration.

Staff Reply: Has DCS allowed multiplier in the past for CA services?

DCS Response: Yes DAS allows multipliers for longer duration projects.

7. Shouldn't the general conditions be included in the hourly rates?

DCS Response: No these are legitimate costs. The hourly rate is for paying the hourly rate for the personnel supplied, their benefits, home office costs and overhead and profit for the company. These costs they are asking for are reasonable expenses.

Staff Reply: Has DCS allowed these costs in the past for CA services?

DCS Response: Yes DAS allows these General Condition expenses.

RECOMMENDATION: Staff recommends approve of this consultant contract in the amount of \$743,541. The CA fee of 4.82% of construction cost is within the DCS guideline of 5%

Peter McClure, P.E., ADPM DAS/DCS left the meeting at 9:46AM

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The Connecticut Army National Guard's (CTARNG) Joint Forces Headquarters (JFHQ) in Hartford, is currently looking to design and construct a new National Guard Readiness Center of permanent construction at the state-owned John Dempsey Center campus in Putnam, CT. Comprehensive building design will also include all site utility services, information systems, fire detection and alarm systems, roads, walks, curbs, storm drainage, parking areas, and site improvements as well as interior design services. The selected Architect/Engineer (AE) will need to integrate the federal design program, and provide construction documents (drawings & specifications) and estimates for all phases of the work. Additionally, the AE will perform construction administration and observation services to ensure proper execution of the design. The AE will be required to meet the requirements set forth in the National Guard Bureau (NGB) Design Guides for Readiness Centers.

The AE will meet with stakeholders to flesh out the program requirements. They will develop a minimum of three conceptual options and facilitate a charrette-type presentation of the options. With stakeholder consensus, the AE will develop the selected plan into a final set of construction documents to be publicly bid through the State of Connecticut Department of Administrative Services, Construction Services Department. The AE will have a significant technical background in designing this type of facility including classrooms, offices, kitchen, systems furniture, auditorium, audio visual, electrical, and data/telecom and HVAC systems and will subcontract out for any work not readily available within his/her own staff.

The purpose of these Design Objectives are to outline the tasks for the AE to perform in the areas of programming, design documentation, estimating, and construction administration and observation.

The designer shall coordinate with the stakeholders throughout the project. The designer shall generate meeting minutes of all design meetings/reviews. Issues raised during design meetings/reviews shall be tracked until they are resolved. The AE will provide digitized products for all elements of the work in both native and pdf formats.

The overall construction and total project budget have been established at \$15,429,000 and \$20,512,000 respectively. This project is 100% Federally Funded in accordance with the Military Construction Cooperative Agreements (MCCA) between the State of Connecticut – Military Department and the Federal Government.

In February 2019 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administrator (CA) Consultant Services related to the design-bid-build project - CTARNG New Readiness Center in Putnam. DCS elicited 10 responses to the advertisement of which all submittals were considered “responsive”. DCS then proceeded to review the submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, A/Z Corporation, Arcadis, U.S., Inc., The Morganti Group, Inc., AI Engineers, Inc. and Newfield Construction Group, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Newfield Construction Group, LLC (“NCG”) as the most qualified firm.

This contract is for Construction Administrator (CA) Consultant Services for the design-bid-build project - CTARNG New Readiness Center in Putnam from preconstruction phase services, into bidding, through the completion of construction and subsequent project close-out. The overall compensation rate for this basic service is \$743,541.

DAS has confirmed that funding is in place at both the State and Federal levels.

<b>NCG Basic Service Fee (#20-056)</b>	CA Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
End of Schematic Design Phase	\$25,060				
Design Development Phase	\$50,020				
Construction Document Phase	\$78,280				
Bidding and Review Phase	\$13,260				
Construction Administration Phase (365 days + 90 closeout)	\$576,921				
<b>TOTAL BASIC SERVICE FEE (#20-056) (A)</b>	\$743,541			\$15,429,000	4.82%

- The February 2019 RFQ elicited 10 responses. The Selection Panel interviewed five of the 10 firms and ultimately recommended the appointment of Newfield Construction Group, LLC (NCG). The selection was approved by Deputy Commissioner Petra on 6/5/19.
- NCG is located in Hartford. This firm was established in 1979 and has 42 employees which includes two civil engineers, two cost estimators and 32 construction managers. A professional license is not required for CA services.
- People’s United Insurance Agency reported no general liability or professional liability claims over the past five years.
- The submittal is accompanied by a Consulting Agreement Affidavit notarized on 6/10/19.
- DCS reports Newfield Construction Group, LLC was awarded two contracts in the past five years totaling \$3,523,757.

Staff asked DCS to clarify the following:

1. What is the status of the A/E consultant contract for this project? Which phase is completed and when? Which phase is ongoing?
2. Define the “End of the Schematic Design Phase” term. Is this a new term going forward for consultant contracts? How does the total fee reconcile with the fee matrix submitted by Newfield?
3. Pl provide copy of the Sept. 6, 2019 proposal from Newfield. What changed between Sept. 6, 2019 and March 16, 2020 proposal?
4. What is the reason to have project engineer present just for the first 4 months of the construction?
5. For what reason/s scheduler will spend more hours during 3<sup>rd</sup> and 4<sup>th</sup> month compared to other months?
6. What is the purpose of 8.5% multiplier?
7. Shouldn’t the general conditions be included in the hourly rates?

RECOMMENDATION: Staff recommends suspension of this consultant contract in the amount of \$743,541 pending clarification of issues raised by the Board.

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILES #20-076** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-076. The motion passed unanimously.

**PRB FILES #20-077** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-077. The motion passed unanimously.

**PRB FILES #20-078** – Mr. Valengavich moved and Mr. Halpert seconded a motion to return PRB FILE #20-078. The motion passed unanimously.

**PRB FILES #20-100** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-100. The motion passed unanimously.

**PRB FILES #20-056** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-056. The motion passed unanimously.

**9. NEXT MEETING** – Tuesday, May 26, 2020.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary