

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 6, 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 August 6, 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 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 August 3, 2020 Meeting. The motion passed unanimously.

### 2. COMMUNICATIONS

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	20-137
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	157-086-001
<i>Grantor:</i>	Stephen J. Knapp et al
<i>Property:</i>	Weston, Lyons Plain Rd (306)
<i>Project Purpose:</i>	Preservation of Bridge No. 04531 Davis Hill Rd over Saugatuck River
<i>Item Purpose:</i>	Voucher

**DAMAGES: \$5,200.00**

**DOT PROJECT:**

The Town of Weston proposes to rehabilitate two bridges on its municipally-maintained roads. In addition to the town-provided local funds, this project will utilize technical expertise provided by the Connecticut Department of Transportation (CTDOT) as well as federal funding administered through CTDOT's Federal Local Bridge Program. The bridges are both in overall Satisfactory structural condition, but require maintenance-level repairs to extend their useful service life.

The following is proposed for each bridge:

- Repair and paint bridge bearings
- Replace bridge rails to meet current crashed-test standards
- Perform minor repairs to, and seal cracks of the concrete substructure
- Replace concrete expansion joints with asphaltic plug joints
- Install minor repairs to the deck concrete and joints
- Install new waterproofing and paving on the bridge decks

Bridge #04351, Davis Hill Road over Saugatuck River

Bridge #04351 consists of a single span concrete deck supported on steel beams, which are supported on reinforced concrete abutments (Image 1). Geometrically, the bridge is 70 feet long and 28 feet wide (curb to curb).

This accommodates two lanes of traffic and a 6-foot wide sidewalk on the west side of the deck. The bridge parapet consists of a steel-backed timber guiderail that is contiguous with the timber guiderails along the approach roadways.

The subject bridge was constructed in 1980 to replace a bridge at the same location and on the same alignment (Image 2). There are no construction documents of this work, suggesting that the bridge was built by the Town of Weston. Bridge #04351 is categorized as Not Eligible for the National Register of Historic Places in the statewide bridge inventory database maintained by CTDOT.

In addition to the rehabilitation work described in the project summary, the steel superstructure will be cleaned and spot painted as necessary. Replacing the superstructure waterproofing membrane will require the removal of the existing roadway pavement and sidewalk. The sidewalk will be replaced in kind and the deck drainage will be improved through a combination of paving and clearing the poorly draining deck weep pipes.

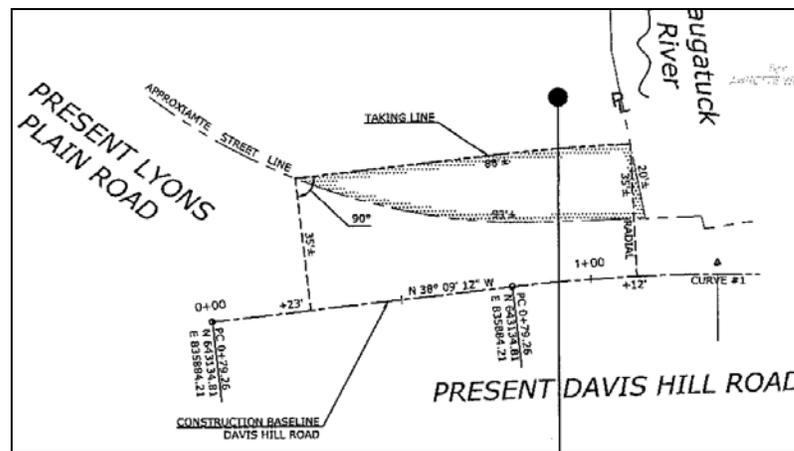


**Subject Property Description, Before the Taking:** The property consists of a 2.3 acre (100,188 sq.ft.) residentially zoned parcel of land improved with a c.1763 colonial dwelling containing 2,112 square feet with 6 rooms, 3 bedrooms and 2.5 baths. The subject property is bordered by the Saugatuck River (553'). The property was acquired in 2017 for \$550,000. The Assessor valued the land at \$400,700, or \$4.00/sq.ft. based on a 2018 revaluation.



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

- Partial taking of 1,252± 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 2.30 acre residentially-zoned site at \$4.00/SF (\$400,700 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 5/27/2020:

Item	Calculation	Damages
Acquisition Parcel	1,252± SF @ \$4/SF	\$5,008
Contributory Value of Natural Vegetation	Lump sum	\$100
	<b>Total:</b>	\$5,108
	<b>Rounded</b>	<b>\$5,200</b>

Staff researched unimproved residentially-zoned lot sales in Wilton. None were located in proximity to the subject property. Staff then researched sales of improved properties within one-half mile of the subject property during the past 12 calendar months (Note: 6 Colony Rd & 292 Lyons Plain are earlier but include river frontage). Properties highlighted in yellow include frontage on the Saugatuck River.

Address	Acre	GLA	Assessment			Land Ratio	Allocation	Price/SF Land	
			Sale Price	Land	Bldg				Total
295 Georgetown Rd.	2.00	5,184	\$1,135,000	\$498,170	\$638,500	\$1,136,670	43.83%	\$497,438.09	\$5.71
6 Colony Rd	1.30	5,420	\$875,000	\$271,250	\$533,290	\$804,540	33.71%	\$295,005.53	\$5.21
35 Pheasant Hill Rd.	2.07	4,455	\$1,400,000	\$237,860	\$633,110	\$870,970	27.31%	\$382,336.93	\$4.24
24 Pheasant Hill Rd.	2.00	2,710	\$650,000	\$235,900	\$189,990	\$425,890	55.39%	\$360,034.28	\$4.13
14 12 O Clock Rd.	2.00	4,642	\$765,000	\$235,900	\$279,440	\$515,340	45.78%	\$350,183.37	\$4.02
12 Dogwood Lane	4.00	5,202	\$1,612,500	\$434,010	\$638,500	\$1,072,510	40.47%	\$652,526.43	\$3.74
292 Lyons Plain Rd	3.99	2,946	\$875,000	\$401,070	\$201,790	\$602,860	66.53%	\$582,118.98	\$3.35
29 Davis Hill Rd.	2.02	4,947	\$425,000	\$319,020	\$147,540	\$466,560	68.38%	\$290,602.49	\$3.30
19 Hemlock Ridge Rd.	2.85	5,200	\$945,000	\$401,240	\$601,720	\$1,002,960	40.01%	\$378,052.76	\$3.05
335 Georgetown Rd.	3.38	4,106	\$1,027,500	\$481,000	\$633,110	\$1,114,110	43.17%	\$443,607.45	\$3.01
7 Tannery Lane S.	2.07	3,070	\$650,000	\$190,960	\$272,280	\$463,240	41.22%	\$267,947.50	\$2.97
62 High Noon Rd.	2.09	1,965	\$510,000	\$191,520	\$193,730	\$385,250	49.71%	\$253,537.18	\$2.78
136 Steep Hill Rd.	2.30	1,512	\$440,000	\$197,400	\$127,410	\$324,810	60.77%	\$267,405.56	\$2.67
195 Steep Hill Rd.	2.42	2,768	\$635,000	\$200,760	\$259,660	\$460,420	43.60%	\$276,883.28	\$2.63
9 Partridge Lane	2.32	5,076	\$950,000	\$244,860	\$638,240	\$883,100	27.73%	\$263,409.58	\$2.61
15 Partridge Lane	2.27	4,986	\$800,000	\$243,460	\$531,740	\$775,200	31.41%	\$251,248.71	\$2.54
43 High Noon Rd.	2.31	2,497	\$285,000	\$197,680	\$177,440	\$375,120	52.70%	\$150,188.74	\$1.49
306 Lyons Plain Rd	2.30	2,696	\$550,000	\$280,480	\$113,700	\$394,180	71.16%	\$391,354.20	\$3.91

Given the subject's extensive Saugatuck River frontage, the EOC conclusion of \$4.00/sf appears reasonable.

**RECOMMENDATION:** Board approval of damages in the amount of \$5,200 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.

**PRB #** 20-139  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 135-332-005  
**Grantor:** Dean G. Russell, Jr. et al  
**Property:** Stamford, Cedar Heights Rd (264)  
**Project Purpose:** Replacement of bridge No. 04067 Cedar Heights Rd over Rippowam River  
**Item Purpose:** Voucher

**DAMAGES: \$12,700.00**

**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 0.52 acre (22,716 sq.ft.) residentially zoned parcel of land improved with a c.1962 ranch-style dwelling containing 1,216 square feet with 7 rooms, 4 bedrooms and 2.5 baths and 1,056 square feet of finished, walk-out lower level area. The subject property is bordered by the Rippowam River (185'). The property was acquired in 2012 for \$425,000.

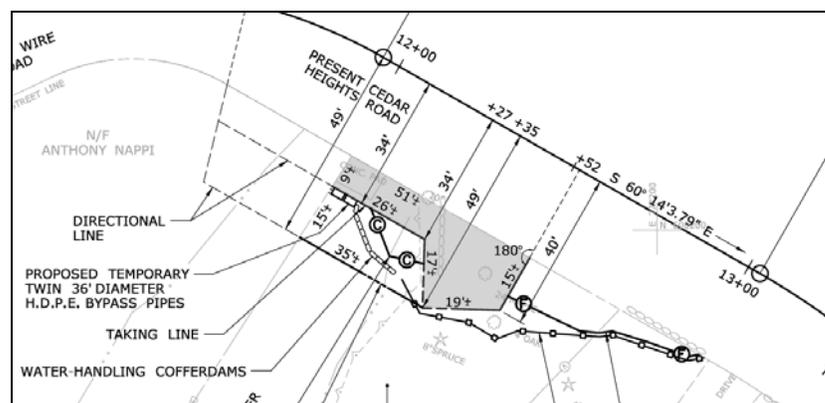
**Before Valuation:** A Value Finding appraisal report that valued the land only was done by DOT Appraiser Stephen C. Miller as of May 6, 2020, as the improvements are not impacted and assigned an “X” value.

**Land Valuation:** Based on the sales comparison approach, the appraiser analyzed three sales of residentially-zoned lot sales; two in Stamford and one in Norwalk (2019-2020) and concluded that the fair market value of the subject land was \$10.00/square foot.

Item	Calculation	Value
Fee Simple	22,716 sf x \$10.00/sf	\$227,160
	<b>Rounded</b>	<b>\$227,000</b>

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

1. Partial taking of 695± sq.ft. of land;
2. A construction easement for the purpose of installing water-handling cofferdams, temporary bypass pipes, temporary sedimentation control system and channel grading acquired over an area of 463± sq.ft. of land;
3. An easement to slope for the support of the highway acquired over an area of 330± sq.ft. of land; and
4. A right to install sedimentation control system acquired over an area of 83± LF of land.



**After Valuation:**

Land Valuation: Based on the sales comparison approach, the appraiser analyzed the same three sales of land in the Before and concluded that the fair market value of the subject land included was \$10.00/square foot.

The Stamford Assessor valued the subject land (100%), as of October 2019, at \$252,210, or \$11.10/sf.

**Calculation of Permanent Damages**

<b>Item</b>	<b>Calculation</b>	<b>Value</b>
Fee Simple	695 sf x \$10.00/sf	\$6,950
Contributory Value of Site Improvement	Lump Sum	\$3,500
Easement to Slope	330 sf x \$10.00/sf x 50%	\$1,650
	Total	\$12,100

The Appraiser reports trees and vegetation will be impacted by the taking. Improvements on the site are not impacted and assigned an “X” value.

**Calculation of Temporary Damages**

Construction Easement Area	463 sf x \$10.00/sf x 12% x 1 year	\$556
	<b>Rounded</b>	<b>\$600</b>

Total damages are then Permanent Damages plus Temporary Damages, \$12,100 + \$600 = \$12,700.

**RECOMMENDATION:** Board approval of damages in the amount of \$12,700 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 appraisal.
3. The valuation is consistent with the other property involved with this DOT project reviewed under PRB #20-123.

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

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

**PRB #** 20-138  
**Origin/Client:** DCS/JUD  
**Transaction/Contract Type** AE / Task Letter #2  
**Project Number:** BI-JD-364  
**Contract:** OC-DCS-CA-0031  
**Consultant:** Colliers Project Leaders USA NE, LLC  
**Property** Bridgeport, Main St (1061) – Fairfield JD Courthouse  
**Project purpose:** Roof & Parapet Replacement Project  
**Item Purpose:** Task Letter #2 to compensate the consultant for CA services

\*Note: DCS originally submitted this Proposal as Task Letter #4 under OC-DCS-CA-0026, a contract that had expired and resubmitted Revised Task Letter #2 under the current OC-DCS-CA-0031.

PROPOSED AMOUNT: \$170,850

The courthouse is an 8-story, 141,800 SF building that was constructed on a 2.2-acre parcel in 1972. The building's exterior curtain wall consists of precast concrete and limestone and glass panels hung on clips attached to the building's steel frame. Building corners are a brick cavity wall system.

This project involves the complete replacement of approximately 18,000 GSF of roof area inclusive of new drains, overflow drains and the incorporation of tapered insulation to increase the pitch to 1/4" per foot with a 30-year warranty using a black Ethylene Propylene Diene Monomer (EPDM) roof system and additional roof related work.

Under this proposed **TASK LETTER #2** with Colliers Project Leaders USA NE, LLC (CPL), the fee is intended to compensate the Consultant for the following CA Phase services:

- Replacement of approximately 18,000 gross SF of roof and associated components, including masonry wall and cap demolition, salvage and reinstallation of caps, repair work and cleaning; replacement of roof exhaust fans, drains, and ladders, replacement of roof stairwell and balcony doors and hardware; cladding brick walls with fiber cement panels;
- Haz-Mat abatement; Phasing of abatement and construction activity;
- Coordinate isolation of 7<sup>th</sup> floor spaces to allow the phased use of the floor during abatement.
- Coordinate 7<sup>th</sup> floor replacement of fire proofing above ceiling, new acoustic tile ceilings, gypsum board ceilings with access panels, LED light fixtures. HVAC diffusers, sprinkler head cover plates and re-installation of ceiling mounted equipment.
- The building is existing. New roof shall be EPDM, Masonry caps salvaged for reinstallation are limestone. New doors are aluminum and hollow metal. Finishes include exterior fiber cement pan board, plaster and lathe patching, paint.

The initial construction budget and project budget have been established at \$2,670,000 and \$3,423,400 respectively. The construction period is estimated at 180 days plus close out.

An executed Form 1105 has been submitted. DCS and JUD confirmed funding is in place for CA services totaling \$170,850.

In June 2017, SPRB approved Colliers Project Leaders USA NE, LLC (CPL) (PRB #17-145) as one of seven firms under the latest On-Call Construction Administration Series of consultant contracts. All of these contracts had a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of 7/31/2019. These contracts were amended to extend the common expiration date to January 31, 2020 as approved by the Board under PRB #19-156. The maximum cumulative fee was unchanged at \$1,000,000.

CPL has been approved for the following task(s) under this series (OC-DCS-CA-0026):

• Task Letter #1	Parking Garage Repairs, Housatonic CC	\$277,400	(PRB #17-151*)
• Task Letter #2	Ana Grace Academy of the Arts	\$489,000	(PRB #18-209)
• Task Letter #3	Harkness Mansion – Maintenance Plan	\$15,400	(Informal)
<b>Total Fee to Date:</b>		<b>\$781,800</b>	

\*PRB 17-151, approved by the Board on July 6, 2017, was originally presented under DCS Contract OC-DCS-CA-0019, Task Letter #8. Subsequent to Board approval, the contract expired on June 30, 2017. DCS Staff informed Board Staff that at that time it was agreed to utilize the new On-Call Contract approved by the Board on June 8, 2017.

In October 2018, the Contract was amended (#1) under PRB #18-177 to increase the maximum contract amount from \$1,000,000 to \$1,500,000 while maintaining the common contract expiration date of July 31, 2019.

In July 2018, the Contract was amended (#2) to change the consultant’s name to Colliers Project Leaders USA NE, LLC from Strategic Building Solutions, LLC.

In April 2020, SPRB approved Colliers Project Leaders USA NE, LLC (CPL) (PRB #20-046) as one of seven firms under the latest On-Call Construction Administration Series of consultant contracts. All of these contracts have a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of August 31, 2022.

CPL has been approved for the following task(s) under this series (OC-DCS-CA-0031):

• Task Letter #1	Burritt Library Renov. – CCSU	\$475,000 (Pending @ DCS)
<b>Total Fee to Date:</b>		<b>\$475,000</b>

Task Letter #2 – CPL Basic Services Fee (#20-138)	CA Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
TOTAL BASIC SERVICE FEE (#20-138) (A)	\$170,850			\$2,670,000	6.39%

Staff have requested clarification of the following issues:

- The On-Call Selection Request for this consultant was approved by DCS Legal on November 5, 2019 and the On-Call Contract – OC-DCS-CA-0026 – expired on January 31, 2020. This Consultant was approved by the Board for a new On-Call Contract – OC-DCS-CA-0031 – on April 6, 2020. Please clarify if the new On-Call Contract should be utilized for this Task Letter.

**DCS Response:** This Task was written based on the On – Call contract OC-DCS-CA-0026 which has been extended. It’s fine to keep it as is.

**Staff Response:** Pl check with legal as the old contract is no longer in force.

**DCS Response:** Will do. **Any update?**

**DCS Response:** DCS provided revised Task Letter #2 under new OC-DCS-CA-0031 contract on 8-3-2020.

**Staff Response:** OK.
- The Board approved ARC Design Phase services on October 1, 2018, and supplemental ARC Design Phase services on March 2, 2020 (additional DD Phase Services were scheduled to be completed 60 day after NTP). Please provide what Phases of the design are complete.

**DCS Response:** The Supplemental Task has been completed and it’s under review. Originally completed CD has been revised by the Supplemental Task.

**Staff Response:** Pl clarify - Is CD Phase completed; Is DD Phase completed? Provide dates

**DCS Response:** The Architectural design services approved October 1, 2018 was completed to CD submission on May 15, 2019. The Supplemental Task will revise the CD and the submission will become Revised CD. DD is a typo by the Consultant. Revised CD submitted on July 6, 2020 and under review. This Task is needed so that the CA will participate in the review
- The TL on page 2 requires Pre-Construction services from the consultant, however, on page 6 the CA fee matrix does not have consultant staff time devoted to this service and associated compensation for the services to be provided . Please clarify the reason.

**DCS Response:** This language is just to have the CA familiarize with the phases in the project and comment on any conflicts if applicable. There will not be additional fee for that.

**Staff Response:** There is more than just familiarizing with the phases. How can there be services listed in a contract (that has deliverables) without compensation? Is the consultant providing pro-bono services? What is the consultant's liability as it relates to these pre-construction services? Has the consultant provided any services so far on this project and since when? Provide a list of deliverables by this consultant.

DCS Response: The CA fee is based on hourly rate as indicated on the Fee Matrix. Everything listed as CA duties is covered. CA is not engaged until contract is signed. CA fees/tasks must match the scope identified.

Staff Response: DCS provided revised staffing matrix identifying 17 hours of pre-construction services for two months prior to the 180-day construction phase.

4. Please clarify why this CA Fee exceeds the 5% guideline.

DCS Response: Court will be in session during construction and will require fulltime CA coverage. The complexity of coordinating the phases of construction will be challenging.

Staff Response: Due to the pandemic, courts are not in full force yet. Pl explain why 170 hours/month are required for 6 months duration?

DCS Response: This is pre-Corvid design and proposal, nobody can predict what will happen in 6 months' time. Best to use Court in Session. OK, hopefully DCS will adjust the scope and hours spent, if situation changes.

RECOMMENDATION: It is recommended that the Board APPROVE this TL#4 in the amount of \$170,850. The fee is 6.39% which is over 5% guidelines ( $\$2,670,000 \times 0.139 = \$37,113$ ). It seems reasonable for the type of work being undertaken while the court is in session.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #20-137** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-137. The motion passed unanimously.

**PRB FILE #20-139** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-139. The motion passed unanimously.

**PRB FILE #20-138** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-138. The motion passed unanimously.

**9. NEXT MEETING** – Monday, August 10, 2020.

The meeting adjourned.

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