

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 24, 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 24, 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

Anthony DeNapoli, APM - DAS Division of Construction Services

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 20, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	20-154
Transaction/Contract Type:	RE – Sale
Origin/Client:	DOT/DOT
Project Number:	63-95-644C
Grantee:	Sager Development, LLC
Property:	Farmington, South Rd (45,317 sf)
Project Purpose:	Sale by Public Bid
Item Purpose:	Quit Claim Deed

Sale Price: \$181,000

Under this proposal, DOT will release an unimproved, irregularly-shaped, 45,317 square foot parcel of residentially-zoned land with 455.2 feet of frontage on the southerly side of South Road. The average depth of the site is approximately 116 feet. The property is located in a residential area that has been transitioning to commercially-oriented uses proximate to the UCONN Medical Center.



Valuation – With the release of this parcel (utilized 49,427 sf based on old map) via a Sale by Public Bid, DOT Appraiser John P. Kerr appraised the property, as of January 24, 2017. Based on the sales comparison approach, the Appraiser utilized three sales of commercially-zoned land in Farmington (2) and Bristol and concluded the fair market value of the Parcel was $\$5.00/\text{sq.ft.} \times 49,427 \text{ sq.ft.} = \$247,135$, rounded to \$247,000.

After unsuccessful negotiations and given the time that elapsed, DOT commissioned a second appraisal (45,317 sq.ft.), as of February 27, 2019. Based on the sales comparison approach, the Appraiser utilized three sales of commercially-zoned land in Farmington, Newington and Plainville and concluded the fair market value of the Parcel was $\$4.00/\text{sq.ft.} \times 45,317 \text{ sq.ft.} = \$181,268$, rounded to \$181,000.

Sale by Public Bid & Negotiations – A Public Bid was held on June 28, 2017, with an asking price of \$250,000.00, which elicited one (1) bid in the amount of \$21,000 from Mr. Andrew DelSanto, Andy's South Road, LLC. Mr. DelSanto's bid was rejected but after further negotiation, DOT agreed to a sale price of \$188,000. This agreed upon price did not conclude in a sale.

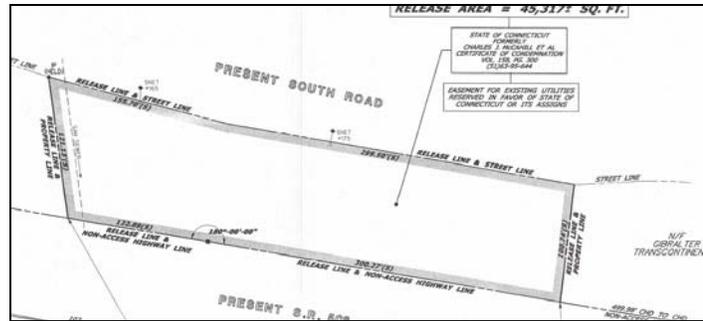
After updating the appraisal, a new Public Bid was held on April 24, 2019. The Public Bid elicited two bids in the amount of \$126,000 (P&P) and \$125,000 (Metro/Sanger). Both offers were rejected. P&P was provided to resubmit a bid and offered \$190,000, accepted by DOT. P&P later withdrew their bid.

DOT then contacted Metro/Sanger in June 2019, in an attempt to sell the property and received an offer of \$155,000 in August 2019. In December 2019, Metro/Sanger increased their offer to \$181,000, which was accepted by DOT.

Staff research revealed that Metro/Sanger acquired the easterly abutter, an unimproved 1.41 acre, commercially-zoned parcel of land for \$250,000, or \$4.07/sq.ft. In light of the Release Parcel's residential zoning, the Release Price of \$181,000 ($\$4.00/\text{sq.ft.}$) is considered reasonable.

Recommendation – Staff recommend approval of the proposed Sale by Abutter Bid in the amount of \$181,000 for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of Farmington declined to purchase and the legislative delegation received the required notification on April 27, 2016.
- The release value of \$181,000 is reasonable in that it represents 105% of the appraised value and it will return the property to the Farmington 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 Farmington Land Records.



PRB # 20-155
Transaction/Contract Type: RE – Sale
Origin/Client: DOT/DOT
Project Number: 156-13-8B
Grantee: Linda M. Jewett
Property: West Haven, Roberts St @ Ocean St (1,181 sq.ft.)
Project Purpose: Sale by Abutter Bid
Item Purpose: Quit Claim Deed

Sale Price: \$26,000

Under this proposal, DOT will release an irregularly-shaped, 1,181 square foot parcel of land with 104 feet of frontage on the southerly side of Ocean St (Rt. 702) and additional frontage on Roberts St (rights of ingress/egress denied to both Ocean St & Roberts St) to the Abutter located at 14 Roberts Street, West Haven, CT. The two other abutters, located on nearby Harding Street, did not place a bid.

The abutter located at 14 Roberts Street is comprised of a 0.29 acre (12,632) residentially-zoned site improved with a c.1930 cape-style single-family dwelling containing 1,701 sq.ft. of gross living area (6/3/1.5).



Valuation – With the release of this parcel via a Sale by Abutter Bid, DOT Appraiser Anthony John DeLucco appraised the property, as of September 18, 2019, in both the Before and After assemblage, valuing the two contiguous properties in the Before Valuation as they meet the standard of the Larger Parcel per Yellow Book Standards. Based on the sales comparison approach, the Appraiser utilized three sales of residentially-zoned land in West Haven and concluded the fair market value of the Larger Parcel was \$16/sq.ft. x 12,632 sq.ft. = \$202,112, rounded to \$202,000.

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the subject property was \$16/sq.ft. x 13,813 sq.ft. = \$221,008, rounded to \$221,000.

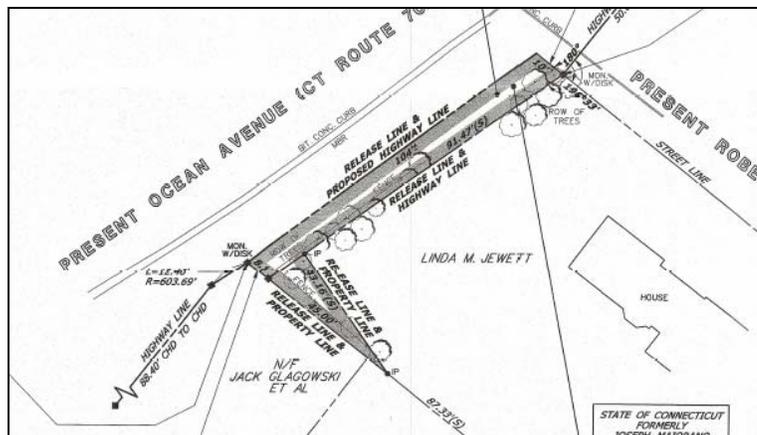
Value of the Release

After Valuation	\$221,000
Before Valuation	\$202,000
Value of Release	\$19,000

Sale by Abutter Bid & Negotiations – The three abutters were notified of the Public Bid. The abutter bid was held 11/27/2019 with an asking price of \$25,000 (+\$1,000 admin fee). One bid was received: \$25,000 (+\$1,000 admin fee) from Linda M. Jewett, which was accepted by DOT.

Recommendation – Staff recommend approval of the proposed Sale by Abutter Bid in the amount of \$26,000 for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of West Haven declined to purchase and the legislative delegation received the required notification on June 19, 2019.
- The release value of \$26,000 is reasonable in that it represents 137% of the appraised value and it will return the property to the West Haven 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 West Haven Land Records.



Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:20. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 20-165-A
Transaction/Contract Type: AG/PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:50. The motion passed unanimously.

OPEN SESSION

PRB # 20-176
Transaction/Contract Type: RE / Assignment of Space
Origin/Client: DAS / DAS
Property: Hartford, Farmington Ave (55)
Project Purpose: Trinity Street Relocation
Item Purpose: Assignment of Space Pursuant to CGS 4b-29

The Department of Administrative Services (“DAS”) is requesting SPRB approval pursuant to CGS 4b-29 for assigning space at 55 Farmington Avenue for the following state agencies:

- Office of Chief Public Defender (OCPD) – 13,003 sf, including termination of Leases at 330 Main St, Hartford (\$63,645.72/yr) and 2275 Silas Deane Highway, Rocky Hill (\$71,214/yr); and
- State Elections Enforcement Commission (SEEC) – 6,783 sf.

DAS estimates the cost of relocation at \$1,700,000 to include design fees, renovation and furniture costs.

OPM has previously approved (8-19-2020) the location of staff pursuant to CGS 4-67g(f) “(f) Each state agency shall request and obtain the written approval of the secretary or his or her designee prior to any (1) change in ownership of state real property, (2) change in use of state real property, (3) use of state real property by an entity other than a state agency, or (4) use of state real property by a state agency other than the state agency with custody and control over such state real property. For purposes of this subsection, “state agency” does not include a constituent unit of the state system of higher education, a technical high school or an agency in the legislative or judicial branch of state government.”

RECOMMENDATION: Staff recommend approval of the relocation of identified Trinity Street agencies to 55 Farmington Ave for the following reasons:

- The relocation complies with CGS 4-67g(f) (OPM statutes); and
- The relocation complies with CGS 4b-29 (DAS statutes).

Sec. 4b-29. (Formerly Sec. 4-133a). Allocation of facilities to state agencies. The Commissioner of Administrative Services shall, subject to the approval of the State Properties Review Board, order the assignment and removal of state agencies, other than institutions and the Judicial Department, to and from real estate available to the state, through ownership or lease, when he deems it necessary to provide space, facilities and necessary accommodations to meet the needs of any of such agencies and when such assignment or removal will be in the best interests of the state. If any such agency fails to abide by an order of assignment or removal of the commissioner, the Commissioner of Administrative Services shall promptly inform the Governor of the reason for his order and of the failure of the agency to comply therewith. For the purposes of this section, the term “Judicial Department” does not include the courts of probate, the Division of Criminal Justice and the Public Defender Services Commission, except where they share facilities in state-maintained courts.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 20-160
Origin/Client: DCS/CCSU
Transaction/Contract Type AE / Amendment #1
Project Number: BI-RC-394
Contract: BI-RC-394-CA
Consultant: Nosal Builders, Inc.
Property New Britain, Stanley St (1615) – CCSU

Project Purpose: Barnard Hall Additions & Renovations Project
Item Purpose: Amendment # 1

Mr. Anthony DeNapoli, APM from Division of Construction Services joined the meeting at 9:40 to participate in the review of the proposal. Mr. DeNapoli left the meeting at 10:17.

PROPOSED AMOUNT: \$10,800

At the State Properties Review Board meeting held on May 19, 2016, the Board approved #16-113 (BI-RC-394-CA), in the amount of \$735,910, for the Barnard Hall Additions & Renovations Project located on the CCSU Campus. The Contract stated 605 days were allocated for Construction Phase Services plus a 90-day closeout period.

DCS selected KBE Building Corporation as the CMR and the CMR contract was approved by the AG on September 29, 2016. Public Bids were opened on October 16, 2018. A Guaranteed Maximum Price Amendment (GMPA) was approved by the AG on May 3, 2019. Pursuant to the GMPA, substantial completion of the project is stated as November 6, 2020. The CMR anticipated a Notice to Proceed for May 17, 2019, with construction estimated at 540 days to substantial completion.

Under this Proposal (#20-160), DCS is now seeking approval of an additional \$10,800 in CA fees to compensate the Consultant for rebidding services provided between November 30, 2018 and February 14, 2019.

The overall construction budget and total project costs are \$16,395,507 and \$23,099,000.

	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%) Budget</u>
NBI Fee for Basic Services (PRB #16-113)				
Pre-Construction Phase	\$147,960			
Construction Phase	+\$503,000			
TOTAL BASIC SERVICE FEE (#16-113) (A)	\$650,960		\$15,032,000	4.33%
<u>SPECIAL SERVICES:</u>				
Commissioning		\$64,950		
Investigation Phase Services		+\$20,000		
TOTAL SPECIAL SERVICES(B)		\$84,950		
TOTAL FEE (PRB #16-113) (A) + (B)		\$735,910	\$15,032,000	4.89%
NBI Fee for Basic Services (PRB 20-160) (A1)				
Bid Phase (Procurement)	\$10,800			
TCC Fee for Basic Services (PRB 20-160) (A1)	\$10,800			
TOTAL BASIC SERVICE FEE (#20-160) (A) + (A1)	\$661,760		\$16,395,507	4.03%

DCS confirmed funding ‘looks to be enough’ for this Amendment #1.

Staff have requested clarification of the following issues:

1. Please clarify why this Amendment #1 is submitted in July 2020 in light of the services being provided from November 30, 2018 to February 14, 2019.
2. Why was the initial CA proposal for this amendment provided on 8/8/2019, after the work was completed? What is DCS’s policy regarding seeking proposals for additional work? Why was the fee not negotiated before the work began?
3. Need a definitive statement that funding is available for this request (‘looks to be enough’ is not definitive).
4. Provide a copy of the Notice to Proceed to the CMR and CA
5. What is the status of the project?
6. What was the cost differential between the project budget, the final construction cost estimate from the CA and the initial bids?
7. What were the reasons for such cost differential?

8. Please reconcile the CA 605-day construction phase with the CMR 540-day construction phase period.

RECOMMENDATION: Staff recommends **suspension** of this consultant contract amendment pending DCS’ written response to issues raised by the Board.

FROM PRB #16-113

Re: PRB # 16-113, Standard Fixed-Fee—Construction Management Services Contract
Central Connecticut State University– Barnard Hall Additions & Renovations Project
Project #BI-RC- 394-CA – Nosal Builders, Inc. - Total Fee \$735,910

PROJECT BRIEF– In general this project involves the design and construction for planned renovations to 11,000 GSF of the existing structure and a new 20,000 GSF Building addition to Barnard Hall. The existing Barnard Hall comprises 78,443 GSF and is utilized for the College of Education, Nursing Program, CCSU Information Technology Offices and main campus server room. The overall project scope is intended to include but not be limited to the completion of the following: 1.) A 20,000-GSF building addition for staff and student advising services 2.) Complete replacement of all windows within the existing Barnard Hall 3.) Installation of a new central HVAC to include both the existing building and planned addition. 4.) The complete renovation of approximately 11,000 GSF of building space which will include the complete demolition and reconstruction of this area. The overall construction and total project budget have been established at \$15,032,000 and \$22,000,000 respectively.

In July 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administrator Consultant Teams related to the CCSU Barnard Hall Additions & Renovations Project. DCS elicited eight (8) responses to the advertisement of which seven of the respondents were considered “responsive”. DCS then proceeded to review the seven submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows Newfield Construction, Inc., STV Construction, Inc., Hill International, Inc., Downes Construction Company, LLC and Nosal Builders, Inc. 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 Nosal Builders, Inc. (“NBI”) as the most qualified firm.

This contract is for Construction Administrator Consultant Team Services for the completion of the CCSU Barnard Hall Additions and Renovations Project. The scope of work for this contract includes both preconstruction and construction phase services as well as commissioning and exploratory testing. The overall compensation rate for this basic service is \$650,960 with an additional \$84,950 for special services. As such the total project fee is \$735,910. DCS has confirmed for SPRB that funding is available for this contract.

FEE – The costs of basic and special services are as follows:

NBI Fee for Basic Services (PRB #16-113)	<u>COST (\$)</u> <u>(BASIC)</u>	<u>COST (\$)</u> <u>(SPECIAL)</u>	<u>C. Budget</u> <u>(\$)</u>	<u>(%) Budget</u>
Pre-Construction Phase	\$147,960			
Construction Phase	<u>+\$503,000</u>			
TOTAL BASIC SERVICE FEE (#16-113) (A)	\$650,960		\$15,032,000	4.33%
<u>SPECIAL SERVICES:</u>				
Commissioning		\$64,950		
Investigation Phase Services		<u>+\$20,000</u>		
TOTAL SPECIAL SERVICES(B)		\$84,950		
TOTAL FEE (PRB #16-113) (A) + (B)		\$735,910	\$15,032,000	4.89%

- The RFQ posted July 2015 elicited 7 candidates. The Selection Panel interviewed five firms and ultimately recommended the appointment of Nosal Builders, Inc. (“NBI”). The selection was approved by Commissioner Currey on 12/7/2015.
- NBI is locally located in Durham. This firm was established in 1999 and has over 10 employees which includes 6± construction project managers and estimators.
- NBI provided DCS written correspondence that the company has not been exposed to any general liability or professional liability claims which is still open.
- The submittal is accompanied by a Consulting Agreement Affidavit notarized on 3/29/2016.

RECOMMENDATION: It is recommended that SPRB APPROVE this new contract for Nosal Builders, Inc. to provide construction administration related services at the CCSU Barnard Hall Additions and Renovations Project. The overall basic service rate of 4.33% is generally consistent with the established guideline rate of 5.00% for this Group B New Construction/Renovation Project.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #20-154 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-154. The motion passed unanimously.

PRB FILE #20-155 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-155. The motion passed unanimously.

PRB FILE #20-165-A – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB FILE #20-165-A. The motion passed unanimously.

PRB FILE #20-176 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-176. The motion passed unanimously.

PRB FILE #20-160 – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILE #20-160. The motion passed unanimously.

9. NEXT MEETING – Thursday, August 27, 2020

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary