

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On April 17, 2023 – 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 April 17, 2023 remotely via telephone conference at (860)-840-2075 and use passcode 284890492#.

#### **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**

Ronald Wilfinger, DCS  
Peter Simmons, DCS  
Keith Epstein, CSCU  
Ernestine Weaver, Esquire, CSCU

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 April 13, 2023 Meeting. The motion passed unanimously.

### **2. COMMUNICATIONS**

### **3. REAL ESTATE- UNFINISHED BUSINESS**

### **4. REAL ESTATE – NEW BUSINESS**

<i>PRB File #:</i>	23-040
<i>Transaction/Contract Type:</i>	RE – Release
<i>Origin/Client:</i>	DOT/DOT
<i>DEEP Project #:</i>	092-680-001A
<i>Lessee:</i>	City of New Haven
<i>Property:</i>	New Haven, Route 34 adjacent to Tower Lane (18)
<i>Project Purpose:</i>	Route 34 East Downtown Crossing-TRR
<i>Item Purpose:</i>	Quit Claim Deed

**CONVEYANCE FEE: \$0**

DOT acquired and is now releasing the following land and easements which were originally acquired for the Route 34 East Downtown Crossing Project in New Haven. The project is complete and it is now necessary for the State to assign the land and easements to the City per Section 4.6 of Master Municipal Agreement for Rights of Way Projects No. No. 4.02-41(14). This is a release of land (2,800 sf) and easements (3,114 sf) acquired over an area of 5,914 sf for transportation purposes only and there is no monetary consideration.

The Quit-Claim deed releases the following:

<u>Grantor</u>	<u>Instrument</u>	<u>Volume/Page</u>	<u>Recorded Date</u>
The New Haven Jewish Community Council Housing Corporation	Warranty Deed	9842/178	04/24/2019

The New Haven Jewish Community Council Housing Corporation was reviewed and approved under PRB #18-213.

**RECOMMENDATION:** Staff recommend approval of this Quit Claim Deed to assign the land and easements acquired by the State to the City of New Haven is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation.
2. Section 4.6 of Master Municipal Agreement for Rights of Way Projects No. 4.02-41(14) between the State and City of New Haven, approved by DOT on December 12, 2016, requires "Upon completion of the construction project, as determined by the DOT, all property and property rights acquired by the DOT for the Project shall be released in a quitclaim deed with the designation 'for transportation purposes only' to the Municipality in which the property is located."

---

**PROJECT:** Downtown Crossing is a City of New Haven infrastructure project that rebuilds the former Route 34 expressway into a system of urban boulevards, reestablishes the urban street grid by reconnecting the city streets, and reclaims portions of land that had long been unavailable for development due to the expressway right-of-way (courtesy of [www.downtowncrossingnewhaven.com](http://www.downtowncrossingnewhaven.com).)

To lessen construction impacts and to maintain safety, transportation, and economic activities while construction is underway, the Downtown Crossing project has been split into three phases.

Phase 2 of Downtown Crossing, *including the area of the subject property*, will reconnect Orange Street to South Orange Street with an at-grade intersection and will include roadway improvements that support bike and pedestrian use, in addition to motor vehicles. Phase 2 includes infrastructure adjustments that will allow a mixed-use development of residential, office, ground level retail, and public spaces to be built (by new urbanist developers Live Work Learn Play) on the 4.85-acre site where the New Haven Coliseum once stood. Phase 2 construction is planned to begin in 2018 and be completed in 2020.

All project elements are designed to New Haven Complete Streets standards and support economic development in New Haven, particularly in the growing health sciences industry. The project relieves congestion, promotes direct and indirect economic development, addresses local flooding, improves traffic flow, enhances livability, and dramatically improves safety for vehicles, pedestrians, and bicyclists.

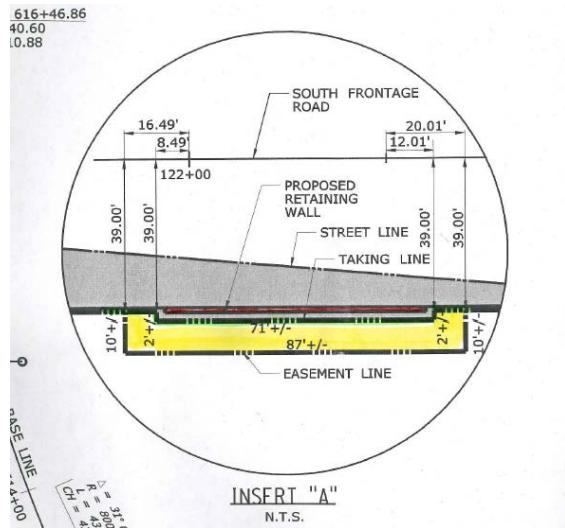
When complete, Downtown Crossing will:

- Remove the former Route 34 limited access expressway and replace it with urban boulevards with a lower speed limit (25 MPH), streetscape improvements, bike lanes and traffic calming measures;
- Reconnect two streets (Orange and Temple) that had been severed by the former Route 34 expressway, in a manner that supports pedestrian, bicyclist and motor vehicle use;
- Reclaim approximately 10 acres of developable land; and
- Restore connectivity for pedestrians and bicyclists between Downtown New Haven, the Medical District, Union Station and the Hill neighborhoods.

**SITE & TAKING DESCRIPTION:** The subject consists of two parcels of residentially-zoned (high density) land containing a total of 4.56 acres (198,634 sq.ft.). The site is improved with a two-tower apartment and assisted living complex containing a total of 328 units. The building improvements are not impacted by the partial take or easements.

DOT requires acquiring the following:

- Partial take of 2,800 sf of land;
- An easement to construct and maintain retaining wall acquired – 728 sf
- An easement to slope for the maintenance and support of the highway acquired – 3,114 sf
- A right to reconstruct parking lot acquired – 180 sf
- A right to restripe 7 parking lot bay lines acquired
- A right to remove and or replace fence, gate and or lock system acquired
- A right to remove and install existing light column acquired
- A right to grade and reconstruct sidewalk acquired – 2036 sf
- A right to remove and replace hand railing acquired
- A right to remove tree.



**Valuation:** An appraisal was done by DOT Appraiser Michael Aletta, as of 5/21/2018. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$30.00/sf of land area.

The table shows the appraiser's summary of damages:

Item	Estimated Value (Rounded)
Before: 198,634 sf @ \$30.00/sf =	\$5,959,000
Affected Site Improvements (flowers, shrubs, tree)	\$30,000
Buildings	N/A
Fair Market Value Before	\$5,989,000

After: 191,992 sf in Fee @ \$30.00/sf =	\$5,759,760
Retaining Wall Easement: 728 sf @ \$30.00/sf x 25% =	\$5,460
Slope Easement: 3,114 sf @ \$30.00/sf x 50% =	\$46,710
3-month loss of 7 parking spaces	\$3,993
Total Site – After (rounded)	\$5,808,000
Damages (Value of Acquisition)	\$181,000

**RECOMMENDATION:** Board approval 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 value is supported by the DOT estimate of compensation.



**PRB #:** 23-041  
**Transaction/Contract Type:** RE – Sale by Public Bid  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 51-000-33B  
**Grantee:** Daniel Pizzoferrato  
**Property:** Farmington, Scott Swamp Road (8774)  
**Project Purpose:** Sale by Public Bid  
**Item Purpose:** Quit Claim Deed

Sale Price: \$275,000 plus \$1,000 Admin Fee

Parcel Description – The release parcel consists of an irregular shaped 99,099± square feet (2.275± acre) parcel with approximately 359 feet of frontage on the north side of Scott Swamp Rd (Rt 6). The subject property is improved with a former DOT salt storage shed containing 3,200 square

feet, constructed in 1986. The property is located in the CR Zone, permitting commercial and industrial uses with a minimum 40,000 square foot lot requirement.

The property is bordered to the north by approximated 142 acres under the custody and control of DEEP and to the east by the Farmington Canal River Trail.





Public utilities include electric and water. Public sewers are available east of the property proximate to New Britain Avenue.

#### Highest and Best Use as Vacant

The subject property is located within the CR (Industrial) zone where a variety of industrial and commercial uses are allowed. The subject location along Scott Swamp Road (Rt. 6) has been historically occupied by a mix of commercial and industrial users. Uses in the immediate area include office, industrial and commercial. Considering these factors, the highest and best use of the subject as vacant would be for industrial or commercial oriented development in conformance with current zoning requirements.

#### Highest and Best Use as Improved

The subject property is presently improved with a salt storage shed facility that was previously utilized by the State DOT for roadway maintenance. The existing structure is a legal pre-existing use but is not considered to be the highest and best use of the property. The highest and best use of the subject as improved is to demolish the existing structure to allow for industrial or commercial oriented development. It is noted that the determination to demolish the structure was based on a study of improved properties with similar utility and characteristics to that of the subject property. Based on the findings, it was determined that demolition of the subject improvements to allow for redevelopment of the site is the highest and best use. The supporting sales data and value as improved is located within the workfile obtained by this appraiser and can be produced upon request.

#### Highest and Best Use Conclusion

In arriving at our conclusion of highest and best use, consideration was given to all the factors noted above. Based on the nearby uses along Route 6 and the traffic count, the highest and best use of the subject property is to demolish the existing salt storage shed structure to allow for industrial or commercial oriented development as allowed by the CR zone.

The valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

#### Environmental Background

Phase 1 and Phase 2 environmental site investigations were completed on the subject property by the environmental firm Tighe & Bond for the Town of Farmington. The investigations revealed the following recognized environmental conditions. A 4,000 gallon underground storage tank that was formerly in use at the site; anthropogenic fill materials were observed on portions of the site; salt storage and handling on site.

Based on soil borings, it was concluded that there was no evidence of petroleum impacted soil or groundwater as a result of the underground storage tank that was removed. Soil borings were also placed on the site to evaluate anthropogenic materials observed on the site. Based on the results of the soil tests, contaminants associated with the anthropogenic fill materials were present at concentrations above CTDEEP remediation standard regulations. The study noted that the volume of anthropogenic materials appears limited, but a thorough delineation of fill materials present beneath the site was outside of the scope of the investigation. It was concluded that excess soils generated during future redevelopment of the site may require special handling and off-site disposal. Lastly, soil borings were used to further assess impacts to the soil and groundwater related to the history of salt storage at the site. Based on the borings, sodium and chloride were detected at various locations on site. It is noted that the report states that there are currently no regulatory standards for sodium or chloride in soil.

It is noted that this appraisal is based on the Extraordinary Assumption that the subject property is free of contaminants that would preclude redevelopment of the site or result in excessive costs related to redevelopment. If this assumption is proven to be false, this appraiser reserves the right to consider its effect on value.

**Valuation** – With the release of this parcel via a Sale by Public Bid, DOT Appraiser John P. Kerr appraised the property, as of June 30, 2022. Based on the sales comparison approach, the Appraiser utilized three similarly-zoned sales of land in Farmington and Plainville (2020-2021) with a similar highest and best use, as follows:

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	8774 Scott Swamp Road (Rt.6) Farmington	156 Brickyard Road Farmington		556 New Britain Avenue Farmington		30 Robert Jackson Way Plainville	
Proximity to Subject		3.19 miles N		1.54 miles N		3.77 miles S	
Sales Price	\$ Per Square Foot	\$ 5.16		\$ 1.95		\$ 3.16	
Price	\$ Sale Price	\$ 224,900		\$ 340,000		\$ 272,500	
Data Source	Town Rec./Inspection	Town Records/Inspection		Town Records/Inspection		Town Records/Inspection	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
6/30/2022 Inspection	10/8/2021			7/12/2021		1/28/2020	
Location	Avg/Good/ADT:16,700	Average/ADT:5,900	+0.52	Average/ADT:4,300	+0.20	Average/ADT:N/A	+0.32
Site/View	2.275± Acres/Office	1± Acre/Ind.	-1.29	4± Acres/Ind.	+0.59	2.07± Acres/Ind.	
Frontage/Access	359.13±FF/Average	255±FF/Average	+0.26	500±FF/Average	-0.10	202±FF/Average	+0.16
Utilities/Topography	Elec./Level/Slope Rear	Elec./Level	-0.26	Elec./Level	-0.10	All Public/Level	-0.32
Zone	CR (Industrial)	CR (Industrial)		CR (Industrial)		RI (Industrial)	
Easements/Shape	None Noted/Rect.	None Noted/Rect.		None Noted/Irrg.	+0.10	Easements/Irrg.	+0.32
Sale or Financing Concessions	N/A	N/A		N/A		N/A	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$ -0.77		<input checked="" type="checkbox"/> + <input type="checkbox"/> - : \$ 0.69		<input checked="" type="checkbox"/> + <input type="checkbox"/> - : \$ 0.48	
Indicated Value of Subject		Net 14.9 % \$ 4.39		Net 35.4 % \$ 2.64		Net 15.2 % \$ 3.64	

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$3.50/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	99,099 sf x \$3.50/sf	\$346,847
	Less Demolition (for HABU)	(\$60,000)
	Total	\$286,847
	Rounded	<b>\$287,000</b>

**Public Bid & Negotiations** – The public bid was held on October 5, 2022, with an asking price of \$500,000. One response was received. A \$265,000 offer from Daniel Pizzoferrato, which was rejected by DOT. Mr. Pizzoferrato subsequently increased his offer to \$275,000, which was accepted.

From the DOT narrative:

The subject parcel consists of 2.275± acres of land with appurtenances, located at 8774 Scott Swamp Road (U.S. Route 6) in the Town of Farmington. The property is improved with a 3,200± square foot salt shed and is located in the CR Industrial Zone and is conforming. The property was used by the Department of Transportation (Department) for storing salt to be spread on State roads during inclement weather and is no longer needed by the Department.

On June 30, 2022, an appraisal was prepared by Staff Appraiser John Kerr who established a release value of \$287,000.00. The appraiser determined that the highest and best use of the property was as vacant land for commercial development and made the extraordinary assumption that the property was free and clear of contaminants that would preclude the redevelopment of the property.

On October 5, 2022, the Department held a public bid for the property. One bid was submitted by Mr. Daniel Pizzoferrato in the amount of \$265,000.00. The Department asked Mr. Pizzoferrato to submit his highest and best offer for the property in which he submitted a final bid in the amount of \$275,000.00.

There are some contaminants present on the property, due to the former use as a salt shed and there is fill on site that will require special handling when the property is re-developed. The Department's Environmental Compliance Unit estimated the cost to hire environmental consultants to sample for hazardous building materials, disposal/abatement of hazardous building materials and demolition of the salt shed would cost approximately \$20,000.00. Mr. Pizzoferrato's offer is

approximately ninety five percent (95%) of the appraised value and the release of the subject State property will end the State's liability and obligation to maintain excess land and buildings that are not being utilized by the Department.

**Recommendation** – Staff recommend approval of the proposed Sale by Public Bid in the amount of \$275,000 (plus \$1,000 Admin Fee = \$276,000 in QC Deed) for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of Farming declined to purchase and the legislative delegation received the required notification on October 18, 2022.
- The property is being sold in an “AS IS” “WHERE-IS” condition “WITH ALL FAULTS AND DEFECTS”, with DOT estimating approximately \$20,000 for corrective action.
- The release value of \$275,000 is 95.8% 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 survey map filed in the Farmington Land Records.



**PRB #:** 23-052  
**Transaction/Contract Type:** RE – Legislative Conveyance  
**Origin/Client:** BOR / BOR  
**Grantee:** Area Cooperative Educational Services (ACES)  
**Property:** North Haven, Bassett St (88)  
**Project Purpose:** Conveyance of Former Gateway CC - 20± Acres  
**Item Purpose:** Legislative Conveyance pursuant to SA 21-33 (1)

At 9:32 Mr. Epstein and Attorney Weaver joined the Meeting to participate in the Board's discussion of this Proposal. Both left the Meeting at 9:45AM.

**CONVEYANCE PRICE: \$1**

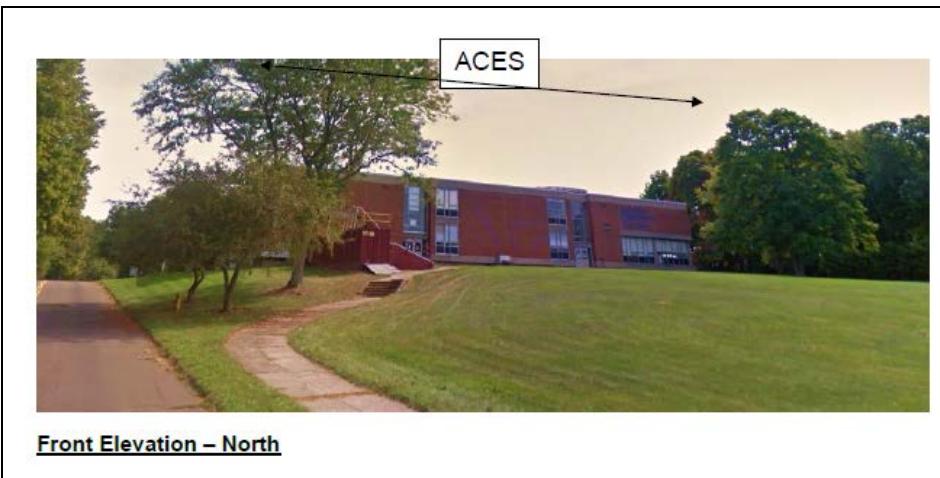
Project Background

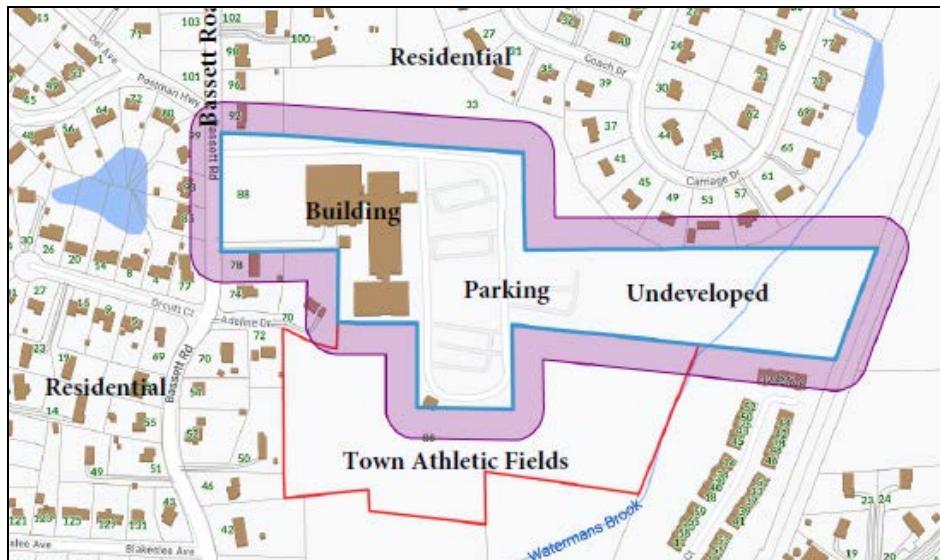
In 1985, the State of Connecticut purchased Orchard Hill Junior High School at 88 Bassett Road, North Haven, from the town for \$5,000,000. This acquisition provided an academic facility and parking for Greater New Haven State Technical College. The athletic playing fields remained North Haven property for community use. In 1992, the merger of the Technical College and South Central Community College rebranded both as Gateway Community College (GCC). The North Haven campus became one of two GCC locations. In 2012, GCC opened its new Church Street, New Haven, campus, resulting in the closing of their Long Wharf campus and portions of the North Haven Campus. GCC's Automotive Technology program remained at North Haven, with original plans to relocate the program to a new facility by 2015. To date, state bond funds have not supported development of a new location for the Automotive Technology Program. Of the 170,000 North Haven square foot facility, the Automotive Technology program occupies approximately 65,000 square feet in lower level space. From 2013 to 2018, the New Haven School System leased much of the available 105,000 square feet as academic high school space for the Creed School and, in the final two years, the Hyde School. As of the 2019 - 2020 academic year, ACES holds the lease on the available 105,000 square feet.

Under this Proposal (PRB #23-052) The Board of Regents for Higher Education seeks Board approval of this Quit Claim Deed conveying approximately 20.313 acres of land with improvements known as Gateway Community College – North Haven Campus to Area Cooperative Educational Services (ACES) pursuant to Section 1 of Special Act 21-33.



Courtesy: Google Maps





A summary of the conveyance is as follows:

1. Section 1 of Special Act 21-33 stipulates the conveyance of 20.03 acres at 88 Bassett St, North Haven to ACES. The conveyance shall be subject to the approval of the State Properties Review Board.
2. Section 1(b)(1) requires ACES to utilize the property for Magnet School or other Educational Purposes. Ownership in the property shall revert to the State if the following occurs:
  - 1) Does not use said parcel for either of said purposes;
  - 2) Does not retain ownership of all of said parcel; or
  - 3) Leases all or any portion of said parcel.
3. Section 1(b)(2) requires the Board of Regents to retain an easement for the operation of an automotive program on said parcel until such program is moved to a new location.

The Board of Regents and ACES shall enter into an agreement concerning said easement, which shall include terms for the operation of such program until the program is moved to such new location.

4. Section 1(b)(3) requires the land will be subject to an easement to the town of North Haven for recreational purposes.
5. Section 1(c) requires the State Properties Review Board to complete their review within 30 days receipt from BOR.

With respect to Item #3 above, BOR has provided an executed copy of the License Agreement and Operating Agreement for Gateway CC's continued use of the ground floor for its automotive program. There is no License Fee and the Agreement will only terminate upon the relocation of the automotive program to another facility. Gateway will reimburse 40% of total utility expenses, as invoiced by ACES, Gateway will provide its own: security guard, custodial and surveillance monitoring. ACES will provide all interior/exterior maintenance through the 5<sup>th</sup> year (capped at \$550,000), parking for BOR and meet the state's insurance requirements.

The Special Act Language is as follows:

**Special Act No. 21-33**

**AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF  
STATE LAND IN THE TOWN OF NORTH HAVEN.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. *(Effective from passage)* (a) Notwithstanding any provision of the general statutes, the chairperson of the Board of Regents for Higher Education shall convey to Area Cooperative Educational Services a parcel of land located in the town of North Haven, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 20.0313 acres and is identified as Lot 043 on town of North Haven Assessor's Map 075 and is further identified as "AREA = 20.0313 ACRES" on a map entitled "State of Connecticut, Department of Administrative Services, Bureau of Public Works, Plot Plan, Town of North Haven, Orchard Hill Junior High School, 88 Bassett Road, North Haven, CT, Project No. 854403, Drawing No. 1, Philip W. Genovese & Associates Inc., Engineers & Land Surveyors, Hamden, Connecticut, Scale 1"=80', Date: October 31, 1985". The conveyance shall be subject to the approval of the State Properties Review Board.

(b) (1) Area Cooperative Educational Services shall use said parcel of land for purposes of a magnet school or other educational purposes. If Area Cooperative Educational Services:

***Substitute House Bill No. 6685***

- (A) Does not use said parcel for either of said purposes;
- (B) Does not retain ownership of all of said parcel; or
- (C) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

(2) The Board of Regents for Higher Education shall retain an easement for the operation of an automotive program on said parcel until such program is moved to a new location. The Board of Regents for Higher Education and Area Cooperative Educational Services shall enter into an agreement concerning said easement, which shall include terms for the operation of such program until the program is moved to such new location.

(3) Said parcel shall be subject to an easement in favor of the town of North Haven for recreational purposes.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed conveyance agreement from the Board of Regents for Higher Education, which shall incorporate the agreement described in subdivision (2) of subsection (b) of this section. The land shall remain under the care and control of the Board of Regents for Higher Education until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The chairperson of the Board of Regents for Higher Education shall have the sole responsibility for all other incidents of such conveyance.

Approved July 13, 2021

*Special Act No. 21-33*

2 of 2

**RECOMMENDATION:** Staff recommends suspension of the Legislative Conveyance to ACES pending receipt of a deed conveying the property, executed by the Treasurer of the State of Connecticut.

1. The Quit Claim deed is consistent with Section 1 of Special Act 21-33, signed by the Governor on July 13, 2021;
2. The conveyance requires ACES to utilize the facility for Magnet School or other Educational Purposes and includes a reverter clause if the facility is used not utilized as such, is leased or if sold;
3. The conveyance requires an Agreement for the GCC Automotive Program to continue to utilize the ground level area until it is relocated; and
4. The conveyance requires an easement to the town of North Haven for recreational purposes which is achieved by referencing rights/deeds contained in the original 1986 sale of the campus from the town of North Haven to the State recorded in volume 349, beginning on page 597.

## 5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

## 6. ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB File #:</b>	23-067
<b>Origin/Client:</b>	DCS/CTMD
<b>Transaction/Contract Type</b>	AE / Task Letter
<b>Project Number</b>	BI-Q-721
<b>Contract</b>	OC-DCS-ARC-0066
<b>Consultant:</b>	Quisenberry Arcari Malik, LLC
<b>Property</b>	Windsor Locks, Light Ln (85) – CT Army National Guard
<b>Project purpose:</b>	Aircraft Storage-Maintenance Hangar
<b>Item Purpose</b>	Task Letter #3A

At 9:32 Mssrs. Wilfinger Simmons joined the Meeting to participate in the Board's discussion of this Proposal. All left the Meeting at 9:56AM.

At its meeting held on September 29, 2022 the State Properties Review Board voted, under PRB #22-142, to approve TASK LETTER #3 in the amount of \$458,025 to compensate the Consultant for design and construction administration services for the development of an approximately 10,904 square foot storage building to house two UH60-H helicopters at the Army Aviation Support Facility (AASF) in Windsor Locks. In addition to the unheated storage area, the facility will include a heated single unisex latrine, a heated mechanical/fire suppression room, and a secure caged area to be used for storage of miscellaneous tools or other items. The project design will include two alternates. Alternate #1 will encompass a solar PV system to serve the building's electrical needs and Alternate #2 will represent the inclusion of a heating system for the entire building area. The actual design of the solar PV system components in Alternate #1 will be performed by bidding vendors based upon a performance specification prepared by the energy modeling consultant.

DCS notes the Project is in DD Phase currently and is awaiting the approval of this supplemental TL before they can proceed any further with the design.

During the SD phase it was discovered that the closest location for Sanitary Sewer is approximately 600 linear feet from the location of the Storage Hangar. The Original TL Survey Layout did not include this extended area.

Under this Proposal (PRB #23-067), DCS is seeking SPRB approval of TASK LETTER #3A in the amount of \$9,240 to compensate the Consultant for providing additional survey services with the following Scope of Work:

### • SURVEY & MAPPING STANDARDS

The mapping and survey shall be performed by a registered Land Surveyor licensed in the State of Connecticut in accordance with the "Regulations of Connecticut State Agencies, Sections 20-300b-1 thru 20-300b-20," and "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

Surveys requested will be Topographic and Utility Surveys.

The survey accuracy shall conform to the following classes: Horizontal  
Control: Class A-2  
Vertical Control: Class V-2 Topographic  
Survey: Class T-2

Horizontal control will be Connecticut State Plane Coordinate system – North American Datum of 1983 (NAD '83) and Vertical control will be the North American Vertical Datum of 1988. (NAVD '88) Topographic Survey

**• TOPOGRAPHIC SURVEY**

Complete topographic survey with contours at one (1) foot intervals and spot grades to the nearest tenth (0.1) of a foot within area indicated on the attached picture depicting the area.

Indicate spot elevations at doorways, ramps, walks, landings, finish floor elevations at entrances to buildings, and steps within area indicated on the attached picture depicting the area.

Indicate location of structures, paving and improvements aboveground and belowground, including but not limited to curbs, walks, exterior stairs, steps, retaining walls, stone walls, fences, single trees (indicate size and type if greater than two inches in caliper), shrubs, landscaped areas, outlines of wooded areas, signage, driveways, parking and loading areas indicating number of stalls existing within area indicated on the attached picture depicting the area.

Indicate and label all areas of water, water courses, wetlands, one hundred (100) and five hundred (500) year flood plains, channel encroachment lines, and other sensitive areas indicated on the attached picture depicting the area.

Identify all natural features such as ledge outcroppings within area indicated on the attached picture depicting the area.

Label all surface materials, i.e., grass, bituminous, gravel, etc., within indicated on the attached picture depicting the area.

**• UTILITY MARK OUT**

Indicate and label all aboveground utilities to include but not be limited to utility poles, overhead lines, traffic control structures, site lighting, telephone and electrical structures, other utility orientated aboveground structures, fire hydrants, etc.

In addition to Call-Before-You-Dig (1-800-922-4455), the Surveyor shall hire a private utility locator service to locate underground utilities mentioned above within area indicated on the attached picture depicting the area.

Utility locating service to provide Quality Level B as described in ASCE Standard 38- 02, "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

The utility locator is to use two (2) means of Geophysical locating methods over the entire survey area.

Provide accurate depths of all utilities where possible. Where utilities do not connect to a building or a structure, propose other means of determining the route of the utility in question by the utility locating contractor and utilized upon approval to complete the connection routing.

Indicate top of frame elevations for all storm and sanitary structures. Clearly label all pipes, including the type of pipe, diameter, slope, and invert at each structure and outlet. Indicate and identify headwalls, flared ends, gates, weirs, dams, open drainage ditches, leak-offs, etc., as well. Survey storm drainage. If the boundary is mid-pipe, extend survey to include the next upstream or downstream structure.

Survey sanitary. If the boundary is mid-pipe, extend survey to include the next upstream or downstream structure. If there is a subsurface disposal system present, research, document,

and include it in the survey with all available information.



The Consultant's proposed Fee, including Sub-Consultant's Fees, is \$9,240.

In May 2021, SPRB approved Quisenberry Arcari Malik, LLC ("QAM") (PRB #21-061) as one of five Firms under the latest *On-Call ARC Architect Series* of consultant contracts. These contracts have a common expiration date of August 15, 2023 and have a maximum cumulative fee of \$1,000,000.

Since the award of this contract QAM has been approved for the following tasks under this series:

• Task Letter #1	MXCC – Advance Mfg Renov.	\$99,695	(Informal)
• Task Letter #2	Capital CC – Mfg Feasibility Study	\$29,850	(Informal)
• Task Letter #3	CTMD - Aircraft Storage- Main Hangar	\$458,025	(#22-142)
• Task Letter #3A	CTMD - Aircraft Storage- Main Hangar	\$9,240	(#23-067 Pending)
• Task Letter #4	Capital CC – Adv Manufacturing Prog.	\$99,370	(Informal)
	Total	\$686,940	

The overall construction and total project budget for the Aircraft Storage-Maintenance Hangar Project is **\$5,062,000** and **\$7,048,420**.

Task Letter #3– QAM (PRB #22-142)	Architect Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design	\$53,211				
Design Development	\$70,948				
Contract Documents	\$106,422				
Bidding	\$17,737				
Construction Administration	\$106,422				
QAM'S BASE FEE (A)	\$354,740			\$5,062,000	7.00%
QAM Special Services Fee (#22-142)					
Surveying Services		\$8,600			
Cost Estimating Services		\$10,000			
Energy-LEED Services		\$75,000			
Geo-Technical Services		\$9,685			
<b>TOTAL SPECIAL SERVICE</b>		<b>\$103,285</b>			

FEE (#22-142) (B)					
Exp. Surveying Service (23-067) (B1)		\$9,240			
TOTAL SPECIAL SERVICE FEE (#23-067) (B) + (B1)		\$112,525			
TOTAL FEE ( PRB #23-067) (A) + (B) + (B1)			\$467,265	\$5,062,000	9.23%

**RECOMMENDATION:**

It is recommended that SPRB **APPROVE** Task Letter #3A for in the amount of \$9,240.

- DCS confirmed \$9,240 is available for the Task Letter.

---

**PROPOSED AMOUNT: \$458,025**

Under this Proposal (PRB #22-142), DCS and CTMD are seeking Board approval of Task Letter #3 for the Consultant to provide design and construction administration services in conjunction with the following scope of work:

The project will entail the design of an approximately 10,904 square foot storage building to house two UH60-H helicopters at the Army Aviation Support Facility (AASF) in Windsor Locks. In addition to the unheated storage area, the facility will include a heated single unisex latrine, a heated mechanical/fire suppression room, and a secure caged area to be used for storage of miscellaneous tools or other items. The project design will include two alternates. Alternate #1 will encompass a solar PV system to serve the building's electrical needs and Alternate #2 will represent the inclusion of a heating system for the entire building area. The actual design of the solar PV system components in Alternate #1 will be performed by bidding vendors based upon a performance specification prepared by the energy modeling consultant.

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

- Develop all documents, including the plans, specifications, cost estimates and permit applications necessary to perform the work and produce the bid documents to meet the schedule, cost limitations and other design objectives as applicable including compliance with federal, state and local laws, current codes, ordinances, rules, regulations, orders and other legal requirements of public authorities that bear on performance of work; and, widely accepted industry standards.
- Develop all documents in accordance with the Agency's NG Pam 415-5 and the State Consultants Procedure Manuals.
- The project shall meet (Unified Facilities Criteria) UFC 1-200-02 High performance and Sustainable building requirements.
- Provide Sustainable Design Support
  - Develop sustainable design elements to be included into the project.
  - Evaluate a variety of different elements within the project scope such as siting and building orientation, natural site features that may be incorporated into the design, availability of resources and infrastructure within and adjacent to the project scope, adjacent occupancies and uses.
  - Determine architectural elements that identify the project's sense of place and space
  - Incorporate energy efficient mechanical, electrical, and plumbing systems

- LEED Administration
  - Register project for LEED certification (USGBC Registration fee not included).
  - Manage all contact with the USGBC, including responding to review clarification requests.
  - Track project LEED standing.
  - Provide regularly updated LEED Appraisals.
  - Perform LEED design reviews at completion of Schematic Design, Design Development and Construction Document phases.
  - Review LEED documentation prepared by the MEP Engineer for Minimum Indoor Air Quality Performance and Enhanced Indoor Air Quality strategies and Thermal Comfort.
  - Review LEED documentation prepared by Civil Engineer for High Priority Site, Site Assessment, Rainwater Management and Outdoor Water Use Reduction.
  - Review LEED documentation prepared by Architect for Building Life-Cycle Impact Reduction.
  - Collect and prepare for submittal all design phase LEED documentation.
  - Review LEED documentation prepared by the Construction Management Company for Construction Phase credits. Specific credits are Construction and Demolition Waste Management, Environmental Product Declarations, Sourcing of Raw Materials and Material Ingredients.
  - Lead a pre-construction conference to establish Construction Phase LEED responsibilities.
  - Review for completeness and accuracy and prepare for submittal all construction phase LEED documentation.
  - Prepare and submit all project documentation requested by the USGBC for LEED certification.
  - Provide LEED documentation matrix during Construction Documentation to guide LEED documentation requirements.
  - Provide all required quantitative research.
  - Monitor construction progress to track project LEED status.
  - Support construction team with all LEED-related construction inquiries.
  - Review specified LEED-related contractor submittals.
  - Respond to USGBC requests for additional documentation.
  - Site Meetings as required.
  - Coordinate award of LEED certification (USGBC Certification fee not included).
- Provide a Life-Cycle Cost Analysis (LCCA)
  - Prepare a preliminary energy model using Trane Trace software
  - Provide recommendations for energy efficiency at targeted energy reduction compared to ASHRAE Standard 90.1-2010 minimally compliant facility or other appropriate base case

- Evaluate building energy performance including thermal envelope performance, lighting power density, and HVAC system efficiency
- Participate in project integrated design meeting to formulate energy recommendations and systems integration opportunities.
- Participate in a meeting to review results
- **Solar Feasibility Study**
  - Utilize Helioscope to complete an hourly 8,760-hour model of solar performance to obtain a more detailed understanding of project technical, financial, and environmental viability.
  - Develop a layout of solar panels, parking canopy support structures, and associated solar equipment. Solar generation data shall be extracted from the model to understand hourly production data and overlaid with the local utility's rate tariff for the facility.
  - Develop financial projections and assess environmental impacts.
  - Provide a report.
- Utilize a pre-engineered metal building (PEMB) to design the building's superstructure.
- **Provide design for structural systems**
  - Design the foundation system and layout the structural system and building dimensions. Define all building loads to provide input to the PEMB manufacturer for complete, customized, turnkey package for erection onsite.
  - Design the foundation system based on stamped and signed drawings indicating column base reactions from the PEMB manufacturer. The proposed foundation to be conventional cast-in-place concrete slab on grade, with reinforced cast-in-place concrete foundation walls on spread footings. Include the design of a 10 foot high reinforced concrete or masonry wall around the perimeter exterior.
- **Provide design for the Mechanical, Electrical, Plumbing, and Fire Protection systems** for this building. Utilize high expansion foam which does not contain AFFF for the fire protection system.
- **Provide survey and Geotechnical boring and soil analysis including a report**.
- **Prepare cost estimates** at SDs, DDs, 90% CDs and 100% Bid Documents with Alternates for #1 – Solar PV and #2 Heated Storage Bay.
- **Provide civil engineering and site design** of the following items:
  - Design of the site aspects for the hanger building and associated site features.
  - Utility connections for the proposed structure.
  - Stormwater design for the proposed development.
  - Coordination with FAA and CAA and submission of associated permits with these organizations.
  - Technical Specifications in CSI format.
  - Submit applicable permit applications for review and approval including CT DEEP Flood Management Certificate, FAA Form 7460, CAA submissions
- **Provide design for the Technology and Security related systems as follows**
  - **Voice, Data, Video and Security Cabling Infrastructure**
    - Define and design horizontal and backbone cabling infrastructure for the voice, data, video and security systems within the workspaces which shall include documentation of pathways, labor, all devices, installation procedures, and testing requirements.
  - **Telecommunication Rooms Design**
    - Define size and environmental requirements of all required telecommunication rooms including cooling, power and fire suppression requirements. Provide this information to

the project's MEP to ensure an efficient and functional space. Electrical design and specification for this electrical equipment is not within this scope.

- Define and design devices including racks, server cabinets, service provider demarcations, field terminations, and all technology devices to be installed into these rooms, as required.
- Define the fiber and copper backbone connectivity the Main Equipment Room and each telecommunication room and the Service Providers demarcation points.
- Physical Security Systems
  - Define the following security system to meet the needs of the Owner:
    - Video surveillance system of cameras, a video management system, and all servers and storage devices required for a complete system.
- Technology Systems
  - Design and specify the technology devices and systems mentioned below:
  - All manufacturer, parts numbers, Wi-Fi predictive heat maps, along with their entire bill of material lists for complete systems shall be provided by CTMD (DOIM) IT representatives. All documentation of these systems and the required installation shall be incorporated into the technology designs.
    - Network Active Electronics
    - Servers
    - Uninterrupted Power Supplies and PDU's
    - Wireless Access Points and controllers or cloud based managed systems
    - Phone System – VoIP
- Perform a "Requirements Analysis" with the Owner and appropriate staff to define the required system(s) parameters and formulate technology recommendations, narratives, budgetary models and bid specifications as required by the program.
  - Meet with the technology and security stakeholders to determine the technology requirements of overall program including cabling preference, telecommunication room layout preference, and discussion of the devices that will be supported by the cabling system; and, to review the overall program requirements.
  - Provide power and cooling requirements to the MEP design team as required for the data rooms, audio visual, and security systems.
  - Provide all required documents to FM Global for review and comment.
  - Prepare a Conformed Set of Bid Documents.
  - Provide Record Drawings and Specifications and other closeout documents as required.

The Consultant's proposed Fee, including Sub-Consultant's Fees, is \$458,025, broken down as follows:

- 2A. Schematic Design Phase: \$83,496 (70 days);
- 2B. Design Development Phase; \$92,448 (84 days);
- 2C. Contract Documents: \$141,422 (98 days);
- 2D. Bidding Phase: \$19,237 (28 days); and
- 2E. Construction Administration Phase: \$121,422 (26 weeks).

DCS confirmed funding is available for this request. The construction cost is 100% federally funded.

**Aircraft Storage - Maintenance Hangar PN 090105**  
 Windsor Locks, Connecticut  
 DAS/C/S Project Number: B10-721  
 Architectural Bid Proposal Worksheet

PHASE	BASIC SERVICES					SUPPLEMENTAL SERVICES					Total
	Architectural QA+M \$	Structural R2 Design \$	MEP/FP R2 Design \$	Technology D'Agostino \$	Civil Engineering Benesch \$	Property Survey Benesch \$	Cost Estimating PACS \$	Energy-LEED Stonehouse \$	Geotechnical GZA \$		
Schematic Design	\$22,500	15.0%	\$5,250	15.0%	\$13,500	15.0%	\$1,836	15.0%	\$10,125	15.0%	\$8,600 100.0% \$10,000 13.3% \$9,685 100.0% \$83,496 18.2%
Design Development	\$30,000	20.0%	\$7,000	20.0%	\$18,000	20.0%	\$2,448	20.0%	\$13,500	20.0%	\$0 0.0% \$4,000 40.0% \$17,500 23.3% \$0 0.0% \$92,448 20.2%
Construction Documents	\$45,000	30.0%	\$10,500	30.0%	\$27,000	30.0%	\$3,672	30.0%	\$20,250	30.0%	\$0 0.0% \$2,500 25.0% \$32,500 43.3% \$0 0.0% \$141,422 30.9%
Bidding	\$7,500	5.0%	\$1,750	5.0%	\$4,500	5.0%	\$612	5.0%	\$3,375	5.0%	\$0 0.0% \$1,500 15.0% \$0 0.0% \$0 0.0% \$19,237 4.2%
Construction Administration	\$45,000	30.0%	\$10,500	30.0%	\$27,000	30.0%	\$3,672	30.0%	\$20,250	30.0%	\$0 0.0% \$0 0.0% \$15,000 20.0% \$0 0.0% \$121,422 26.5%
<b>TOTAL</b>	<b>\$150,000</b>	<b>32.7%</b>	<b>\$35,000</b>	<b>7.6%</b>	<b>\$90,000</b>	<b>19.8%</b>	<b>\$12,240</b>	<b>2.7%</b>	<b>\$67,500</b>	<b>14.7%</b>	<b>\$8,600 1.0% \$10,000 2.2% \$75,000 16.4% \$9,685 2.1% \$458,025 100.0%</b>

In May 2021, SPRB approved Quisenberry Arcari Malik, LLC ("QAM") (PRB #21-061) as one of five Firms under the latest *On-Call ARC Architect Series* of consultant contracts. These contracts

have a common expiration date of August 15, 2023 and have a maximum cumulative fee of \$1,000,000.

Since the award of this contract QAM has been approved for the following tasks under this series:

• Task Letter #1	MXCC – Advance Mfg Renov.	\$99,695	(Informal)
• Task Letter #2	Capital CC – Mfg Feasibility Study	\$29,850	(Informal)
Total			\$129,545

The overall construction and total project budget for the Aircraft Storage-Maintenance Hangar Project is **\$5,062,000** and **\$7,048,420**.

Task Letter #3– QAM (PRB #22-142)	Architect Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design	\$53,211				
Design Development	\$70,948				
Contract Documents	\$106,422				
Bidding	\$17,737				
Construction Administration	\$106,422				
QAM'S BASE FEE (A)	\$354,740			\$5,062,000	7.00%
QAM Special Services Fee (#22-142)					
Surveying Services		\$8,600			
Cost Estimating Services		\$10,000			
Energy-LEED Services		\$75,000			
Geo-Technical Services		\$9,685			
TOTAL SPECIAL SERVICE FEE (#22-142) (B)		\$103,285			
TOTAL FEE ( PRB #22-142) (A) + (B)			\$458,025	\$5,062,000	9.05%

#### **RECOMMENDATION:**

It is recommended that SPRB **APPROVE** Task Letter #3 for in the amount of \$458,025.

- DCS confirmed \$458,025 is available for the Task Letter.

#### **7. OTHER BUSINESS**

#### **8. VOTES ON PRB FILE:**

**PRB FILE #23-040** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-040. The motion passed unanimously.

**PRB FILE #23-041** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-041. The motion passed unanimously.

**PRB FILE #23-052** – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB FILE #23-052. The motion passed unanimously.

**PRB FILE #23-067** – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-067. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, April 20, 2023.

The meeting adjourned.

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