

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 16, 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 July 16, 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

Barbara Cosgrove, DCS Project Manager

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 July 13, 2020 Meeting. The motion passed unanimously.

### 2. COMMUNICATIONS

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>20-118</b>
<b>Transaction/Contract Type:</b>	RE – Administrative Settlement
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	015-371-012
<b>Grantor:</b>	General Electric
<b>Property:</b>	Bridgeport, Boston Avenue (1285)
<b>Project Purpose:</b>	Seaview Avenue Corridor Improvements
<b>Item Purpose:</b>	Administrative Settlement

**DAMAGES: \$217,500.00**

**PROJECT:** The City of Bridgeport, with technical and financial assistance from the Connecticut Department of Transportation (CTDOT) and the Federal Highway Administration (FHWA), proposes reconstruction, streetscape enhancements, and a new transportation corridor centered upon Seaview

Avenue in Bridgeport. The project will reconstruct and provide streetscape enhancements on Seaview Avenue and construct a new arterial roadway which will provide access to the planned Lake Success Business Park (LSBP), as well as the new Harding High School.

Improvements on Seaview Avenue from Barnum Avenue to US Route 1 are anticipated to include pavement rehabilitation, replacement and upgrade of traffic signal equipment, new sidewalks, streetscape enhancements, transit service features, and relocation of above ground utilities to below grade. The intersection at US Route 1 will be realigned to accommodate a "normalized" four-way intersection with Seaview Avenue and Bond Street, thus eliminating the current offset alignment of the north/south legs.

**SITE DESCRIPTION:** The subject property consists of a 59.304 acre (2,583,279 sf) with 1,355 feet of frontage on the north side of Boston Ave, 738 feet of frontage on the west side of Bond Street and 787 feet of frontage on the east side of Asylum St. The site is level at grade sloping downward to the center of the site to a stream. The property is located in the IL Industrial-Light Zone and conforms to zoning. About 20% of the site is encumbered by inland-wetland soils and approximately 40% of the site is located within a flood zone. The site is improved with a perimeter chain link fence. The DOT has stated there are known environmental issues with this site.



The Appraiser opined the highest and best use of the property is as follows:

**CONCLUSION**

In arriving at our conclusion of highest and best use, I considered all of the factors noted above. Based on this analysis, it is my opinion that the highest and best use of the subject property is for commercial development such as automotive sales and service, vehicle repair and professional and business office uses.

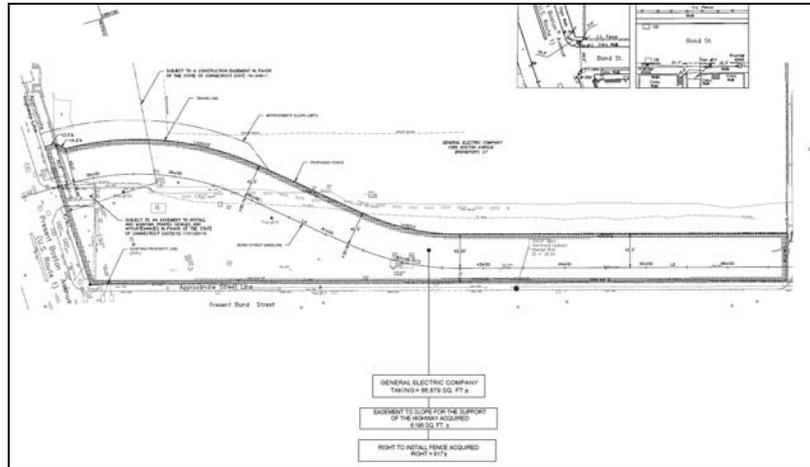
**Before Valuation:** An appraisal was done by independent Appraiser Steven E. MacCormack, as of 8/02/2019.

**Land Valuation:** Based on the sales comparison approach, the Appraiser considered three commercially-zoned comparable sales, one in Milford and two in abutting Stratford, and concluded that the fair market value of the entire property (land only) is \$105,000/acre. The value of the land, before the taking, is then 59.30393 acre x \$100,000/acre = \$5,930,393, rounded to \$5,930,000.

The Appraiser included the value of the site improvements in the land value.

**DOT requires acquiring the following:**

- A partial take in fee-simple – 86,879± sf
- An easement to slope for the support of the highway acquired over an area of 6,196± feet
- A right to install 917± lf of fencing.



The following is a summary of the effects of the taking:

1. A loss of a total of 86,879± sq.ft. of land area
2. The slope easement will limit utility of that land area.

**After Valuation:**

Land Valuation: The Appraisers utilized the same land sales from the Before valuation and concluded that the fair market value of the remaining property (land only) is \$100,000/acre.

The After Land Valuation is reduced from \$5,930,000 rounded (59.30393 acres X \$100,000/acre = \$5,930,393) in the Before to \$5,731,000 rounded (57.30946 acres X \$100,000/acre = \$5,730,946) in the After for a loss of \$199,000 (\$5,930,000 - \$5,731,000) plus a \$8,000 (rounded) additional loss from the 6,196 SF easement to slope @ \$100,000/acre X 0.14224 acres X 55% for a total loss of \$207,000 (\$199,000 + \$8,000) or a Total After Value of \$5,723,000. (See Chart Next Page)

Item	Calculation	Damage
Remaining Land	57.30946 ac x \$100,000/ac	\$5,730,946
Easement to Slope	6,196± SF @ \$100,000/ac x 55%	-\$7,823
	<b>Total:</b>	\$5,723,123
	<b>Rounded</b>	<b>\$5,723,000</b>

**Total Direct Damages are calculated as follows:**

Direct Damages	
Value Before:	\$5,930,000
Less Value After:	<u>\$5,723,000</u>
Total Direct Damages =	\$207,000

**From the Administrative Settlement**

Subsequent to the completion of the appraisal and review, it was determined that the State will be required to remediate the proposed 86,879 +/- sq. ft. fee area that the owner would otherwise be responsible for pursuant to RCRA Corrective Action Program. The Department's Office of Environmental Compliance estimated the remediation cost to be \$60,000.00, which would be incurred as part of construction. On December 23, 2019, Supervising Property Agent Anthony J. DeLucco established just compensation of \$147,000.00 and Transportation Principal Property Agent Amy N. Martinez registered the value.

The Department's offer letter in the amount of \$147,000.00 was tendered on January 2, 2020 to Senior Counsel, Karen B. Simons. On February 14, 2020, an e-mail was received from Marian Whiteman, GE Executive Counsel-Brownfields requesting an opportunity to discuss the proposed acquisition.

Marian Whiteman rejected the Department's offer claiming an additional \$403,323.00 in damages. She maintained that the \$2.30 per square foot value was not representative of the actual fair market value. Ms. Whiteman noted a recent recorded sale on December 19, 2019 of a sub divided parcel in the northwest section of the subject property, which was sold to A & P Coat, Apron & Linen Supply LLC for \$1,350,000.00. The parcel was 6.14 +/- acres and amounted to \$5.05 per square foot. The sale was recorded on the land records in BK: 10158 PG: 177 INST: 00029425 and confirmed by staff appraiser Matt Malia. While the subject is significantly larger than the referenced sale, it should be noted that 40% of the parcel is within a Flood Zone AE.

She also noted that the slope easement will essentially act as a take and therefore should be valued as if it is a fee taking. The crest of the proposed slope is 10 foot above current flat land and extends 20 feet west, essentially consuming useable land.

Continued negotiations concluded with a compromise in the total amount of \$217,500.00 as full and final payment for the property rights being sought, and all damages resulting from the project. The increased amount of \$70,500.00 is considered equitable given the direct damages to the subject property. This represents an increase of \$0.70 per square foot (\$2.30 to \$3.00), which falls within the appraiser's range of values, and an increase in percentage applied to the slope easement.

• Fee Area: 86,879 +/- sq. ft. x \$3.00 sq. ft.:	\$260,637.00
• Slope Easement Area: 6,196 +/- sq. ft. x \$3.00 x 90% :	\$ 16,729.20
• <u>Remediation deduction:</u>	<u>\$ 60,000.00</u>
<b>Total:</b>	<b>\$217,500.00 rd.</b>

It is submitted that this Administrative Settlement in the amount of \$217,500.00 is fair and equitable, within the range of fair market value, and will preclude litigation and the possibility of an unfavorable judgement.

**RECOMMENDATION:** Staff recommend approval of this Administrative Settlement in the amount of \$217,500 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. The acquisition value is within the range of values within the independent appraisal report completed by Steven E. MacCormack.

**PRB #** 20-123  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 135-332-004  
**Grantee:** Anthony Nappi  
**Property:** Stamford, Cedar Heights Rd (284)  
**Project Purpose:** Replacement of bridge No. 04067 Cedar Heights Rd over Rippowam River  
**Item Purpose:** Voucher

**DAMAGES: \$7,300.00**

**DOT PROJECT:**

Bridge No. 04067 is eligible for listing on the National Register of Historic Places; and consists of concrete encased steel interior beams with a stone façade and a reinforced concrete deck superstructure supported by stone masonry abutments and wingwalls. There is a bronze memorial marker attached to the bridge identifying it as the "Old Wire Mill Bridge" with a date of 1930. The existing structure length and width measure 32 feet and 34 feet, respectively. The bridge roadway curb-to-curb width is 29.75 feet and the approach roadway measures 28 feet, providing for two lanes (one in each direction) of vehicular traffic.

Bridge No. 04067 is considered to be structurally deficient and functionally obsolete. Up to 40% of the concrete encasement area is hollow. Fascia beams exhibit crack separation with heavy efflorescent and rust seepage on the underside. The exposed steel beams exhibit heavy rust with section loss. The structure has been deemed eligible for replacement.

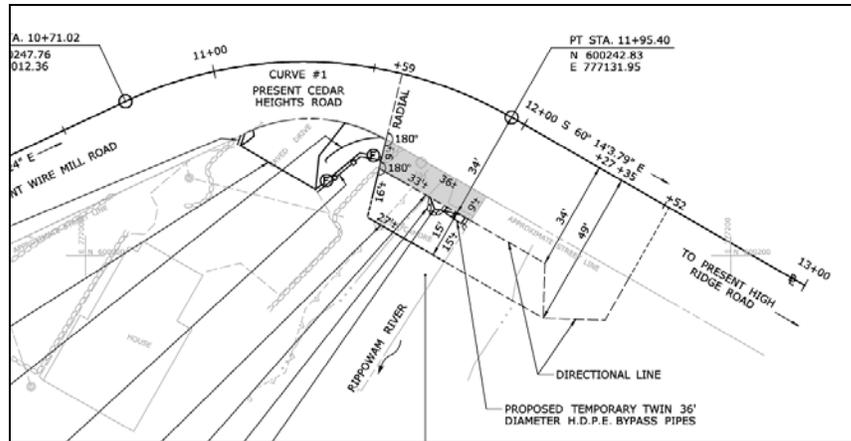
The proposed construction involves replacement of the existing bridge with galvanized steel beams and reinforced concrete deck superstructure system supported on reinforced concrete abutments and wingwalls. The new structure will be built on the existing vertical and horizontal alignment, will be 28 feet curb-to-curb, and utilize 12 foot travel lanes and 2 foot shoulders. Full height parapets will be utilized along the length of the structure and will transition into metal guiderail on both approaches. Precast arch fascia panels and stone veneer are proposed to match the aesthetics of the existing bridge.



**Subject Property Description, Before the Taking:** The property consists of a 0.75 acre (32,670 sq.ft.) residentially zoned parcel of land improved with a c.1938 colonial-style dwelling containing 2,238 square feet with 7 rooms, 4 bedrooms and 3 full baths. The subject property is bordered by the Rippowam River. The property was acquired in 2008 and substantially renovated after the sale.

**The Taking:** DOT will acquire the following:

1. Partial taking of 304± sq.ft. of land;
2. An easement to install, construct and maintain metal beam rail acquired over an area of 21± LF of land;
3. A construction easement for the purpose of installing water-handling cofferdams, installing temporary bypass pipes, and channel grading acquired over an area of 451± sq.ft. of land; and
4. A right to construct driveway acquired over an area of 577± sq.ft. of land.



**EOC Valuation:** Consistent with DOT’s agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, DOT Staff valued the 0.75 acre residentially-zoned site at \$13.00/SF (\$424,710 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 5/13/2020:

Item	Calculation	Damages
Acquisition Parcel	304± SF @ \$13/SF	\$3,952
Site Improvements (3 mature trees, rock wall and landscaped bushes)	Lump sum	\$1,000
Construction Easement	746± SF @ \$13./SF x 10%	\$969.80
Metal beam rail	105± SF @ \$13./SF x 99%	\$1,351.35
	<b>Total:</b>	\$7,273.15
	<b>Rounded</b>	<b>\$7,300.00</b>

The Stamford Assessor valued the subject land (100%), as of October 2018, at \$292,340, or \$8.95/sf.

Staff research of sales of nearby homes, within one-quarter mile, utilizing the allocation method identified seven sales within the past year. Sale prices ranged from \$485,000 to \$685,000. Site sizes ranged from 0.23 acre to 1.48 acres, with the allocation method indicating a range in values from \$5.35/sf to \$33.77/sf. Notably, the property with the most similar land size (0.48 acre) indicated \$13.07/sf. Based on this research, it appears the land value utilized in the EOC appears reasonable.

**RECOMMENDATION:** Board approval of damages in the amount of \$7,300 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 acquisition amount is supported by the DOT EOC valuation.

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

## 6. ARCHITECT-ENGINEER - NEW BUSINESS

<b>PRB #</b>	<b>20-128</b>
<b>Origin/Client:</b>	DCS/TXCC
<b>Transaction/Contract Type</b>	AE / Task Letter #3
<b>Project Number:</b>	BI-CTC-602
<b>Contract:</b>	OC-DCS-ARC-0059
<b>Consultant:</b>	Northeast Collaborative Architects, LLC
<b>Property</b>	Farmington, Spring Ln (21)
<b>Project purpose:</b>	10,000 sf Advanced Mfg Technology Program at TXCC
<b>Item Purpose:</b>	Task Letter #3

DCS Project Manager, Barbara Cosgrove, joined the meeting at 9:31 and was available to answer any questions from the Board. Ms. Cosgrove left the meeting at 9:41.

### PROPOSED AMOUNT: \$149,200

At the State Properties Review Board meeting held on January 16, 2020, the Board approved a Purchase and Sale Agreement under PRB #19-253 for the state to acquire this property for \$1,200,000, for the Advanced Manufacturing Technology Program at Tunxis Community College (TXCC). The State completed its acquisition on February 4, 2020.

Under this Proposal (#20-128), DCS and TXCC are now seeking SPRB approval to retain Northeast Collaborative Architects, LLC to provide the following ARC Consultant Services:

Provide design services for renovation of approximately 10,000 square feet of the existing building for use by the Advanced Manufacturing Technology program at TXCC. The design will be based on the Development Study, prepared by Northeast Collaborative Architects, LLC, that previously evaluated the building and site, considered potential connections to the main campus and provided conceptual design options and cost estimates for the adaptive use of the building.

The Phase 1 scope of work shall include, but is not limited to the following:

1. Pedestrian connection to the main campus;
2. Limited roof repair to locations exhibiting failure;
3. Code compliance only where applicable;
4. Electrical service only as program and code requires;
5. Program spaces to include a manufacturing technology lab, one existing classroom and existing office spaces;
6. New toilet rooms and lockers are required;
7. Furniture, Fixture and Equipment (FF&E) design services;
8. Limited security system design that will incorporate Connecticut State Colleges & Universities (CSCU) contracted consultants design into the design documents;
9. Limited communications systems design that will incorporate CSCU IT department design into the design documents;
10. Assist in the preparation of the Statement of Special Inspections and the testing lab Request for Proposal (RFP) and coordination of testing lab services.
11. Combined Schematic and Design Development phase services.
12. Bidding Phase services.
13. Construction Administration phase services

The Consultant's fee for Task Letter #3 is \$149,200 and the Consultant's services were based on a total construction budget of \$1,453,290.

An executed Form 1105 has been submitted. DCS and BOR have confirmed funding is in place for ARC services totaling \$149,200.

In March 2019, SPRB approved Northeast Collaborative Architects, LLC (“NCA”) (PRB #19-068) as one of seven firms under the latest On-Call Architect Series of consultant contracts. These contracts have a common expiration date of May 15, 2021 and have a maximum cumulative fee of \$1,000,000.

NCA has been approved for the following task(s) under this series:

• Task Letter #1	21 Spring Ln Facility Dev.–Tunxis CC	\$54,655	(Informal)
• Task Letter #2	Charter Oak Relocation	\$425,500	
<b>Total Fee to Date:</b>		\$480,155	

The overall construction and total project budget for the 10,000 sf renovation is established at \$1,453,290 and \$3,856,859.

<b>Task Letter #3– NCA (PRB #20-128)</b>	<b>ARC Base Fees (\$)</b>	<b>Special Services</b>	<b>Total Fee</b>	<b>Construction Budget (\$)</b>	<b>% of Budget</b>
Schematic Design Phase	\$21,675				
Design Development Phase	\$28,900				
Construction Document Phase	\$43,350				
Bidding and Review Phase	\$7,225				
Construction Administration Phase (135 days + CO)	<u>\$43,350</u>				
<b>TOTAL BASIC SERVICE FEE (#20-128) (A)</b>	\$144,500			\$1,453,920	9.94%
<b>NCA Special Services Fee (#20-128)</b>					
FFE Design Services		\$4,700			
<b>TOTAL SPECIAL SERVICE FEE (#20-128) (B)</b>		\$4,700			
<b>TOTAL FEE ( PRB #20-128) (A) + (B)</b>			\$149,200	\$1,453,920	10.26%

**RECOMMENDATION:** It is recommended that the Board approve this TL#3 in the amount of \$149,200. The overall basic service fee of 9.94% is within the established guideline rate of 12.5% for Group B Renovation Project.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILES #20-118** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-118. The motion passed unanimously.

**PRB FILES #20-123** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-123. The motion passed unanimously.

**PRB FILES #20-128** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE

#20-128. The motion passed unanimously.

**9. NEXT MEETING** – Monday, July 20, 2020.

The meeting adjourned.

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