

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 21, 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 December 21, 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 389034483#.

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 389034483#. If you have any questions or need assistance to attend these Meetings, or for some reason the Call-In Numbers do not work, please contact SPRB Director Dimple Desai, immediately, at 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:

Mr. Halpert moved and Mr. Berger seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Halpert moved and Mr. Valengavich seconded a motion to approve the minutes of the December 18, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	23-209
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project Number:	015-339-002
Grantor:	Elena Pryde
Property:	Bridgeport, Stratford Ave (31)
Project Purpose:	Rehabilitation of Bridge No. 02475, Rt 130 (Stratford Avenue) over the Pequonnock River
Item Purpose:	Voucher for Total Take

DAMAGES: \$26,500

The subject is proposed to be acquired in its entirety via Total Take by the State of Connecticut. The proposed project allows for the rehabilitation of Bridge No. 02475, Rt 130 (Stratford Avenue) over the Pequonnock River (<https://www.youtube.com/watch?v=EYHwIwn7SUM>).

SITE & TAKING DESCRIPTION: The vacant subject lot contains 2,016 square feet (per Assessor) and the recorded legal description reports the lot size at 2,014 square feet. The legal description also reports that the eastern property line is the United States Harbor Line.

The DOT Taking Map reports that the subject acquisition is a "Total Take" of 1,317+/- square feet with the parcel's eastern property line being the Mean High Water line. In questioning this discrepancy, the DOT Appraiser was assured that the subject's lot size is 1,317+/- square feet as stated in the Acquisition map. For the purposes of this report, the Appraiser makes the Extraordinary Assumption that the Acquisition Map-reported lot size of 1,317+/- square feet is correct and has utilized this figure throughout the report. If this should turn out not to be the case, the appraiser reserves the right to alter the report and value conclusions.

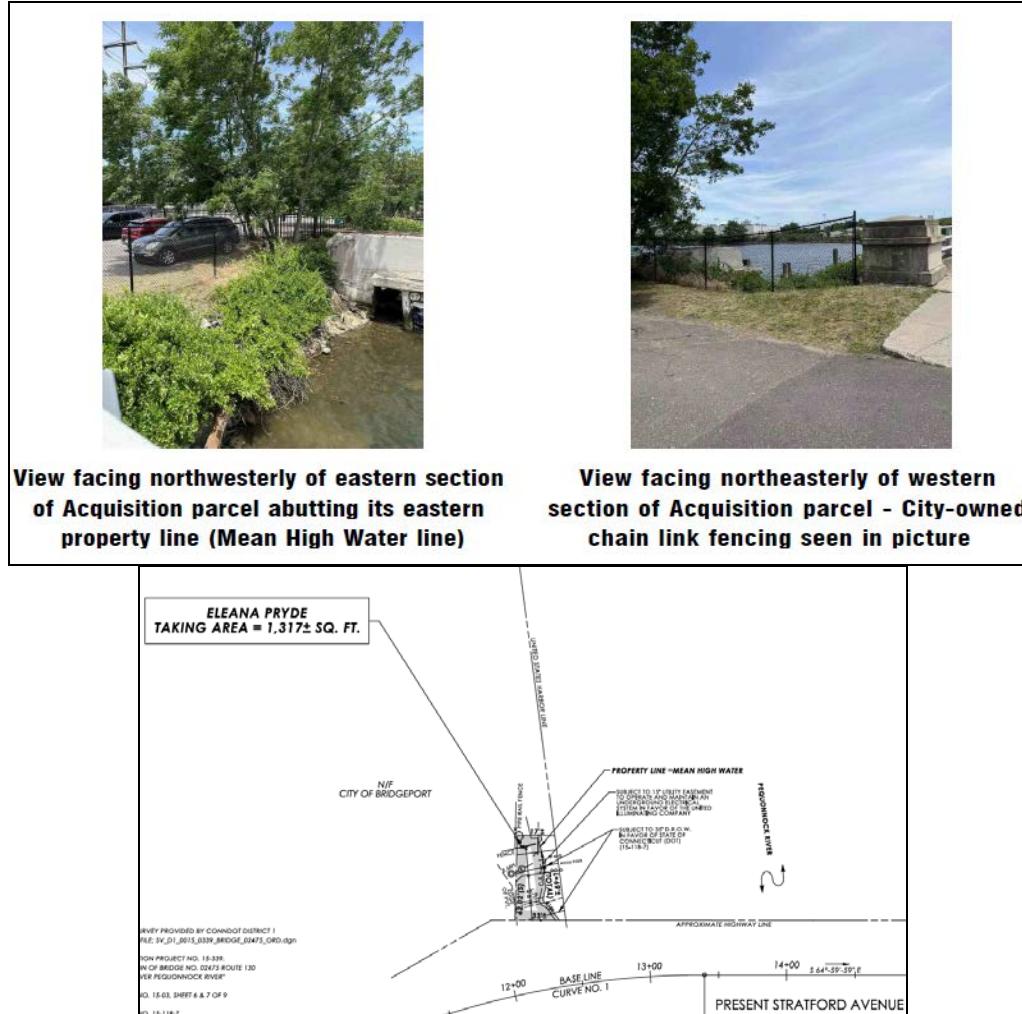
The subject is within Bridgeport's Civic & Institutional (P-2) zoning district. According to the Bridgeport Zoning Regulations, the P-2 zone is intended for civic and institutional facilities, such as houses of worship, cultural or arts centers, city hall, community centers, and schools. Permitted Building Types include General Building, Civic Building and Open Outdoor Site.

Highest and Best Use Analysis

The subject is a small parcel abutting the western side of the Stratford Avenue Drawbridge. It is within a P-2 zone (Civic & Institutional zone). Given the existing encumbrances (15' ft utility easement and 35' ft drainage right of way), the appraiser is of the opinion that the subject property has very limited site utility and development potential. The appraiser did consider the installation of dock(s) for river access as a possible Highest & Best Use but was ultimately of the opinion that the location of the existing encumbrances would adversely impact approval for any such potential use.

The appraiser also analyzed whether billboard usage would be the Highest & Best Use of the subject property. Although a permitted use by the Bridgeport Zoning Regulations, the appraiser understands that, per Regulations of Connecticut State Agencies, Highways and Bridges Sec. 13a-123-5, billboard signage adjacent to non-limited access primary highways must be only in areas zoned commercial and industrial and in use as such. Because the subject is within a P-2 zoning district and not a commercial or industrial zone, the appraiser is of the opinion that billboard usage would, in all likelihood, not be permitted.

Taking the above into account and given parcel's size, configuration, and its proximity to the Pequonnock River, the appraiser considers the subject's "As Is" Highest & Best Use to be assemblage.



VALUATION: The DOT appraisal was completed June 29, 2023 by DOT Appraiser James P. Mansfield.

Building Valuation:

Sales Comparison Approach: The appraiser analyzed five sales of similar properties with similar highest and best uses. Given the limited data, the search was expanded to identify the most comparable sales available.

MARKET DATA ANALYSIS	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3		COMPARABLE NO. 4	
	Address	31 Stratford Ave Bridgeport, CT 06604	175 Main St Norwalk, CT 06851		21 Stone Rd Windsor, CT 06095		1 Dividend Rd Rocky Hill, CT 06067		19 Colony St Meriden, CT 06451	
	Proximity to Subject		12.75 miles W		57.14 miles NE		43.82 miles NE		31.86 miles NE	
	Sales Price	\$ N/A	\$ 35.62		\$ 10.07		\$ 11.26		\$ 30.34	
	Price	\$ N/A	\$ 300,000		\$ 250,000		\$ 260,000		\$ 75,000	
	Data Source(s)	Town Records, Insp	Town Records, Inspection		Town Records, Inspection		Town Records, Inspection		DESCRIPTION	+(-) \$ Adj.
	ITEM	DESCRIPTION	DESCRIPTION	+(-) \$ Adj.	DESCRIPTION	+(-) \$ Adj.	DESCRIPTION	+(-) \$ Adj.	1/3/2023	+(-) \$ Adj.
	Date of Sale/Time Adj.	June 29, 2023	4/20/2023		11/16/2022		6/1/2022		1/3/2023	+(-) \$ Adj.
	Location	Good / 14,600 AADT	Superior / N/A	-10.69	Inferior / N/A	+1.01	Inferior / 2,900 AADT	+1.13	Inferior / N/A	+3.03
	Site/View	1.317 +/- Sq.Ft./Riverfront	8,423 +/- sf /Urban Comm	+10.69	1.317 +/- of downtown/Comm	+4.03	23,087 +/- sf /Urban Comm	+4.50	2,472 +/- Sq.Ft/Urban Comm	+4.55
	Site Utility/HBU/Zone	Poor / P-2	Avg/Abutter/B2	-8.90	Avg/Assemblage/W	-2.52	Good/Assemblage/C	-2.82	Avg/TOC-HC	-7.58
	Access/Topography	Average / Level	Poor / Level	+3.56	Avg / Level	Avg / Level	Avg / Level	Avg / Level	Avg / Level	
	Flood/Wetlands	Zone AE / None	X / None	-1.78	X / None	-0.50	X / None	-0.56	X / None	-1.52
	Easements	Various esmts	Utility Easement	-1.78	None known	-1.01	None known	-1.13	None	-3.03
	Sales or Financing Concessions	N/A	None		Raze single-fam bld	+0.60	Raze office bldg	+0.90	None noted	
	Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 8.90		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1.61		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 2.02		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 4.55	
	Indicated Value of Subject		\$ 26.72		\$ 11.68		\$ 13.28		\$ 25.79	

After adjusting for transactional, locational and physical characteristics the Appraiser concluded the fair market value of the subject property was \$20/sf x 1,317 square feet = \$26,340, rounded to \$26,500.

RECOMMENDATION: Board approval of damages in the amount of \$26,500 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.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB #	23-192
Origin/Client:	DAS/SCSU
Transaction/Contract Type:	AE / CA Services Contract
Project Number:	CF-RS-366
Contract:	CF-RS-366-CA
Consultant:	Jacobs Property Management Co.
Property:	New Haven, Crescent St (501) – SCSU
Project purpose:	Chase Hall Renovations
Item Purpose:	New Consultant Contract

PROPOSED AMOUNT: \$1,355,574 \$1,242,576

At the State Properties Review Board meeting held on November 16, 2023, the Board voted to suspend this file pending Board clarification of the following issues:

1. The CA Contract should be revised to remove SD Services as DAS-CS noted the CA will not be providing those services. Also, fees for pre-construction phases should be reconciled with the staffing matrix provided.

Staff Response: DAS-CS removed both SD Services (\$28,711) and DD Services (\$80,224), as well as SD/DD Phase from the Cx Services (\$4,063) totaling \$112,998. The revised Contract is now \$1,242,576, reduced from \$1,355,574.

A new Staffing Matrix was provided reflecting the removal of the SD/DD Services.

2. Provide further breakdown of what is included in the Project Budget line item 9.7 “Other Miscellaneous” costing \$918,997 (an increase of \$730,000 from original budget).

Staff Response: Under Item 9.7 – Redicheck + Other Misc. – the original budget was \$188,977, and in this revised budget the line item was increased by \$730,000 to \$918,997, and under this revised Proposal was now reduced to \$188,997.

3. Provide Form 1264-1 (Construction Administrator's Total Fee Proposal) for Colliers and Arcadis similar to what is provided for Jacobs on page 77 of 136 of the submission.

Staff Response: Not provided. Staff will make a third request for this Form.

There was one addition to the Contract, Article XXIV – Additional Provisions (*pdf pg 21) reflecting additional language regarding AG approval, counter signing, and participation in drafting of contract.

RECOMMENDATION: Staff recommend approval of this CA Contract in the amount of \$1,242,576 ~~\$1,355,574~~ to provide expanded CA and Cx Services for the Project. This reduction in fee of \$112,998 represents savings to the State.

- DAS has confirmed for that funding is available for this Amendment.

PROPOSED AMOUNT: \$1,355,574

At the State Properties Review Board meeting held on August 29, 2022, the Board voted, under PRB #22-130 to approve the Consultant's Contract - CF-RS-366-ARC – for design and construction administration services in conjunction with the Project – Chase Hall Renovations. The Consultants Fee was \$1,962,805. The construction phase duration was estimated at 426 days plus 90 days for project closeout. The overall construction and total project budget were established at \$22,490,659 and \$33,000,000 respectively.

On August 30, 2023, the state retained PDS Engineering & Construction, Inc. as the CMR for this Project.

- The CMR Contract anticipates a construction phase of 426 days plus 90 days for close out (pg 23 CMR).
- No date for the GMP Amendment has been set.
- Liquidated Damages are \$3,875/day for each calendar day beyond the established Substantial Completion Date (TBD). (pg 11 CMR)
- Liquidated Damages for the Date of Acceptance are \$2,964/day for each calendar day beyond the ninety (90) calendar days after the established Substantial Completion. (pg 11 CMR)

Under this proposal (PRB #23-192), DAS is now seeking Board approval of a new Consultant Contract – CF-RS-366-CA – to expend \$1,355,574 for construction administration, commissioning services (building envelope and systems), Net Zero consulting and Move Management services to support the Project – Chase Hall Renovations.

From the CA Contract:

The scope of professional services to be provided by the Construction Administrator under this contract consists of providing the services called for in the contract in connection with the following construction work provided by a Construction Manager at Risk (CMR):

The project is for comprehensive renovations to the Chase Hall, total of approximately 60,000 gross square feet (“GSF”), resulting from a complete re-programming of the space usage. The work will include renovating all floors including change in layouts, installation of new MEPFP system to meet the current code requirements. Improvement to the exterior envelope and site is also part of this project. The project will also incorporate the International Green Construction Code (IgCC) requirements.

The Architect, the C.A. and the CMR will work in conjunction to establish a construction phasing plan and schedule for construction.

All building systems will be replaced including but not limited to, Heating, Ventilation and Air Conditioning (HVAC) systems and controls, plumbing, electrical, lighting, audio and visual (A/V) systems and controls, building security and access controls and telecom infrastructure, elevators, fire suppression and control systems. Interior doors, and exterior fenestration and entryways shall be replaced and/or added where identified in the contract documents.

The contract documents will document, coordinate and design conduits, raceways, telecommunication rooms, etc. required for IT and security systems pursuant to the Connecticut State Colleges and Universities telecommunication standards and the DAS Consultants Procedure Manual. Additional coordination with Comcast will be required to integrate their internet infrastructure into the building.

The contract documents will provide sound control between spaces, and noise and vibration control of major mechanical systems.

Hazardous materials: The main hazmat concern on this project is mold resulting from moisture intrusion through the exterior walls. WCSU previously had a major mold remediation and drywall replacement project done on the building. However, if mold becomes a concern again during either Preconstruction or Construction, DAS will hire an environmental testing firm to inspect, test, and provide reports. Abatement would be performed by the CMR during Construction. The CA shall assist DAS as needed with soliciting bids for testing and inspection, coordinate inspections and tests, review hazmat reports, etc.

Hazardous materials: DAS will hire a hazmat consultant to identify the hazardous materials within the building and to provide design documents for the CMR to perform the abatement work as part of their contract during construction phase. All materials containing hazardous concentrations above regulated levels will be handled in accordance with EPA regulations and guidelines and performed by a licensed Abatement Contractor. The hazmat consultant shall monitor this work in accordance with the contract documents and the CA will be responsible to coordinate the work between the CMR and the hazmat consultant. CA shall be responsible to collect all necessary documentation related to hazardous materials and provide to DAS at the end of the project.

Commissioning of the building systems and building envelope is a requirement.

The Construction Administrator's construction phase services shall be for a time period of Four Hundred Sixty-Seven (467) calendar days (the Construction Phase Time), plus an additional Ninety (90) calendar days for project closeout, commencing with the date set forth in the written notice to proceed sent to the Construction Administrator by the DAS Project Manager. The construction phase time identified above is the initial estimate of the construction duration (includes an extra 10% of the construction duration) by DAS and will be re-evaluated by the Construction Administrator, Architect and Construction Manager at Risk (CMR) at the end of the Construction Documents phase after the design for the project is substantially complete.

In August 2022 DAS issued a Request for Qualifications for Construction Administrator (CA) and Commissioning Agent (CxA) Consultant Services related to the Construction Manager at Risk project – Chase Hall Renovations. DAS elicited 10 responses to the advertisement.

Through a competitive qualifications-based selection process the following five shortlisted firms were interviewed: Colliers Project Leaders USA NE, LLC, The Morganti Group, Inc., Turner Construction Company, Inc., Arcadis US and Jacobs Project Management Co. After interviews, the three most highly qualified Consultants – Colliers, Arcadis and Jacobs – were selected to submit a cost proposal for review. Each of the three firms were then subsequently interviewed for thoroughness of their proposals and given an opportunity to revise their cost proposal.

At the conclusion of the process DAS identified Jacobs Project Management Co. (“JPM”) as the most qualified firm representing the best value to the State.

This contract is for Construction Administrator (CA) and Commissioning Agent (CxA) Consultant Services for the Construction Manager at Risk project – Chase Hall Renovations. The overall construction and total project budget have been established at \$21,419,675 and \$33,000,002 respectively.

DAS and CSCU confirmed funding in the amount of \$346,432 is available for pre-construction services at this time.

The overall compensation rate for this basic service is \$1,098,225 with an additional \$257,349 for special services (net zero, move management & commissioning), for a total fee of \$1,355,574.

Jacobs Project Management Basic Fees (PRB #23-192)	<u>COST (\$) (BASIC)</u>	<u>COST (\$) (SPECIAL)</u>	<u>TOTAL COST</u>	<u>C. Budget (\$)</u>	<u>(%) Budget</u>
Pre-Design Phase	\$0				
Schematic Design Phase	\$28,711				
Design Development Phase	\$80,224				
Contract Document Phase	\$141,718				
Procurement Phase	\$44,496				
Construction	<u>\$803,076</u>				
<u>TOTAL BASIC SERVICE FEE (#18-101) (A)</u>	<u>\$1,098,225</u>			<u>\$21,149,675</u>	<u>5.19%</u>
<u>SPECIAL SERVICES:</u>					
Move Management		\$93,025			
Net Zero & CTHPB Consulting		\$27,283			
Building Systems & Building Envelope Commissioning		<u>\$137,041</u>			
<u>TOTAL SPECIAL SERVICES(B)</u>		<u>\$257,349</u>			
<u>TOTAL FEE (PRB #23-192) (A) + (B)</u>			<u>\$1,355,574</u>	<u>\$21,149,675</u>	<u>6.41%</u>

- The August 2022 RFQ elicited 10 responses. The Selection Panel interviewed five firms and had the three most qualified consultants submit proposals, and ultimately recommended the retention of Jacobs Project Management Co. The selection was approved by Deputy Commissioner Hobbs on 4/6/2023.
- JPM is an international firm, locally located in Wethersfield and has a staff of over 56,000 employees and a local staff of 22 employees including 3 project managers, 4 construction managers, 6 engineers (various disciplines) and 1 procurement specialist.
- Jacobs Associate General Counsel provided a list of open/closed claims. None were related to projects funded by the State of Connecticut.
- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 10/17/23.

Staff inquired with DAS regarding the following:

1. What is the status of this Project?

DAS Response: Project # CF-RS-366 Southern Connecticut State University, Chase Hall Renovations, is in the Design Development (DD) phase.

Staff Response: If the ARC is in the DD Phase, please clarify why DAS-CS is including SD Phase services in this Proposed CA Contract for \$28,711?

11-15 DAS Response: The original timeline would have allowed the CA to perform SD phase services. The project has progressed to the DD phase. As such, the CA will not be performing SD services and would not be able to bill or be paid for them. DAS Real Estate and Construction Services does not pay for services not performed.

Staff Response: The CA Contract should be revised to remove SD Services as DAS-CS noted the CA will not be providing those services. The fees should be reconciled based on the fee matrix provided. See Q-10 for explanation/clarification.

2. Provide breakdown of costs in the Budget in the SPRB memo – Items 2, 3 and 8

DAS Response: DAS Real Estate and Construction has uploaded to the SPRB SharePoint site a revised SPRB memo budget.

Staff Response: DAS provided a breakdown of Items 2, 3 and 8.

Under Item 9.7 – Redicheck + Other Misc. – the original budget was \$188,977, and in this revised budget the line item was increased by \$730,000 to \$918,997. Pl clarify what changed and why?

11-15 DAS Response: Original project budgets are estimates. As projects progress, monies are moved within the budget to reflect the actual commitments when they are realized and to meet the project requirements. The bottom-line total remains the same.

Staff Response: Please provide further breakdown of what is included in other miscellaneous costing \$918,997.

3. Please reconcile the Construction Budget identified in the CA Contract and Form 1105 (\$21,419,675) with the Construction Budget on page 4 of the DCS Memo to SPRB (\$22,149,675).

DAS Response: DAS Real Estate and Construction has uploaded to the SPRB SharePoint site a revised SPRB memo budget.

Staff Response: The Construction Budget is now consistent with the CA Contract and Form 1105. OK

4. Exhibit A of the CA Contract and the DCS Memo to SPRB specifically reference International Green Construction Code (IgCC) requirements. Pl confirm these services are included in the proposed fee.

DAS Response: Yes, International Green Construction Code requirements are included in the proposed fee.

Staff Response: OK

5. Identify fees for Pre-design phase in Exhibit B – Also, the scope items and the associated fees should be aligned.

DAS Response: DAS Real Estate and Construction did not seek pre-design phase services from CA firms with regard to Project # CF-RS-366 Southern Connecticut State University, Chase Hall Renovations.

Staff Response: (see pg 26 for pre-construction phase); "pre-design" is mentioned 7 times (pg 24, pg 46-Cx, pg 65-RFQ, pg 80 form 1140)

11-15 DAS Response: DAS Real Estate and Construction did not seek pre-design phase services from the CA firms. The project has a pre-design study executed by the A/E previously.

With regard to the RFQ web advertisement, the project description references the pre-design study, but the scope sought from the CA in section 1.13 does not, as DAS Real Estate and Construction did not seek pre-design phase services from CA firms.

The Board should note that the pre-construction phase and the pre-design phase are not the same. The pre-construction phase encompasses all the design phases (schematic design, design development, and construction documents), the pre-design phase (when included), and the bidding phase.

Staff Response: Ok, just wanted to confirm that there is no pre-design phase and associated fees as it was mentioned numerous times in various documents.

6. Please clarify if Chase Hall will be occupied during this Project, and if occupied, the impact on the construction duration.

DAS Response: During the construction phase of Project # CF-RS-366 Southern Connecticut State University, Chase Hall Renovations, the building will be unoccupied.

Staff Response: OK

7. Please provide initial cost proposal, cost proposal template spreadsheet, a list of all proposed sub-consultants and their respective scopes of work, and clarifications and/or exclusions to the Consultant's fee proposal from the other two firms – Colliers Project Leaders and Arcadis US.

DAS Response: DAS Real Estate and Construction Services has uploaded to the SPRB SharePoint site the Selection Approval Memo for Project # CF-RS-366 Southern Connecticut State University, Chase Hall Renovations

Staff Response: SPRB has already received DAS-CS Form 1267. SPRB requests Form 1264-1 for the two other firms – Colliers and Arcadis. Additionally, similar to BI-2B-483-ARC provide DAS-CS Memorandum to DC Hobbs, as well as the rankings utilized in this review as DAS-CS Legal was 'cc' on Memorandum (see attached).

11-15 DAS Response: The DAS Real Estate and Construction Services memo to Deputy Commissioner Hobbs has been uploaded to the SPRB SharePoint site.

Staff Response: DAS-CS provided the Memorandum. Pl provide Form 1264-1 (Construction Administrator's Total Fee Proposal) for Colliers and Arcadis similar to what is provided for Jacobs on page 77 of 136 of the submission.

8. Please provide the negotiation team's review, summary and recommendations before meeting with the best value firm.

DAS Response: The DAS Real Estate and Construction Services selection memo recommendations indicate the best value selection for this project. DAS procedures do not include individual recommendations but simply ask the selection panel to rank the firms 1st, 2nd, 3rd, and so on. As such, there is nothing to provide.

Staff Response: OK

9. Provide letter of recommendation submitted to Dep. Commissioner Hobbs.

DAS Response: DAS Real Estate and Construction Services has uploaded to the SPRB SharePoint site the Selection Approval Memo for Project # CF-RS-366 Southern Connecticut State University, Chase Hall Renovations.

Staff Response: OK

10. Provided a Staffing Matrix identifying the Consultant's efforts for this Project.

DAS Response: DAS Real Estate and Construction Services has uploaded to the SPRB SharePoint site the CA Staffing Matrix Template for Project # CF-RS-366 Southern Connecticut State University, Chase Hall Renovations.

Staff Response: Staff reviewed the Consultant's phases in the Matrix and compared to the schedule of fees in the Contract. The Basic Fees do not align with the Contract, but Special Fees including Net Zero CTHPB and Commissioning are not identified in the Matrix. The breakdown of fees in the Contract does align with the Consultant's Fee Proposal in Form 1264-1.

RECOMMENDATION: Staff recommend suspension of this Proposal pending response from DAS.

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #23-209 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-209. The motion passed unanimously.

PRB FILE #23-192 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-192. The motion passed unanimously.

9. NEXT MEETING – Tuesday, December 26, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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