

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 8, 2021 – 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 March 8, 2021 remotely via telephone conference at (866)-692-4541, passcode 85607781.

### Members Present:

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

### Members Absent:

### Staff Present:

Dimple Desai  
Thomas Jerram

### Guests Present

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 March 4, 2021 Meeting. The motion passed unanimously.

### 2. COMMUNICATIONS

Mr. Berger provided Board Members with an update on his ongoing conversations and review about certain proposed legislation that affects the State Properties Review Board.

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>21-015</b>
<b>Transaction/Contract Type:</b>	RE – Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project #:</b>	017-187-001
<b>Grantor:</b>	City of Bristol
<b>Property:</b>	Bristol, Park St (Lot 5)
<b>Project Purpose:</b>	Major Intersection Improvements on Route 72 at Route 69
<b>Item Purpose:</b>	Voucher for Total Take

**DAMAGES: \$11,500**

**DOT PROJECT:** The purpose of the project is to reduce congestion, address traffic operational inefficiencies and improve safety for vehicles, pedestrians and bicyclists.

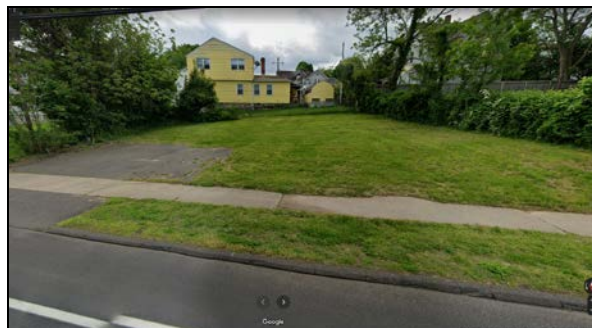
The configuration of the intersection of Route 72 and Route 69 will be improved by realigning Route 72 to the north which will soften curvature along Route 72 and allow geometric improvements to the intersection. Dedicated left-turn lanes will be added to both approaches of Route 72. The existing dedicated left-turn lanes on the approaches of Route 69 will remain, but will be realigned so the movements do not overlap. The new geometry of the Route 72/69 intersection will allow for tractor trailers to make all turns. The existing Divinity Street/Route 72 intersection will be eliminated; Divinity Street will be shortened to terminate at its intersection with Landry Street. A new “T” type intersection will be formed by extending Pratt Street north to Route 72. The Pratt street leg will be stop-sign controlled and a left-turn lane will be provided on Route 72 to accommodate vehicles turning left onto Pratt Street. Sidewalk and crosswalk enhancements will be included to provide pedestrian connectivity throughout the project limits. Four-foot-wide shoulders will be provided throughout the project limits to improve bicycle safety. The proposed realignment of Route 72 will result in the reduction of parking spaces in the existing parking lot located at the northeast corner of the intersection of Route 69 and 72. To compensate for the reduction in parking, and to meet the needs of the community, reasonable efforts to provide additional parking within the project limits will be included. Details and locations for the new parking is being coordinated with City of Bristol officials. There are right-of-way impacts associated with the proposed improvements: five total-property acquisitions and seven sliver acquisitions are expected.

Construction is anticipated to begin in summer 2022 based on the availability of funding. The estimated construction cost for this project is approximately \$6.0 million. This project is anticipated to be undertaken with eighty percent (80%) federal funds and twenty percent (20%) state funds.



**SITE & TAKING DESCRIPTION:** The subject property consists of a trapezoidal-shaped 4,668± square foot (0.107± acre) parcel of land with 89± frontage on the south side of Park Street (Route 72). The site slopes slightly upward from street level to the back of the site. Site improvements include a chain-link fence and limited asphalt pavement. The property is zoned for single-family and multi-unit residential development via the R-15/RM zone.

The Appraiser opines the highest and best use of the site is for residential development.





**VALUATION:** The DOT appraisal was completed October 28, 2020 by DOT Staff Appraiser James P. Mansfield.

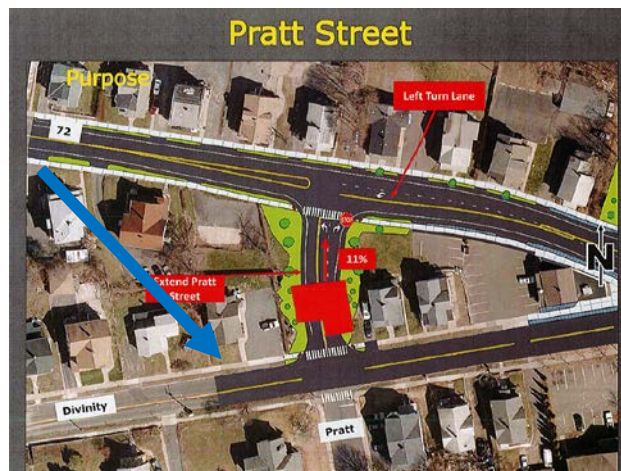
Land Valuation: Based on the sales comparison approach, the appraiser considered three sales (2017-2018) of nearby, similarly zoned, land and concluded that the fair market value of the subject land was  $\$2.40/\text{sf} \times 4,668 \text{ sf} = \$11,203$ , rounded to  $\$11,500$ .

The town assessment records indicate the value of the land is  $\$16,630$  (100% value) based on a 2017 town-wide revaluation.

The Grantor has agreed to DOT's taking price of  $\$11,500$ .

**RECOMMENDATION:** Board **APPROVAL** of damages in the amount of  $\$11,500$  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 report.





**PRB #** 21-016  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**Project #:** 017-187-002  
**Grantor:** Ann Marie Snyder, et al  
**Property:** Bristol, Divinity St (50)  
**Project Purpose:** Major Intersection Improvements on Route 72 at Route 69  
**Item Purpose:** Voucher for Total Take

**DAMAGES: \$230,000**

**DOT PROJECT:** The purpose of the project is to reduce congestion, address traffic operational inefficiencies and improve safety for vehicles, pedestrians and bicyclists.

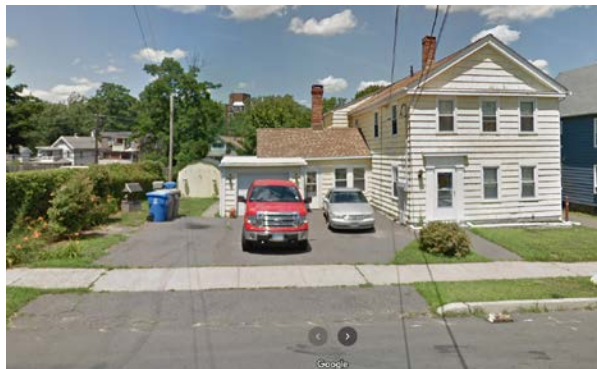
The configuration of the intersection of Route 72 and Route 69 will be improved by realigning Route 72 to the north which will soften curvature along Route 72 and allow geometric improvements to the intersection. Dedicated left-turn lanes will be added to both approaches of Route 72. The existing dedicated left-turn lanes on the approaches of Route 69 will remain, but will be realigned so the movements do not overlap. The new geometry of the Route 72/69 intersection will allow for tractor trailers to make all turns. The existing Divinity Street/Route 72 intersection will be eliminated; Divinity Street will be shortened to terminate at its intersection with Landry Street. A new “T” type intersection will be formed by extending Pratt Street north to Route 72. The Pratt street leg will be stop-sign controlled and a left-turn lane will be provided on Route 72 to accommodate vehicles turning left onto Pratt Street. Sidewalk and crosswalk enhancements will be included to provide pedestrian connectivity throughout the project limits. Four-foot-wide shoulders will be provided throughout the project limits to improve bicycle safety. The proposed realignment of Route 72 will result in the reduction of parking spaces in the existing parking lot located at the northeast corner of the intersection of Route 69 and 72. To compensate for the reduction in parking, and to meet the needs of the community, reasonable efforts to provide additional parking within the project limits will be included. Details and locations for the new parking is being coordinated with City of Bristol officials. There are right-of-way impacts associated with the proposed improvements: five total-property acquisitions and seven sliver acquisitions are expected.

Construction is anticipated to begin in summer 2022 based on the availability of funding. The estimated construction cost for this project is approximately \$6.0 million. This project is anticipated to be undertaken with eighty percent (80%) federal funds and twenty percent (20%) state funds.



**SITE & TAKING DESCRIPTION:** The subject property consists of a rectangularly-shaped 6,098± square foot (0.14± acre) parcel of land with 78± frontage on the north side of Divinity Street. The site is generally level, at grade, with the back of the site sloping downward. The property is improved with a two-story three-family dwelling, constructed in 1935. The dwelling contains 2,533 square feet of gross living area divided into 12 rooms, with 6 bedrooms and 3 bathrooms. The property is zoned for single-family and multi-unit residential development via the R-15/RM zone.

The Appraiser opines the highest and best use of the site is for continued residential use, as improved.



**VALUATION:** The DOT appraisal was completed November 16, 2020 by DOT Staff Appraiser Michael Aletta.

**Land Valuation:** Based on the sales comparison approach, the Appraiser considered three sales in Bristol (2018-2020) of similarly-zoned land with similar highest and best use and concluded that the fair market value of the subject land was \$20,000, or \$3.28/square foot.

The town assessment records indicate the value of the land is \$21,700 (100% value) based on a 2017 town-wide revaluation.

Building Valuation:

Sales Comparison Approach: The appraiser analyzed three sales of three-family dwellings all on the same street and all within two months of the effective date of the appraisal and concluded that the fair market value of the subject property was \$230,000.

Income Capitalization Approach: The Appraiser reported Unit #1 was rented for \$800/month, Unit #2 for \$900/month and Unit #3 was rented in the range of \$1,100 to \$1,300/month. The Appraiser then estimated market rent as follows: Unit #1-\$900/month; Unit #2-\$800/month; and Unit #3-\$1,185/month. Total Gross Monthly Rent = \$2,885.

The Appraiser provided support for a Gross Rent Multiplier (GRM) in concluding his opinion of value utilizing a GRM of 82 x \$2,885/month = \$236,000.

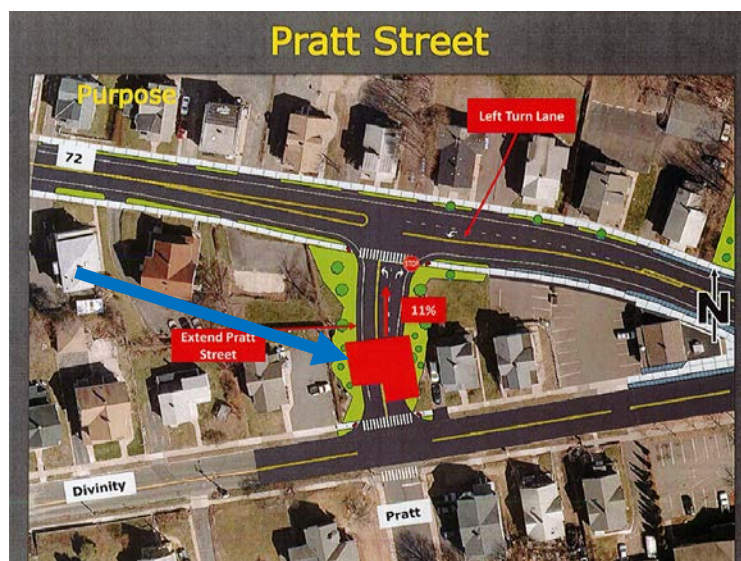
Reconciliation and Value Conclusion

Approach	Opinion of Market Value
Sales Comparison Approach - Land	\$20,000
Sales Comparison Approach – Building	\$230,000
Income Capitalization Approach - Building	\$236,000
Conclusion of Market Value	\$230,000

The Grantor has agreed to DOT’s taking price of \$230,000.

**RECOMMENDATION:** Board **APPROVAL** of damages in the amount of \$230,000 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>	<b>21-031</b>
<b>Origin/Client:</b>	DCS/DAS
<b>Transaction/Contract Type</b>	AE / Task Letter
<b>Project Number:</b>	BI-2B-414
<b>Contract:</b>	OC-DCS-MDE-0037
<b>Consultant:</b>	AI Engineers, Inc.
<b>Property:</b>	Hartford, Capitol Ave (470)
<b>Project purpose:</b>	CAS Thermal Plant Feasibility Study
<b>Item Purpose:</b>	Task Letter 3B

**PROPOSED AMOUNT: NTE \$39,900**

On June 29, 2020, under PRB File #20-133, the Board approved Task Letter #3A in the amount of \$105,000 for the Consultant to provide additional multi-discipline engineering services beyond the scope of work contained in Task Letter #3, including:

- Phase 1 – Purchase Option Evaluation and Business Case Support: Perform financial pro forma (Years 1 to 20, 30 and 40) if State were to purchase the plant from CDECCA. Provide recommended purchase price range based on various analysis such as age of the building, age of the equipment, loss of ISO NE forward capacity market revenue, decommissioning of the electrical generation portion of the asset of the plant (Gas Turbine, HRSG - Heat Recovery Steam Generator; Steam turbine, underground fuel tanks), review of the two appraisals conducted by the State, including prior reports prepared by SourceOne. Provide State’s capacity cost, which should include O&M of the plant, cost for replacement of equipment such as chillers, boilers, pumps, etc.
- Phase 2 – Negotiation Support: The consultant shall be required to provide ongoing technical assistance to the State while negotiations are ongoing with CDECCA for the purchase of the plant including but not limited to review of any new options, strategies, reports, etc. that might come out of these negotiations.

Under this proposal (PRB #21-031), DCS is seeking SPRB approval of **TASK LETTER #3B** in the amount Not-to-Exceed (NTE) \$39,900 to compensate the consultant for additional multi-discipline engineering services beyond the scope of work contained in Task Letters #3 and #3A.

Supplemental services for the above referenced project include additional compensation for the following scope of service:

- Provide continued analysis and technical assistance, commenced under prior Task Letters T3 and T3A, to DAS in its (1) evaluation of options regarding long-term provision of energy products (steam and chilled water) to the Capital Area Heating and Cooling District System (CAS) owned and operated by the State of Connecticut (State), (2) negotiations with the Capital District Energy Center Cogeneration Associates, JV (CDECCA) of the selected option or option(s).

Phased- Negotiation Support:

Provide continued technical assistance, analysis and advice to DAS as it negotiates with CDECCA regarding the long-term provision of energy products for the CAS, including such options as the purchase of the existing CDECCA plant, a cost plus agreement for the purchase and provision of energy products, or other agreements whereby CDECCA would sell, and the State would purchase, energy products.

Consultant's Deliverables may include, but are not limited to:

- Technical reports on proposed terms, conditions, and costs arising during the course of negotiations.
- Summary and analysis of information pertaining to present plant operations, including costs and capital requirements provided by CDECCA.
- Financial modeling

The Consultant's total NTE fee of \$39,900, shall be paid as indicated below for the completion of the work specified where previously authorized in writing and after the Department of Administrative Services receives and accepts each phase of the work. Said fee includes all sub-consultant fees and the Consultant's overhead and profit.

- 2A. On-going negotiations: a not to exceed amount of \$15,000
- 2B. On-going negotiations: a not to exceed amount of \$15,000
- 2C. On-going negotiations: a not to exceed amount of \$8,000

Task 2A thru 2C is an allowance of \$38,000 for SourceOne, Inc. to use on an as needed basis for professional services on a Time and Material basis per Hourly Rates Schedule below. The use of this allowance requires prior written approval by DAS for each phase. SourceOne, Inc. shall provide supporting information and justification to DAS prior to the use of each phase of the allowance.

AI Engineers, Inc. will be paid a NTE fee of 5%, of the Source One, Inc. invoice for 2A thru 2C, for a total NTE fee of \$1,900.

DCS confirmed funding is available for this request via PA #239, Section 2(c)(2).

On March 12, 2020, the SPRB approved the 8<sup>th</sup> series of On-Call MDE (Multi-Disciplined) Engineer Consulting Contracts awarded by the Department of Construction Services ("DCS") since 2004. The six (6) On-Call Contracts that were the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 4/01/2022. AIE was approved under PRB #19-263 (OC-DCS-MDE-0043).

AIE has not been selected for the following task(s) under this new series; however, under the prior series of Contracts, approved under PRB #17-140 (expiring 7/31/2019), AIE (OC-DCS-MDE-0037) was awarded the following:



• Task Letter #1	Physical Plant Renov. – NVCC	\$39,500	(Informal)
• Task Letter #2	Parking lot Replc. – Hart. Supreme Court	\$19,485	(Informal)
• Task Letter #2A	Parking lot Replc. – Hart. Supreme Court	\$5,300	(Informal)
• Task Letter #3	CAS Feasibility Study	\$93,600	(Informal)
• Task Letter #3A	CAS Feasibility Study	\$105,000	(PRB #20-133)
		Total	\$262,885

**RECOMMENDATION:**

It is recommended that SPRB **approve** Task Letter #3B for AI Engineers, Inc. in the amount NTE \$39,900.

- DCS confirmed \$39,900 is available for the Task Letter.
- The Board approved the current On-Call Contract for a maximum fee of \$1,000,000 and a term that expired on 7/31/2019 (PRB #17-140). Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$697,115.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 6/04/2020.

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FROM PRB #20-133

**PROPOSED AMOUNT: \$105,000**

**PROJECT BACKGROUND**

At present, the Capitol District Energy Center Cogeneration Association (CDECCA) is contracted to supply steam and chilled water from their power plant located at 490 Capitol Avenue to the state owned pump house where heat exchangers convert steam to hot water and pumps transport hot and chilled water throughout the energy distribution network. This contract is scheduled to expire March 2021. The State of CT/Capitol Area System is looking into options to purchase the plant from CDECCA in order to make it economical for the State to operate and avoid certain demand charges paid to CDECCA. In order to negotiate with CDECCA, a consultant will be retained to provide a report on the potential purchase price and long term savings that will be realized by the State including technical assistance during the negotiations with CDECCA.

In July 2019, the Consultant was retained under Task Letter 3 to provide perform a feasibility study addressing site, building, budget, project schedule/timeline criteria and how that relates to the current lease agreement with CDECCA, and provide a revised executive summary/recommendation regarding the three options. These options were (1) State of Connecticut to purchase the existing CDECCA plant based on DAS determined appraisals; (2) CDECCA to build thermal plant at their own expense; and, (3) State of Connecticut to build thermal plant at 470 Capitol Avenue. The fee for consultant services was \$93,600.

Under this proposal, DCS is seeking SPRB approval of **TASK LETTER #3A** in the amount of \$105,000 to compensate the consultant for additional multi-discipline engineering services beyond the scope of work contained in Task Letter #3.

Supplemental services for the above referenced project include additional compensation for the following:

- Phase 1 – Purchase Option Evaluation and Business Case Support: Perform financial pro forma (Years 1 to 20, 30 and 40) if State were to purchase the plant from CDECCA. Provide recommended purchase price range based on various analysis such as age of the building, age of

the equipment, loss of ISO NE forward capacity market revenue, decommissioning of the electrical generation portion of the asset of the plant (Gas Turbine, HRSG - Heat Recovery Steam Generator; Steam turbine, underground fuel tanks), review of the two appraisals conducted by the State, including prior reports prepared by SourceOne. Provide State's capacity cost, which should include O&M of the plant, cost for replacement of equipment such as chillers, boilers, pumps, etc.

- Phase 2 – Negotiation Support: The consultant shall be required to provide ongoing technical assistance to the State while negotiations are ongoing with CDECCA for the purchase of the plant including but not limited to review of any new options, strategies, reports, etc. that might come out of these negotiations.

The \$105,000 Consultant Fee is broken down for the following deliverables:

**2A. Study (draft report):** Fifty-two Thousand Five Hundred Dollars (**\$52,500.00**) after receipt and acceptance of a draft report by the Department of Administrative Services;

**2B. Study (final report):** Twenty-seven Thousand Three Hundred Dollars (**\$27,300.00**) after receipt and acceptance of a final report by the Department of Administrative Services.

**2C. On-going negotiations:** up to Twenty-five Thousand Two Hundred Dollars (**\$25,200.00**) on an as needed basis.

Task 2C is an allowance of Twenty-five thousand Two Hundred Dollars (\$25,200.00) for Consultant to use on an as needed basis for professional services on a Time and Material basis per Hourly Rates Schedule below. This amount includes Consultant's not to exceed fee of \$1,200.00 calculated based on five (5%) percent of the allowance. The use of this allowance requires prior approval by the DAS and shall be invoiced on a monthly basis. Consultant shall provide backup justification for use of this allowance.

On March 12, 2020, the SPRB approved the 8<sup>th</sup> series of On-Call MDE (Multi-Disciplined) Engineer Consulting Contracts awarded by the Department of Construction Services ("DCS") since 2004. The six (6) On-Call Contracts that were the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 4/01/2022. AIE was approved under PRB #19-263.

AIE has not been selected for the following task(s) under this new series; however, under the prior series of On Call MDE Contracts, AIE was awarded the following:

• Task Letter #1	Physical Plant Renov. – NVCC	\$39,500	(Informal)
• Task Letter #2	Parking lot Replc. – Hart. Supreme Court	\$19,485	(Informal)
• Task Letter #2A	Parking lot Replc. – Hart. Supreme Court	\$5,300	(Informal)
• Task Letter #3	CAS Feasibility Study	\$93,600	(Informal)
Total		\$157,885	

DCS confirmed funding is available for this request.

**RECOMMENDATION:**

It is recommended that SPRB **approve** Task Letter #3A for AI Engineers, Inc. in the amount of \$105,000.

- DCS confirmed \$105,000 is available for the Task Letter.

- The Board approved the current On-Call Contract for a maximum fee of \$1,000,000 and a term that expired on 7/31/2019 (PRB #17-140). Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$742,115.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 6/04/2020.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #21-015** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #21-015. The motion passed unanimously.

**PRB FILE #21-016** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #21-016. The motion passed unanimously.

**PRB FILE #21-031** – Mr. Valengavich moved and Halpert seconded a motion to approve PRB FILE #21-031. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, March 11, 2021.

The meeting adjourned.

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