

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On February 27, 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 February 27, 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**

Shane Mallory – DAS Leasing  
Peter Scorzelli – CT Military

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 February 23, 2023 Meeting. The motion passed unanimously.

**2. COMMUNICATIONS**

**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

<i>PRB #</i>	23-010
<i>Transaction/Contract Type:</i>	RE – Sale
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	138-069-199A
<i>Grantee:</i>	180 Surf Avenue, LLC
<i>Property:</i>	Stratford, Surf Ave (924 sf) adjacent to Surf Ave (180)
<i>Project Purpose:</i>	Sale by Sole Abutter
<i>Item Purpose:</i>	QC Deed

**CONVEYANCE FEE: \$10,000 (+ \$1,000 Administrative Fee)**

Under this Proposal (PRB #23-010), DOT is seeking SPRB approval of a Quit Claim Deed for this Sale by Sole Abutter Bid for a 924 square foot parcel of land, to the sole abutter at 180 Surf Ave, Stratford. The subject parcel will be conveyed for \$10,000 plus an administrative fee of

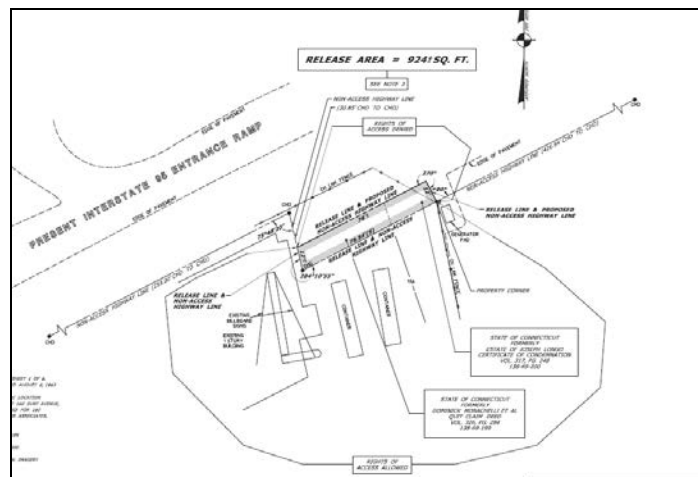
\$ 1,000.

The property was acquired by the Department of Transportation in 1956 for the construction of the Connecticut Turnpike. A portion of the land is subject to a 100-year flood zone and use within that area is restricted by a DEEP Flood Management Certificate.



The Release Parcel consists of 924± square feet (0.0212± acre) of land located in the southwesterly portion of the town of Stratford. The Release Parcel represents vacant land currently located within the Interstate 95 northbound on-ramp right of way off of Surf Avenue. The parcel is rectangular shaped with downward sloping topography away from the northbound on-ramp. The site appears to be unimproved with the exception of a portion of a chain link fence which passes over the easterly portion of the parcel.

The Release Parcel is located within the Light Industrial (MA) zoning district with a minimum lot area of 10,000 square feet required, and is considered a non-conforming lot.

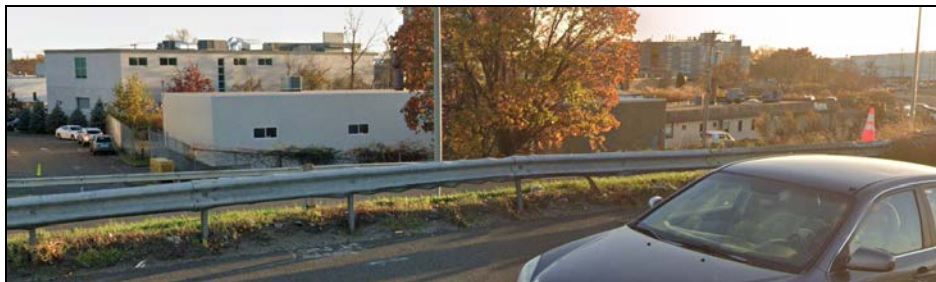


The highest and best use of the Release Parcel is for its assemblage to a neighboring property. According to the Release Map, the Release Parcel only shares a border with one other property, resulting in the highest and best use of the Release Parcel being its assemblage to the Sole Abutter property.

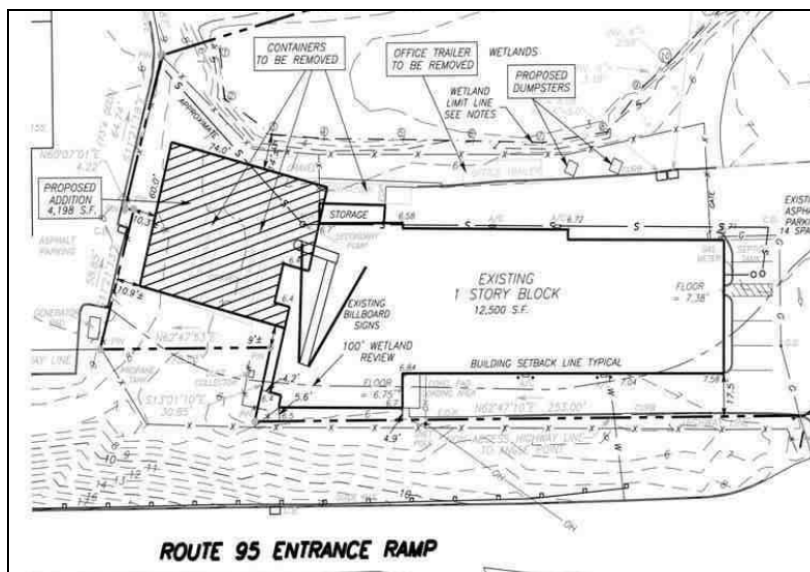
The Sole Abutter property land parcel (2 parcels) totals 114,805± square feet (2.6356± acres) with 498.34 feet of frontage on the southerly side of Surf Avenue. The site is irregular in shape and generally level. The entire site is within a flood zone. The site is within the Light Industrial (MA) zoning district.



On May 3, 2022 The Stratford Zoning Board of Appeals approved the owner's application to construct a 4,440 square foot addition to the existing industrial building. This application was made on the basis of a Hardship, the Hardship being the property's unusual lot configuration with wetland & costal restrictions. The 4,440 square foot addition is planned to be constructed within proximity to the Release Parcel.



September 2022 Imagery via Google Maps



After the assemblage, the Sole Abutter/Subject Property increases to approximately 115,729+/-

square feet (2.6568+/- acres). The property will retain its moderately irregular shape after the assemblage with level topography. The setback area within proximity to the building's proposed addition within proximity to the Interstate 95 northbound on-ramp will increase.

**BEFORE VALUATION** – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser Matthew G. Malia appraised the property, as of June 16, 2022, in both the Before and After assemblage.

Before Land Valuation: Based on the sales comparison approach, the appraiser considered three sales (2020-2022) of similarly zoned land in Stratford, with a similar highest and best use, as follows:

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	180 Surf Ave Stratford, CT 06615	150 Long Beach Blvd Stratford, CT 06615		10 Research Dr Stratford, CT 06615		815 Woodend Rd Stratford, CT 06615	
Proximity to Subject		0.47 miles SE		0.08 miles S		0.80 miles E	
Sales Price	\$ N/A	\$ 12.25		\$ 10.17		\$ 7.18	
Price \$/Sq. Ft.	\$	\$ 1,000,000		\$ 325,000		\$ 1,200,000	
Data Source(s)	Assessor/Inspection					Town Hall/Drive-by Inspection	
ITEM	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Date of Sale/Time Adj.	6/16/2022	2/23/2022		6/18/2021		11/20/2020	
Location	Good	Similar		Inferior	+1.02	Similar	
Site/View	114,805+/- Sq. Ft.	81,623+/- Sq. Ft.	-2.45	31,973+/- Sq. Ft.	-3.05	167,065+/- Sq. Ft.	
Present Use/H&BU	Manufacturing	Vacant/Industrial		Vacant/Industrial		Vacant/Industrial	
Zoning	Light Industrial - MA	Gen. Industrial - MB	-1.23	Light Industrial - MA		Light Industrial - MA	
Access/Frontage	498.34' of Frontage	261.67' of Frontage	+0.61	245.81' of Frontage	+0.51	104.86' of Frontage	+0.72
Flood Zone/Wetlands	Yes/Pond	Yes/None	-1.23	Yes/None	-1.02	Yes/None	-0.72
Sales or Financing Concessions							
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -4.30	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -2.54	<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0.00
Indicated Value of Subject			\$ 7.95		\$ 7.63		\$ 7.18

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$7.50/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	114,805 sf x \$7.50/sf	\$861,038
	<b>Rounded</b>	<b>\$861,000</b>

**AFTER VALUATION:**

After Land Valuation: Based on the sales comparison approach, the appraiser considered the same sales as in the Before Valuation and concluded that the fair market value of the subject land was unchanged at \$7.50/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	115,729 sf x \$7.50/sf	\$867,967
	<b>Rounded</b>	<b>\$868,000</b>

**Value of the Release**

After Valuation	\$868,000
Before Valuation	\$861,000
Value of Release	\$7,000

### Sale by Abutter Bid & Negotiations –

Attached are a deed and map for the proposed release of 924± square feet of land, located on the southeasterly side of Interstate 95 Entrance Ramp abutting 180 Surf Avenue in Stratford, to 180 Surf Avenue LLC. The release parcel is part of two larger properties that were acquired by the Department of Transportation (the Department) in 1956 for the construction of the Connecticut Turnpike.

On October 14, 2021, the Department was contacted by David Cremin, the Managing Member of 180 Surf Avenue LLC, who requested to purchase abutting State land to provide additional space on the property following the construction of a proposed addition to their manufacturing facility.

The request was sent out for concurrence and approved for release. Due to the release parcel's location, residing entirely within the 100 Year Flood Zone, construction on the release parcel will be restricted by a Flood Management Certificate which is attached to the proposed deed as "Exhibit A".

The release parcel will be conveyed to 180 Surf Avenue LLC. The conveyance will be made for \$11,000.00, which includes a \$1,000.00 administrative fee.

**Recommendation** – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$10,000 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with Sections §3-14b(b), and §13a-80 of the CGS in that the Town of Stratford declined the purchase and the legislative delegation received the required notification on July 18, 2022;
- The release value of \$10,000 is reasonable in that it represents 142% of the appraised value and it will return the property to the Town of Stratford tax rolls and relieve the State of all future expenses; and
- The description in the Quit Claim Deed is consistent with the compilation map to be filed in the Town of Stratford Land Records.

### 5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### 6. ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB #</b>	23-017
<b>Origin/Client:</b>	DCS/CT MIL
<b>Transaction/Contract Type</b>	AE / Task Letter
<b>Project Number</b>	BI-Q-725
<b>Contract</b>	OC-DCS-MEP-0051
<b>Consultant:</b>	Bemis Associates, LLC
<b>Property</b>	East Lyme (Niantic), Smith St (38) – Camp Nett
<b>Project purpose:</b>	Camp Nett – Infrastructure Phase 2
<b>Item Purpose</b>	Task Letter #6

At 9:30 Mr. Scorzelli joined the Meeting to participate in the Board's discussion of this Proposal. He left the Meeting at 9:46.

### **PROPOSED AMOUNT: \$144,000**

In April 2022, SPRB approved (PRB #22-042) Bemis Associates, LLC (BAL) as one of five firms under the latest *On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Series* of consultant contracts. These contracts expire on July 1, 2024 and have a maximum cumulative fee of \$1,000,000.

On November 14, 2022, the Board approved under PRB #22-174, Contract Amendment #1 to the

On-Call Contract to increase the maximum cumulative fee to \$1,500,000, an increase of \$500,000. The contract expiration date was unchanged at 7/01/2024.

Project Background

This project will relocate the overhead electrical and communication utilities to the existing (phase 1) and proposed (Phase 2) underground utility duct bank. Eliminate all pole mounted transformers and provide new pad mounted dual phase 50kV (4800/22800v – 240/120v) transformers as required. Connect all buildings that are currently serviced by overhead utilities and re-connect to the underground duct bank system, approximately 0.7 miles of underground duct to be installed to be with engineer’s design.

Conduct a utility survey and as built of existing utility systems and verify existing system will accommodate the new work; provide new street lighting along perimeter road, maintenance loop and parking areas that match existing lighting. Provide protective barriers at existing electrical/communication equipment to remain. Provide underground data connections to all remaining buildings on site. Provide new duct bank manholes and spare ducts for future expansion based on Camp Nett Master Plan.

Under this Proposal (#23-017), DCS is now seeking Board approval to retain the Consultant – Bemis Associates, LLC – under Task Letter #6 – to their On-Call Contract OC-DCS-MEP-0051 to provide Mechanical, Electrical and Plumbing engineering design and construction administration services conjunction with this Agency-Administered Project: Camp Nett – Infrastructure Phase 2.

The scope of work includes:

1. Review existing drawings, specifications, reports, and other documents available from the Connecticut Military Department and/or its designees.
2. Verify that the existing utility systems will accommodate the new work.
3. Produce construction documents on recent release of AutoCAD (2020 or later) for:
  - i. - relocation of the overhead electrical and communication utilities to the existing and proposed new underground utility duct bank.
  - ii.- elimination of all the pole mounted transformers and installation of new pad mounted, dual phase 50kVA transformers.
  - iii.- reconnection of all the buildings that are currently served by overhead services to the new underground duct bank (approximately 0.7 miles).
  - iv. - new street lighting along the perimeter road, maintenance loop and parking areas with light fixtures matching existing site light fixtures.
4. Specify underground data connections to buildings in phase 2 with reference to existing drawings.
5. Specify new duct banks manholes and spare ducts for future expansion based on Existing Camp Nett Masterplan.

A breakdown of the Consultant’s proposed fee (\$144,000) is as follows:

2A. Pre-Construction Phase: \$100,800

Schematic Design	\$21,600	60 days
Design Development	\$28,800	60 days
Construction Documents	\$43,200	60 days
Bidding Documents	\$7,200	

2B. CA Phase: \$43,200 (300 days plus 90-day closeout)

The Consultant is authorized to retain the services of a Sub-Consultant (Macchi) for surveying services (\$64,600), including ground penetrating radar and MEP Cost LLC for cost estimating services (\$5,280).

Bemis Associates was approved for the following task(s) under this series:

• Task Letter #1	Troop A Generator Replacement	\$53,010	(Informal)
• Task Letter #2	ECSU Library Boilers	\$54,000	(Informal)
• Task Letter #3	Hartford CI – Energy Implementation	\$130,000	(#22-200)
• Task Letter #4	Willard CI – Energy Implementation	\$125,000	(#22-203)
• Task Letter #5	Robinson CI – Energy Implementation	\$97,000	(Informal)
• Task Letter #6	Camp Nett Infrastructure Phase 2	\$144,000	(#23-017)
Total Fee to Date:		\$459,010	

DCS and MIL have confirmed funding (100% federal) is in place for this Task Letter.

The overall construction and total project budget for the Camp Nett – Infrastructure Phase 2 project is **\$1,200,000** and **\$1,469,000**.

Task Letter #6– BAL (PRB #23-017)	MEP Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design – (60 days)	\$21,600				
Design Development – (60 days)	\$28,800				
Contract Documents – (60 days)	\$43,200				
Bidding	\$7,200				
Construction Administration – (300 days + 90 day closeout)	<u>\$43,200</u>				
BASE FEE (A) PRB #23-017	\$144,000			\$1,200,000	12.00%

Staff inquired with DCS regarding the following:

1. The Consultant’s (Bemis) Proposal stated the “total estimated project budget is \$1,600,000 (+/-).” Where did this cost come from? Please clarify what impact, if any, does this have on the Consultants Proposal (12% of Construction Budget), when the DCS Memo and Form 1105 both state the Project Budget is \$1,469,000.

**DCS Response:** Requesting a Revised Consultant’s Proposal to correct items – will have OLAPP fwd when they receive from DAS/CS – Bemis took it upon themselves to input this number – The Scope Mtg Agenda and never addresses the total Construction cost for the Project – just mentions the fee and notes it is based on the estimated cost for the project.

**Staff Response:** OK

2. 1105 lists the budget as \$1,469,000 while the Federal Funding available is limited to \$1,464,000 per 1105. Where will the remaining funds come from?

**DCS Response:** The remaining 5 K will come from the CTMD STATE Monies that will be EFT to DAS/CS for this project – this is to cover the DAS Fees for the work performed on the Project to get this into the Agency’s hands for their execution. Federal Monies cannot cover State Resources/expenses.

**Staff Response:** Please submit revised 1105, to make sure that there are sufficient funds to cover the project cost.

3. In the Sub-Consultant's (Macchi) Proposal, the Fees total \$64,600, yet on page 6 of the Task Letter it states the lead Consultant is authorized to retain the services in the amount of \$64,000. Which is correct?

DCS Response: Will Correct – honest human error through OLAPP – See Response to Number 1

4. PI confirm that there are no additional fees or markups and that the \$144,000 final number based on the scope.

DCS Response: As it stands right now – this is all inclusive and verified by Phone Conversation with Bemis Assoc. I cannot speak to the future if the CTMD (AA Project) requests an increase in scope.

Staff Response: Ok

### **RECOMMENDATION:**

In light of federal funding deadline; it is recommended that SPRB **APPROVE** Task Letter #6 for in the amount of \$144,000. Having said that DCS should submit revised 1105.

- DCS confirmed funding is available for the Task Letter.

### **7. OTHER BUSINESS**

Mr. Mallory joined the Meeting to participate in the Board's discussion of various matters related to DAS Leasing Policies/Procedures and state statute. He left the Meeting at 10:00.

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

**PRB FILE #23-010** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-010. The motion passed unanimously.

**PRB FILE #23-017** – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-017. The motion passed unanimously.

### **9. NEXT MEETING** – Thursday, March 2, 2023.

The meeting adjourned.

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