

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On November 30, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on November 30, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at [dimple.desai@ct.gov](mailto:dimple.desai@ct.gov) to make appropriate arrangements.

#### **Members Present – solely by means of electronic equipment:**

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

#### **Members Absent:**

#### **Staff Present – solely by means of electronic equipment:**

Dimple Desai  
Thomas Jerram

#### **Guests Present – solely by means of electronic equipment:**

Jenna Padula, DAS-CS  
David Barkin, DAS-CS

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 November 27, 2023 Meeting and November 28, 2023 Special Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Board Members were updated regarding a meeting with Commissioner Hurlburt of the Department of Agriculture, Chairman Josephy, Vice Chairman Berger and Director Desai.

Board Members were informed that a site inspection for a Proposal being reviewed under PRB #23-210-A was confirmed for Tuesday, December 5, 2023, beginning at 10:30AM.

### 3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 10:11. The motion passed unanimously.

#### EXECUTIVE SESSION

**PRB #:** 23-207-A  
**Transaction/Contract Type:** AG / PDR  
**Origin/Client:** DoAG/DoAG

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

Upon completion of the Board’s review of this Proposal, Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 10:15. The motion passed unanimously.

#### OPEN SESSION

### 4. REAL ESTATE – NEW BUSINESS

**PRB #** 23-193  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 015-383-001  
**Grantor:** Housing Authority of the City of Bridgeport  
**Property:** Bridgeport, Iranistan Avenue (400)  
**Project Purpose:** Resilient Bridgeport – Rebuild by Design  
**Item Purpose:** Voucher

**DAMAGES: \$1,148,000**

The project is known as “Resilient Bridgeport - Rebuild By Design” Stormwater Park.

Resilient Bridgeport is a resilience strategy comprised of two pilot projects; Rebuild by Design(RBD) & Flood Risk Reduction Project (FRRP) focused on protecting homes, businesses and infrastructure in the South End of Bridgeport from chronic and acute flooding in order to foster long-term prosperity in the neighborhood.

This portion of the project is for the construction of a stormwater park and Johnson Street Extension.



In an effort to mitigate future storm-related flooding having historically impacted the local neighborhood, it is the aim of the infrastructure improvement project to create stormwater ponds on the acquired land, slightly elevate strategic roads to allow improved access during emergency situations, and construct a pumpstation and other infrastructure to reduce future flooding risks.



**SITE DESCRIPTION:** The subject property consists of 490,642± square feet (11.2636± acres) of land. The lot encompasses a full city block with four-street frontage; including 838'± frontage along South Avenue, 592'± frontage along Columbia Street, 830'± frontage along Ridge Avenue, and 589'± frontage along Iranistan Avenue. The topography is generally level with road grade. There are no indications of wetland soils impacting the subject, however FEMA indicates a majority of the subject land (appraiser estimate is 65+/-%) lies within the special flood zone AE (100-year base).

All typical municipal utilities are available including city water, city sewers, natural gas, storm drainage, electricity, cable/internet, and landline telephone. Fuel oil and bottled gas are available via delivery in the region.


The subject parcel is zoned within the NX3 zone, which is predominantly oriented toward residential housing and apartment development, with some additional uses which complement the residential tapestry being encouraged. The existing deed restriction indicates the subject land shall be developed with affordable housing. The site encompasses a full city block with level terrain and good accessibility via its four-street frontage. Neighboring property improvements are mainly residential-oriented and comprised of single and low-density housing. The Highest and Best Use of the subject "As-Vacant" is for affordable housing units, as limited by the deed restriction.



Prior structures (considered to encompass 278 dwelling units on the subject's land only, equating to a density of 24.8± units per acre) were razed circa 2016 – 2017 (per DOT Appraiser). It appears brick and concrete construction debris have been used to create berms along the east, west, and south property lines. There is chainlink perimeter fencing along the entirety of the frontages, with

several gated access points noted. An older monopole tower structure remains on-site, with limited documentation related to this site improvement available.

### Program Overview

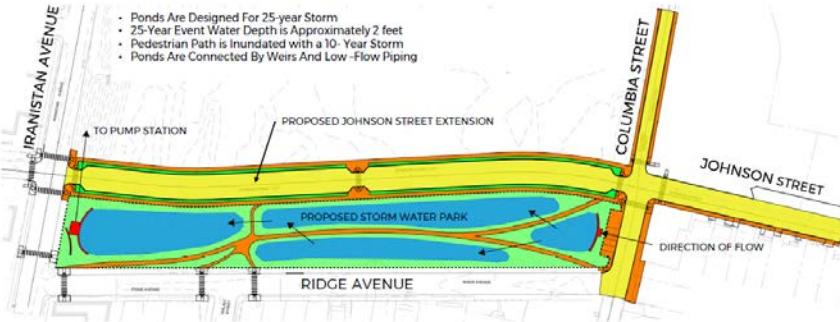


- Flood Risk Reduction Project \$46M
- Coastal Flood Defense System
- Resilience Center
- Energy Study
- Floodplain Design Guidelines

Rebuild by Design SIOM  
"pilot project must reduce risk to public housing in the City's South End."  
• Stormwater management  
• Elevated street for dry egress

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### Rebuild by Design



- Ponds Are Designed For 25-year Storm
- 25-Year Event Water Depth is Approximately 2 feet
- Pedestrian Path is Inundated with a 10-Year Storm
- Ponds Are Connected By Weirs And Low-Flow Piping

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CONNECTICUT Department of Housing

**VALUATION:** The DOT appraisal was completed on March 28, 2023 by DOT Appraiser Steven C. Miller.

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

**EXTRAORDINARY ASSUMPTIONS:**

- The value opinion is subject to the *Extraordinary Assumption* that the subject land can be developed with 278 affordable housing units, equating to the rate of 24.7± units per acre. The newly implemented form-based zoning does not have a maximum allowed unit density, and there are no proposals and/or site development plans on-file with the City of Bridgeport's Office of Planning and Zoning. The subject land (inclusive of other lands beyond the scope of work) was previously known as the 'Marina Village' housing complex, and totaled 406 dwelling units per assessment records prior to suffering significant flood damage that required the entire complex to be demolished. The site's demonstrated historical use is evidence for the high likelihood of development approval; while the subject land is vacant and is without approvals nor proposals for development, adjacent land (being a part of the subject parcel but beyond the scope of work) is approved for 128 affordable dwelling units and a neighborhood medical office space, with 54 units constructed. For valuation purposes, the appraiser considers the subject land to have development potential for 278 affordable dwelling units in keeping with its historical density and recorded restrictive covenants. If it were found that the number of potential units and/or the unit density deviates from the appraiser's expectations, the appraiser reserves the right to consider any impact to the value opinion presented.

**HYPOTHETICAL CONDITIONS:**

- The value opinion is subject to the *Hypothetical Condition* that the subject land measures 490,642± square feet, or 11.2636± acres, being a portion of a larger tax lot. An unrecorded ALTA / ACSM Land Title Survey conducted November 11, 2013 obtained from the City of Bridgeport's Office of Planning and Zoning shows the larger site bisected by "Project Street," a right of way that is planned to become an extension of Columbia Street and currently functions as a city road. The street separates the larger parcel into an approved/structurally developed eastern half and an undeveloped western half without approved entitlements (but historically improved with apartment units). The two halves are one tax lot as per the municipal assessor, however are at different stages of development and separated by a planned city street. The size and configuration of each landmass lends itself well to be separately developed, as would be expected by active market participants. The value opinion is subject to the *Hypothetical Condition* that the subject property encompasses the westward rectangular area, and measures 490,642± square feet per survey provided in the addendum of this report.
- The methodology used in this Appraisal Report is a standard State composition in the "Before and After" format used for eminent domain purposes. The appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the State's project. The appraisal report is subject to the *Hypothetical Condition* that the proposed road project is completed as currently proposed in the Department of Transportation construction plans, on the day after the "as of" date.

**Before Land Valuation:** Based on the sales comparison approach, the appraiser considered three sales (2021-2022) of similarly zoned land, with a similar highest and best use, as follows:

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		Address	660 Lindley Street Bridgeport, CT 06606	211 Ferry Boulevard Stratford, CT 06615	382 Ferry Boulevard Stratford, CT 06615		
Proximity to Subject		2.23 miles N		4.19 miles NE		4.41 miles NE	
Sales Price	\$ N/A	\$ 26.69 per Sq.Ft.		\$ 17.63 per Sq.Ft.		\$ 18.45 per Sq.Ft.	
Price	\$ N/A	\$ 2,400,000		\$ 890,000		\$ 2,000,000	
Data Source(s)	Town Records, Insp	Town Rec. Ext. Insp. Vol10872Pg177		Town Rec. Ext. Insp. Vol4657Pg240		Town Rec. Ext. Insp. Vol4580Pg173	
ITEM	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Date of Sale/Time Adj.	March 28, 2023	Sept. 29, 2022		March 18, 2022		Sept. 10, 2021	
Location	Average	Avg - Good	-4.00	Avg - Good	-1.76	Avg - Good	-1.85
Site/View	11.2636±Ac(25/ac)NX3	2.0640±Ac(38/ac)/RX2	-5.34	1.1592±Ac(39/ac)/CA	-3.53	2.4882±Ac(48/ac)CA,R54	-2.77
Site Utility	Good, City Block	Good / Corner		Average	+0.88	Good / Corner	
Terrain & Topography	Gen Level / Cleared	Gen Level / Part Cleared		Level / Rear Sloping		Gen Level, Clear/Demo	+0.18
Frontage and Access	4-Street Frontage / Gd	2 Street Frontage / Avg	+1.33	1 Street Frontage / Avg	+0.88	2 Street Frontage / Avg	+0.92
Wetlands & Floodzone	Min. / 65% AE	Min. / 43% Fldvly, AE		Min. / 71% AE		Min. / Zone X	-0.92
Sales or Financing Concessions	Historical - 278 Units	Apprvd - 79 Units		Apprvd - 45 Units		Apprvd - 119 Units	
	DeedRstrctn/100%8-30g	Market Rate	-9.34	30% 8-30G Affordable	-4.41	Market Rate	-6.46
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -17.35	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -7.94	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10.90
Indicated Value of Subject		\$ 9.34		\$ 9.69		\$ 7.55	

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$9/sf, calculated as follows:

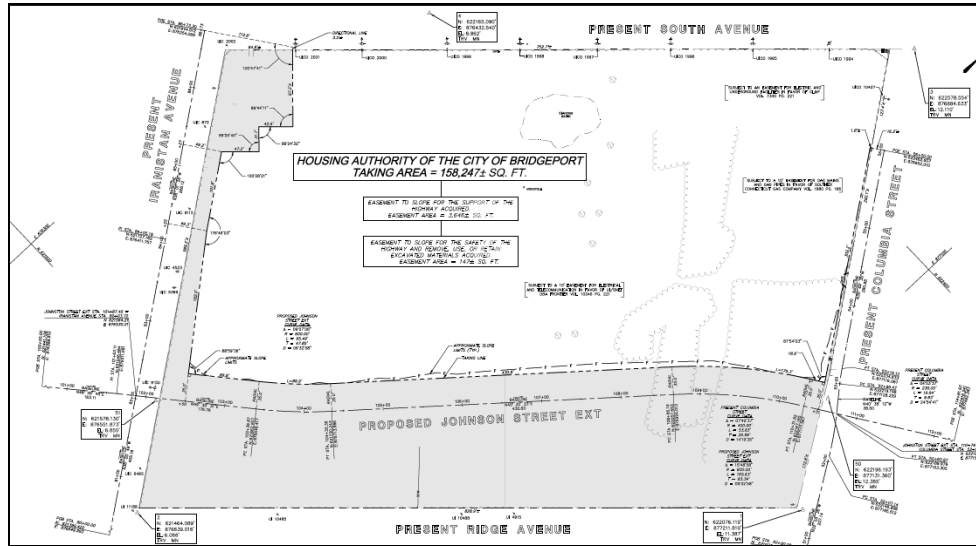
Item	Calculation	Value
Land Valuation (Fee Simple)	490,642sf x \$9/sf	\$4,415,778
Site Improvements	Contributory Value	\$37,000
	Total	\$4,452,778
	<b>Rounded</b>	<b>\$4,453,000</b>

The appraiser estimated the contributory value of the site improvements –

Items providing contributory value will be removed in harmony with the State's proposed acquisition. There is chainlink fencing along the property boundary, as well as vehicle access gates. It is the appraiser's understanding that the fencing and gates will be removed to facilitate the project. The appraiser has consulted Marshall and Swift Valuation Service as to provide a depreciated cost estimate for the fencing removed. The appraiser measured 1,968± lineal feet of fencing based on the calibrated survey, which measures the property line along the proposed acquisition. With adjustments given for depreciation, it is the appraiser's opinion that the fencing provides a total contributory value of \$ 37,000.

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

- A partial take in fee simple – 158,247± square feet;
- Easement to slope for the support of the highway acquired over an area of 3,646± square feet; and
- Easement to slope for the safety of the highway and remove, use or retain excavated materials acquired over an area of 147± square feet.



**Effects of Taking:** After the State’s proposed acquisition, the total land area is reduced to 7.6307± acres (332,395± square feet), facing a reduction of 32.3±%, and land rights along portions of the east and south frontage are eroded in concert with the Easement to Slope. The site continues to have a generally rectangular orientation with four-street frontage. Access is indicated to be unchanged. In areas where the slope easements impact the subject land, the resulting grade is generally a 3:1 slope and does not impede reasonable vehicular access nor does it change the site utility. The appraiser considers the unit density factor per acre to be linear, and therefore the number of potential units is diminished to 188 dwelling units. Other valuable characteristics are considered to have remained constant when comparing the “Before” and “After” scenarios.

**After Land Valuation:** Based on the sales comparison approach, the appraiser considered the same three sales (2021-2022) of similarly zoned land, with a similar highest and best use. After adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land was increased to \$10/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	328,602 sf x \$10/sf	\$3,286,020
Easement to Slope for Support	3,646 sf x \$10/sf x 50%	\$18,230
Easement to Slope for Safety	147 sf x \$10/sf x 50%	\$735
	Total	\$3,304,905
	<b>Rounded</b>	<b>\$3,305,000</b>

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$4,453,000
After Valuation	\$3,305,000
Permanent Damages	\$1,148,000

**RECOMMENDATION:** Board approval of damages in the amount of \$1,148,000 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 appraisal report.

**PRB #** 23-194  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 015-383-009  
**Grantor:** Housing Authority of the City of Bridgeport  
**Property:** Bridgeport, Iranistan Avenue (400)  
**Project Purpose:** Resilient Bridgeport – Rebuild by Design  
**Item Purpose:** Voucher

**DAMAGES: \$38,000**

The project is known as “Resilient Bridgeport - Rebuild By Design” Stormwater Park.

Resilient Bridgeport is a resilience strategy comprised of two pilot projects; Rebuild by Design(RBD) & Flood Risk Reduction Project (FRRP) focused on protecting homes, businesses and infrastructure in the South End of Bridgeport from chronic and acute flooding in order to foster long-term prosperity in the neighborhood.

This portion of the project is for the construction of a stormwater park and Johnson Street Extension.



In an effort to mitigate future storm-related flooding having historically impacted the local neighborhood, it is the aim of the infrastructure improvement project to create stormwater ponds on the acquired land, slightly elevate strategic roads to allow improved access during emergency situations, and construct a pumpstation and other infrastructure to reduce future flooding risks.



**SITE DESCRIPTION:** The subject property consists 203,696± square feet (4.6762± acres) of land that is positioned within the Residential-Office Center (RX2) zone. The lot encompasses a full city block with four-street frontage. The subject parcel has a triangle orientation with 660'± frontage along Johnson Street, 448'± frontage along Columbia Street, 19'± frontage along South Avenue, 884'± frontage along Railroad Avenue, and 130'± frontage along Park Avenue. The terrain is cleared and topography is generally level. There are no indications of inland wetland soils nor floodzone encumbrances that influence value.

All typical municipal utilities are available including city water, city sewers, natural gas, storm drainage, electricity, cable/internet, and landline telephone. Fuel oil and bottled gas are available via delivery in the region.

The subject parcel is zoned within the RX2 zone, which is attempts to balance office- and apartment-style uses with some additional uses which supplement the primary uses. The existing deed restriction indicates the subject land shall be developed with affordable housing. The site encompasses a full city block (in a triangular configuration) with level terrain and good accessibility via its four-street frontage. Neighboring property improvements are mainly residential-oriented and comprised of single and low-density housing, however some commercial uses are noted along Park Avenue and interspersed throughout the vicinity. The Highest and Best Use of the subject "As-Vacant" is for affordable housing units, as limited by the deed restriction.



The site is improved with (4) 3.5-story apartment buildings that are shown to be constructed in 2020, one of which contains a commercial unit and occupied with a medical office use. The assessor field card does not indicate the square footage of the buildings. The site is improved with a chainlink perimeter fence along a section of the parcel, in addition to paved parking, street lights, and a few small trees interspersed throughout the site.

## Program Overview

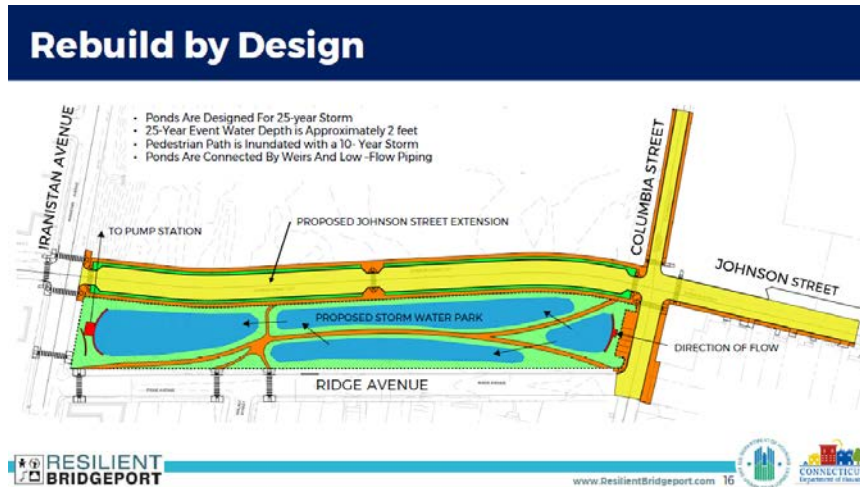
**Rebuild by Design \$10M**  
"pilot project must reduce risk to public housing in the City's South End."  
• Stormwater management  
• Elevated street for dry egress

**Flood Risk Reduction Project \$46M**  
• Coastal Flood Defense System  
• Resilience Center  
• Energy Study  
• Floodplain Design Guidelines

**RESILIENT BRIDGEPORT**  
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CONNECTICUT Department of Housing





**VALUATION:** The DOT appraisal was completed on March 28, 2023 by DOT Appraiser Steven C. Miller.

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

**EXTRAORDINARY ASSUMPTIONS:**

- The value opinion is subject to the *Extraordinary Assumption* that the subject land can be developed with 128 units of affordable housing, equating to the rate of 27.4± units per acre. The newly implemented form-based zoning does not have a maximum allowed unit density, and there are no proposals and/or site development plans on-file with the City of Bridgeport's Office of Planning and Zoning. The subject land (inclusive of other lands beyond the scope of work) was previously known as the 'Marina Village' housing complex, and totaled 406 dwelling units per assessment records prior to suffering significant flood damage that required the entire complex to be demolished. The subject within the scope of work is approved for a total of 128 dwelling units (with 54 units constructed). For the purposes of this report, the appraiser considers the subject land to have development potential for 128 dwelling units of affordable housing at the rate of 27.4± units per acre. If it were found that the number of potential units and/or the unit density deviates from the appraiser's expectations, the appraiser reserves the right to consider any impact to the value opinion presented.
- The value opinion is subject to the *Extraordinary Assumption* that there is no loss of parking utility as a result of the proposed acquisition. The fee simple take encompasses a strip along the site's frontage, encompassing a portion of 11 existing diagonal parking spaces. It was indicated during the due diligence process that the existing parking spaces will remain as presently oriented, and will now be partially within the Johnson Street right-of-way with the city not objecting to the plans. Further, the City of Bridgeport's Office of Planning and Zoning indicates the underlying zone has no minimum parking requirement. Therefore, it is the opinion of the appraiser that the existing parking spaces will remain "as-is" with no net loss of parking spaces, nor with any impact to the overall parking utility. If it were found not to be the case, the appraiser reserves the right to consider any impact on value.

**HYPOTHETICAL CONDITIONS:**

- The value opinion is subject to the *Hypothetical Condition* that the subject land totals 203,696± square feet, or 4.6762± acres, which relies upon an unrecorded ALTA / ACSM Land Title Survey conducted November 11, 2013 obtained from the City of Bridgeport's Office of Planning and Zoning. The survey indicates a significantly larger site that is bisected by "Project Street" which is named Columbia Street by the city. The larger site becomes bifurcated into a developed eastern half with approvals, and an undeveloped western half without approved entitlements (but historically improved with apartment units). While the assessor considers the two halves to be one tax lot, it is the appraiser's opinion that the bisecting street and the differences in entitlements and structural development cause this property to function as two independent lots, with the "Larger Parcel" not applicable via UASFLA. This appraisal values the eastward triangular parcel that totals 4.6762± acres per survey provided in the addendum of this report.
- The methodology used in this Appraisal Report is a standard state composition in the "Before and After" format used for eminent domain purposes. The appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the State's project. The appraisal report is subject to the *Hypothetical Condition* that the proposed road project is completed as currently proposed in the Department of Transportation construction plans, on the day after the "as of" date.

Before Land Valuation: Based on the sales comparison approach, the appraiser considered three sales (2021-2022) of similarly zoned land, with a similar highest and best use, as follows:

ITEM		SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address		400 Iranistan Avenue (Before) Bridgeport, CT 06604		660 Lindley Street Bridgeport, CT 06606		211 Ferry Boulevard Stratford, CT 06615		382 Ferry Boulevard Stratford, CT 06615	
Proximity to Subject		2.23 miles N		4.19 miles NE		4.41 miles NE			
Sales Price		\$ N/A		\$ 26.69 per Sq.Ft.		\$ 17.63 per Sq.Ft.		\$ 18.45 per Sq.Ft.	
Price		\$ N/A		\$ 2,400,000		\$ 890,000		\$ 2,000,000	
Data Source(s)		Town Records, Insp		Town Rec. Ext. Insp. Vol110872Pg177		Town Rec. Ext. Insp. Vol4657Pg240		Town Rec. Ext. Insp. Vol4580Pg173	
ITEM		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.	
Date of Sale/Time Adj.		March 28, 2023		Sept. 29, 2022		March 18, 2022		Sept. 10, 2021	
Location		Average		Avg - Good		Avg - Good		Avg - Good	
Site/View		4.6762±Ac(27/ac)RX2		2.0640±Ac(38/ac)RX2		1.1592±Ac(39/ac)CA		2.4882±Ac(48/ac)CA.RS4	
Site Utilitv		Good.Triangle/CityBloc		Good / Corner		Average		+0.88 Good / Corner	
Terrain & Topography		Gen Level / Cleared		Gen Level / Part Cleared		Level/Rear Sloping		Gen Level, Clear/Demo	
Frontage and Access		4-Street Frontage / Gd		2 Street Frontage / Avg		+1.33 1 Street Frontage / Avg		+0.88 2 Street Frontage / Avg	
Wetlands & Floodzone		Minimal / Zone X		Min. / 43% Fldwv, AE		+1.33 Min / 71% AE		+0.88 Min / Zone X	
Sales or Financing Concessions		Apprvd - 128 Units		Apprvd - 79 Units		Apprvd - 45 Units		Apprvd - 119 Units	
DeedRstrctn/100%8-30g		Market Rate		-9.34		30% 8-30G Affordable		-4.41 Market Rate	
Net Adj. (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -14.68		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -6.17		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -9.06	
Indicated Value of Subject		Net 55.00 %		Gross 74.90 %		Net 35.0 %		Gross 64.9 %	
		\$ 12.01		\$ 11.46		\$ 9.39			

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$11/sf, calculated as follows:

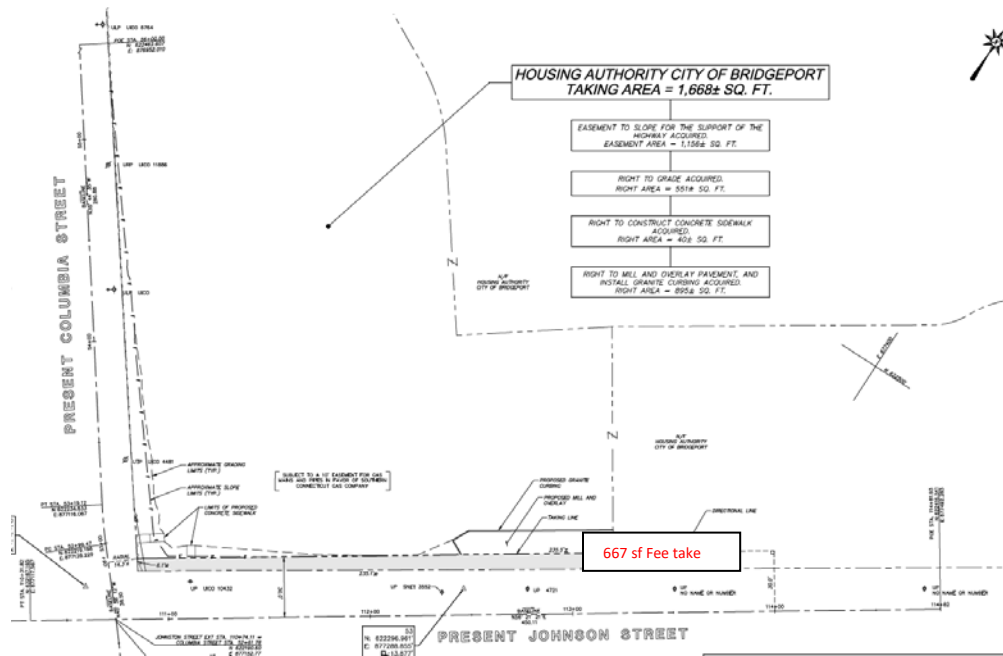
Item	Calculation	Value
Land Valuation (Fee Simple)	203,696 sf x \$11/sf	\$2,240,656
Site Improvements	Contributory Value	\$6,000
	Total	\$2,246,656
	<b>Rounded</b>	<b>\$2,246,000</b>

The appraiser estimated the contributory value of the site improvements –

There is chainlink fencing along the westward property boundary. It is the appraiser’s understanding that the fencing will be removed to facilitate the project. The appraiser has consulted Marshall and Swift Valuation Service as to provide a depreciated cost estimate for the fencing removed. The appraiser measured 235± lineal feet of fencing based on the calibrated survey, which measures the property line along the proposed acquisition. There are two small trees within the fee simple taking along Johnson Street. As depreciated on a straight-line basis, it is the opinion of the appraiser that the fencing and trees provide the total contributory value of \$ 6,000.

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

- A partial take in fee simple (two areas) – 2,335± square feet;
- Easement to slope for the support of the highway acquired over an area of 1,156± square feet;
- A right to grade acquired over an area of 551± square feet;
- A right to construct sidewalk acquired over an area of 40± square feet; and
- A right to mill and overlay pavement, and install granite curbing acquired over an area of 1,668± square feet (two areas).



**Effects of Taking:** After the State’s proposed acquisition, the total land area is diminished to 4.6226± acres (201,361± square feet), reflecting a loss of 1.1±%. While the site shape is modified, the subject continues to have four-street frontage with unrestricted access. In areas where the slope easements impact the subject land, the resulting grade is generally a 3:1 slope, and does not impede reasonable vehicular access nor does it change the site utility. The number of parking spaces on-site remains constant via an Extraordinary Assumption. The appraiser considers the density factor of 27 units per acre to remain constant; there is no change in the number of potential unit yield per acre on-site.

**After Land Valuation:** Based on the sales comparison approach, the appraiser considered the same three sales (2021-2022) of similarly zoned land, with a similar highest and best use. After adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land was unchanged at \$11/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	200,205 sf x \$11/sf	\$2,205,255
Easement to Slope for Support	1,156 sf x \$11/sf x 50%	\$6,358
	Total	\$2,208,613
	<b>Rounded</b>	<b>\$2,208,000</b>

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$2,246,000
After Valuation	\$2,208,000
Permanent Damages	\$38,000

**RECOMMENDATION:** Board approval of damages in the amount of \$38,000 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 appraisal report.

## 5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

## 6. ARCHITECT-ENGINEER - NEW BUSINESS

<b>PRB #</b>	23-203
<b>Origin/Client:</b>	DAS/DAS
<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-T-619A
<b>Contract:</b>	OC-DCS-CA-0039
<b>Consultant:</b>	AI Engineers, Inc.
<b>Property:</b>	Cheshire, Highland Ave (900) – Cheshire CI
<b>Project purpose:</b>	Energy Audit Implementation Program
<b>Item Purpose:</b>	Task Letter #4

### PROPOSED AMOUNT: \$181,200

At the August 21, 2023 SPRB Meeting the Board, under PRB #23-130, approved Task Letter #5 to the On-Call Contract OC-DCS-MEP-0053 to retain the Consultant to provide Mechanical, Electrical and Plumbing engineering design and construction administration services towards achieving energy and cost reduction measures (ECRMs). The negotiated fee for the Consultant's services was \$149,343.

Under this Proposal (#23-203), DCS is now seeking Board approval to retain the Consultant – AI Engineers, Inc. – under their On-Call Contract OC-DCS-CA-0039 to provide Pre-Construction and Construction Administration Services, commencing with the Design Development Phase of the Project. The negotiated fee for the Consultant's services is \$181,200. The scope of work includes:

Cheshire CI is comprised of approximately thirty (30) facilities and, for the purposes of this project, the DOC's central plant serving this and nearby institutions. Nineteen (19) of the facilities are included within the scope of this project, accounting for 493,000 ft<sup>2</sup> of the approximate total 566,000 ft<sup>2</sup>.

The scope of work for this project, which is part of a program intended to reach annual greenhouse gas (GHG) emissions and water reduction milestones and final 2050 goal levels per the GreenerGov initiative, shall include:

Provide construction administration (CA) services for the development and installation of energy and cost reduction measures (ECRMs) contained within the "Energy Audit Report – Cheshire CI" prepared by Gale Associates, Inc. dated December 10, 2020, as well as select measures contained within Exhibit A of the Eversource Letter of Agreement (LOA) for the cancelled Project #CT22P01325340. Such measures shall include optimized AHU economizers and ventilation rates, low flow plumbing upgrades, evaporator motor replacements, fan controls, and steam boiler heat recovery system installation.

Part-time on-site representation shall be required during the construction phase, at an average of sixteen (16) hours per week, with an additional two (2) hours per week for all other management and administrative work. Coverage may be increased or reduced depending on the quantity or complexity of the contractor's work.

At the November 3, 2022, the Board approved PRB #22-167, one of seven Consultant Contracts under the 8<sup>th</sup> series of On-Call Construction Administration Contracts awarded by the Department of Administrative Services ("DAS") since 1994. The Consultant's on-call contract has a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of February 28, 2025.

AI Engineers, Inc. (AIE) has been assigned the following Tasks under this On-Call Contract:

Expires	OC-DCS-CA-0039	AI Engineers Inc	\$1,000,000	22-167
2/28/2025	Task Letter #1	Employee Entrance Ramp/Stair - 505 Hudson	\$29,875	
	Task Letter #2	CVH Old Power Plant Renovations	\$81,670	
		Total Informal TLs	\$111,545	
	Task Letter #3	Rowland Government Center - Energy Implementation	\$161,620	23-131
	Task Letter #4	Cheshire CI - Energy Implementation	\$181,200	23-203
		Total Committed Funds	\$454,365	
		Maximum Total Fee	\$1,000,000	
		Uncommitted (Remaining)	\$545,635	

DAS and DEEP have confirmed funding is in place for this Task Letter.

The Construction Budget and total Project Budget are estimated at \$1,300,000 and \$1,742,000, respectively.

Task Letter #4 – AIE Basic Services Fee (PRB #23-203)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$0				
Design Development Phase	\$0				
Contract Documents	\$0				
Pre-Construction Phase Total – Lump Sum (19 Weeks)	\$18,000				
Bid Phase (6 weeks)	\$5,640				
Construction Administration (365 Days)	\$143,520				
Close Out (90 Days)	\$14,040				
TOTAL BASIC SERVICE FEE (PRB #23-203) (A)	\$181,200			\$1,300,000	13.94%

Staff inquired with DAS regarding the following:

1. Pre-construction phase services in this Task Letter #4 total \$18,000. In the Consultant’s Proposal pre-construction phase services totaled \$23,640. Please clarify the difference between the two.

**DAS-CS Response:** DAS/RECS clarified the difference on the proposal (in the orange text box) in the original submission to the Board. This bid phase services were separated from pre-construction as has been done on Projects T-619D and T-619J within this program when AI Engineers is also providing Construction Administration services.

**Staff Response:** OK

**RECOMMENDATION:** It is recommended that SPRB approve Task Letter #4 in the amount of \$181,200 for the Consultant to provide CA services for the ECRMs.

- DAS & DEEP confirmed \$181,200 is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 3/14/2023.
- The Board approved the current On-Call Contract on 11-03-2022 (PRB #22-167) for a maximum fee of \$1,000,000 and a term that expires on 2/28/2025.

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From PRB #23-130

PROPOSED AMOUNT: \$149,343

Under prior PRB Files #20-013 and 20-014, the State Properties Review Board approved two Task Letters – TL #1 (OC-DCS-ENGY-0026) and TL #1 (OC-DCS-ENGY-0027) to the On Call Contracts to have both Consultants provide the following professional services:

- To perform Level 2 Commercial Energy Audits of a total of 23 Executive Branch facilities in compliance with ASHRAE Standard 211 requirements.
- To provide separate Audit Reports for each facility.
- Reports shall include a description of the condition of energy and water conserving systems and equipment; an analysis of energy and water cost trends and usage patterns; EUI benchmarking and associated coordination regarding the State's EnergyCAP database; a determination of the potential for energy and water savings; and if applicable, investigate and report on the installation feasibility of renewable energy systems on the audited property. Audit reports will be used as stand-alone documents to provide information about a facility's energy/water usage, and as a basis for planning energy cost reduction projects.

And, at the August 15, 2022 SPRB Meeting the Board, under PRB File #22-124, approved Task Letter #4 to the On Call Contract OC-DCS-CA-0033 to assist in the management of multiple design teams in developing design and construction documents based on measures recommended by audit reports.

Under this Proposal (#23-130), DAS is now seeking Board approval to retain the Consultant - BVH Integrated Services, Inc. – under their On-Call Contract OC-DCS-MEP-0053 to provide mechanical, electrical and plumbing engineering design and construction administration services. The negotiated fee for the Consultant's services is \$149,343. The scope of work includes:

Cheshire CI is comprised of approximately 30 facilities and, for the purposes of this project, the DOC's central plant serving this and nearby institutions. Nineteen (19) of the facilities are included within the scope of this project, accounting for 493,000 ft<sup>2</sup> of the approximate total 566,000 ft<sup>2</sup>.

This scope of work for this project, which is part of a program intended to reach annual greenhouse gas (GHG) emissions and water reduction milestones and final 2050 goal levels per the GreenerGov initiative, shall include:

- Review and understand the information and energy and cost reduction measures (ECRMs) contained within the "Energy Audit Report – Cheshire CI" prepared by Gale Associates, Inc., dated December 10, 2020.
- Review and understand the information contained within Exhibit A of the Eversource Letter of Agreement (LOA) for the cancelled Project #CT22P01325340.
- By following recommendations identified in the Gale energy audit and Exhibit A of the Eversource LOA, or by developing alternative engineered design solutions, provide building systems modifications and upgrades within a maximum construction budget of \$1,267,440.00, that will result in approximate annual reductions of:
  - 608 Metric tons of CO<sub>2</sub>e emissions
  - \$20,549 of electricity costs
  - \$105,110 in natural gas costs

- Provide an estimate of the CO<sub>2</sub>e emissions reduction after the completion of the design.

The scope of work for the ECRMs referenced in the audit, LOA, and included within this task letter are as follows:

- **Reduced Ventilation (ECRM 2A):** Design for the controls modifications, upgrades, and sequence of operation (SOO) refinements for the appropriate reduction of building ventilation during periods of reduced occupancy. Approximate quantity, type and capacity of units as follows:
  - Ten (10) air handling units (AHUs) and rooftop units (RTUs).
  - Twelve (12) exhaust fans (EFs).

The new and/or updated controls will start and stop the units based on schedule and close the outside air damper on associated AHUs during unoccupied times, if allowed.

Consultant to review and confirm reduced ventilation can be implemented based on use and Code requirements for each unit/system proposed. Consultant to review and confirm existing AHU/RTU/EF dampers are functioning.

- **Economizer Optimization (ECRM 2G):** Investigate and design for the recalibration and optimization of economizers on all, approximately twenty (20), equipped air handling units, including verification and adjustment of air damper modulation and replacement of sensors as needed (up to 50%). Consultant to review and update the DOO associated with economizer optimization.
- **Steam Boiler #4 (ECRM 2F):** Design for the summer shutdown of Steam Boiler #4, yet continued and seamless use of two (2) commercial kitchen kettles currently supplied by the steam system. Potential installation of steam generator or all-electric right-sized unit. Design for natural gas piping connections to existing service piping as required.  
  
Consultant shall review two (2) options and design the final option selected by DAS/DOC at the completion of the Schematic Design Phase.
- **Low Flow Plumbing Upgrades (ECRM3A):** Verify existing standard-flow fixtures and design for low flow replacement lavatory aerators and shower heads. Estimated quantities for replacement are one thousand three hundred fifty-six (1,356) aerators and one hundred twenty-eight (128) shower heads.
- **Install Blanket Insulation (Measure #5):** Insulate steam system piping, valves, and related components with fixed or removable systems as recommended by the Consultant and approved by DAS/DOC. Scope of work is defined with specificity in Exhibit A of the Eversource LOA and shall be verified by the Consultant.
- **Evaporator Motor Replacement (Measure #7):** Provide fourteen (14) total electrically commutated motors in the walk-in refrigerators (9 each) and freezers (5 each). Quantities to be verified by the Consultant.
- **Evaporator Fan Controls (Measure #8):** Provide cycling thermostatic controls to fourteen (14) coolers (9 each) and freezers (5 each). Quantities to be verified by the Consultant.
- **Steam Boiler #4 Heat Recovery (Measure #9):** Provide an automatic continuous blow-down system, recapturing and utilizing heat contained in the flash steam/condensate. Design housekeeping pads for new equipment as required.
- **Architectural Design:** Develop background of project areas and code summary drawing.

Ensure contract documents commissioning scope includes provisions for the proposed meter-level savings and emissions reductions to be measured and verified at a minimum of 6, 12 and 18 months after project completion.

In alliance with the Governor's EO 1 and State sustainability goals, building HVAC decarbonization and/or electrification shall be pursued to the maximum extent feasible. Before the further development of any ECRM which proposes the installation of fossil fuel using equipment, design consultants shall investigate and provide a preliminary overview of renewable, carbon neutral, and/or fully electric alternatives to such design elements as part of the SD deliverable:

- Include an estimate of the alternative's level of greenhouse gas emissions reductions for comparison purposes.

Coordinate with DAS Project JA-496 – Cheshire Complex Heating and Cooling System Upgrades. Tentative scope by others is as follows:

- Abandonment of the underground heating and cooling distribution piping and replacement of the central plant chillers, cooling towers, boilers and associated pumps and ancillary plant with multiple distributed heating and cooling plants.
- Replacement of the energy management systems of the buildings served by the plant and distribution piping.

In April 2022, SPRB approved (PRB #22-044) BVH Integrated Services, PC (BVH) as one of five firms under the latest *On-Call MEP (Mechanical, Electrical and Plumbing) Engineer* series of consultant contracts. The On-Call Contract has a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 7/01/2024.

Under PRB #22-176, the On-Call Contract was amended to increase the maximum cumulative fee from \$1,000,000 to \$1,500,000.

BVH Integrated Services, Inc. (BVH) has been assigned the following Tasks under this On-Call Contract:

OC-DCS-MEP-0053	BVH Integrated Services PC	\$1,000,000	22-044
Amend #1	Increase to:	\$1,500,000	22-176
Task Letter #1	Manchester CC – Cellular Study	\$34,000	(Informal)
Task Letter #3	NVCC – Condenser Water Pipe Repl.	\$98,805	(Informal)
	Total Informal TLs	\$132,805	
Task Letter #5	Cheshire CI – Energy Implementation	\$149,343	23-130 Pending
Task Letter #7	Statewide Monitoring & Notification Upgrades	\$250,000	Pending
Task Letter #4	Veterans’ Home – Boiler Replacement	\$391,088	22-192
Task Letter #6	Corrigan CI – Energy Implementation	\$210,607	22-205
	Total Committed Funds	\$1,133,843	
	Maximum Total Fee	\$1,500,000	
	Uncommitted (Remaining)	\$366,157	

DCS and DEEP have confirmed funding is in place for this Task Letter.

The Construction Budget and total Project Budget are estimated at \$1,300,000 and \$1,742,000, respectively.

Task Letter #5 – BVA Basic Services Fee (PRB #23-130)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase (60 Days)	\$17,728				
Design Development Phase (60 Days)	\$30,922				
Contract Documents (90 Days)	\$46,576				
Bid Phase	\$7,575				
Construction Administration (12 Months)	\$46,542				
<b>TOTAL BASIC SERVICE FEE (PRB #23-130) (A)</b>	<b>\$149,343</b>			<b>\$1,300,000</b>	<b>11.49%</b>

**RECOMMENDATION:** It is recommended that SPRB approve Task Letter #5 in the amount of \$149,343 for the Consultant to provide Engineering Design and CA services for the ECRMs.

- DCS and DEEP confirmed \$149,343 is available for the Task Letter.
- The Board approved the current On-Call Contract with a maximum total cumulative fee of \$1,500,000/contract, as amended under PRB #22-176, and an expiration date of July 1, 2024.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 7/19/2023.
- The Consultant is also required to coordinate activities with the engineering Consultant under DAS Project BI-JA-496 - Cheshire Complex Heating and Cooling System Upgrade - encompassing the remaining facilities located on the Cheshire Campus and reviewed and approved by the SPRB under PRB #23-122.



**7. OTHER BUSINESS:**

Chairman Josephy requested a motion to approve Board Fees and Mileage reimbursement for Chairman Josephy, Vice Chairman Berger, Secretary Valengavich, and Mr. Halpert for attending the Site Visit in Suffield on Tuesday, 11-28-2023, for a proposal reviewed under PRB #23-207-A. Mr. Greenberg made the motion, seconded by Mr. Halpert. The motion passed unanimously.

**8. VOTES ON PRB FILE:**

**PRB FILE #23-207-A** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-207-A. The motion passed unanimously.

**PRB FILE #23-193** – Mr. Berger moved and Mr. Valengavich seconded a motion to approve FILE #23-193. The motion passed unanimously.

**PRB FILE #23-194** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve FILE #23-194. The motion passed unanimously.

**PRB FILE #23-203** – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-203. The motion passed unanimously.

**9. NEXT MEETING** – Monday, December 4, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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