

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 24, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 24, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF March 17, 2016. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 17, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-066 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 061-150-001
Grantor: Area Cooperative Education Services
Property: 205 - 261 Skiff Street, Hamden
Project Purpose: Replacement of Bridge No. 04127 on Skiff Street over Mill River Project
Item Purpose: Acquisition for highway purposes of 1,842± SF of land; a 605± SF permanent easement for retaining wall; and 2,350± SF temporary construction easement.

This project will remove the existing bridge, and replace with a new bridge span, pipe installation, and riprap placement. Disturbed areas will be graded, loamed and reseeded. The construction period is estimated to be 1.5 years.

205-261 Skiff Street is the 6.05 acre (263,538 SF) campus of Whitney High School, a private high school located on the south side of Skiff Street, with the Mill River running through it. No improvements will be impacted by the project.

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DOT requires 4 takings of land that total 1,842 SF; a 605 SF permanent easement for the construction and maintenance of a retaining wall; and a 2,350 SF temporary construction easement for the purposes of providing a work area for the project. The flagpole and sign in the temporary construction easement area will be removed, protected and re-installed at the end of the project. Three mature trees will be removed.

DOT is relying upon an appraisal prepared by Walter J. Kloss, an independent fee appraiser, effectively dated October 29, 2015. Three recent land sales, 2 located in Hamden and 1 in Wallingford indicated an unadjusted site value range between \$7.00 and \$11.01/SF. Mr. Kloss valued the property at \$8.50/SF before and after the takings, and concluded damages in the amount of \$21,000.

The Grantor argued for additional damages, and the DOT acknowledged that the appraiser had not considered the loss of three mature hardwood trees. The parties agreed to \$23,000 in compensation.

Staff recommended approval of the item. 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. The damages are well supported by the appraisal report, dated 10/29/2015, prepared by Walter J. Kloss. The negotiated increase of \$2,000 is reasonable compensation for the loss of three mature hardwood trees.

PRB #	16-068	Transaction/Contract Type:	RE / Lease-Out
Origin/Client:	DOT / DOT		
Agreement No.:	6.08-01(15)		
Lessee:	United Illuminating Company (The)		
Property:	New Haven Rail Yard at Union Station, New Haven		
Project Purpose:	DOT, Second Supplement Agreement to the Original Lease Agreement (Agreement No. 1.26-03(04), dated July 12, 2004), New Haven [Rail File No. (92)7001-MISC-1303]		
Item Purpose:	Amends Agreement to establish the amount of reimbursement to Lessee for improvements made at the "Direct Assignment Facilities" (DAF) for the sole use and benefit of the State and Metro North in connection with the new switching station and additional 115kV transmission facilities constructed and installed in the New Haven Rail Yard to connect to the State's 1086 Supply Station on Union Avenue to provide sufficient electricity for the M-8 commuter rail cars recently purchased by the State.		

UI has the Transmission System that delivers electricity to Metro-North. Under a lease agreement dated July 12, 2004, UI leased land in the New Haven Rail Yard to construct a switching station for the sole purpose of providing electricity to Metro-North trains and rail facilities. The UI station delivers 115kV power to the State's 1086 Supply Station on Union Avenue, New Haven. Prior to the construction of the new UI Facilities, electrical power was fed from the Devon Substation, located adjacent to the Housatonic River, Milford, which resulted in low voltage levels on the east end of the New Haven Line. The new UI substation increases the voltage level to allow reliable operation of the new M-8 cars.

As stipulated in the 2004 Lease Agreement, UI designed, engineered, constructed, installed, and will own, operate and maintain the UI Facilities and equipment required for UI to deliver the additional electric energy to Metro-North 1086 Supply Station (the "Metro-North Facilities"). At the same time, DOT and Metro-North designed, engineered, constructed, and installed equipment and facilities at the 1086 Supply Station designed to be interconnected with the UI Facilities.

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The 2004 Lease Agreement estimated the UI Facilities cost would be approximately \$12 million, to be recovered by UI as follows: \$10,542,720: ISO-New England approved this amount to be recovered from regional rate payers (Pool Transmission Facility – “PTF”); and \$1,500,000±: to be paid by DOT and Metro-North, identified as “non-PTF” costs incurred for the sole benefit of DOT and Metro-North, for the construction of Direct Assignment Facilities (“DAF”). Upon completion of construction, UI would file cost statements to be reviewed and approved by the Federal Energy Regulatory Commission (“FERC”), specifying the amount of DAF costs to be reimbursed to UI from DOT and Metro-North.

PRB #16-068 – The purpose of the Second Supplement is to specify the actual DAF costs that UI is entitled to be reimbursed. This amount is \$2,401,601.79 for the actual construction costs of the DAF, and “true-up” costs in the amount of \$73,343.76. The “true-up” is the cost for the final physical installation, or connection of the UI Facilities to the Metro-North Facilities. When the amount is approved by FERC, DOT will make a lump sum payment to UI.

Other amendments include (1) a ground lease rate is established at \$1.00/year; and (2) contract provisions have been updated to conform to current DOT contracting practices (Standard Rail Lease Specifications and Covenants for UI Union Avenue Lease) and State law requirements concerning non-discrimination provisions, and campaign contributions.

Staff recommended approval of the item in that the terms of the Second Supplement Agreement is consistent with the terms of the 2004 lease agreement, as amended.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	16-071	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-Q-678C	Origin/Client: DCS/MD
Contract:	OC-DCS-MEP-0037	
Consultant:	Fuss & O’Neill, Inc.	
Property:	Branford Armory, 87 Montowese Street, Branford	
Project Purpose:	Boilers, Hot Water Systems and Building Management System Project	
Item Purpose:	Task Letter #1B to compensate the consultant for providing engineering design and construction administration services associated with heating and cooling system upgrades for the Branford Armory	

Staff reported that this project involves the design and construction administration services for the required evaluation and upgrade of various heating and cooling systems at various state armories. These facilities are now known as CT Army National Guard Readiness Centers. The scope of services for each project shall include but not be limited to the evaluation of existing and heating systems, useful life estimations, code upgrade requirements, energy efficiency recommendations and the implementation of overall building management systems. The scope of services for these projects was developed on the basis of each assignment as determined by the Military Department. The Military Department has determined that the first three priority locations are the Rockville Armory, Westbrook Armory and the Branford Armory. All of these Projects are being federally funded under the CT Military Department

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“Facility Transformation Program Vision 2030 Readiness Center Transformation Master Plan” (“RCTMP”). These projects are part of a 15-year plan and road map for the continued disposal of antiquated facilities and continued Department of Defense funding for the upgrade of existing centers and construction of new centers.

In September 2015, SPRB approved Fuss & O’Neill, Inc. (“FON”) (PRB #15-216) as one of six firms under the latest On-Call Mechanical – Electrical – Plumbing (“MEP”) Series of consultant contracts. Subsequently FON was approved for Tasks #1 and 1A in connection with the above referenced project.

Task Letter #1B is a new task letter in the amount of \$57,330 and is subject to SPRB approval because it is an extension of Task Letters #1 & #1A which will now bring the cumulative project fee for this project over \$100,000.

The Construction Budget and Total Project Budget for the Branford Armory Project have been established at \$450,000 and \$524,830 respectively. As detailed in the scope letter from FON to DCS dated November 13, 2015 the project fee of \$57,330 is intended to compensate the consultant for the following project scope: investigation, evaluation and design plans for the demolition and replacement of the heating and cooling systems within the facility. The heating requirements for this project have been funded. Should the Agency wish to proceed with the cooling plans through CD’s the task letter will need to be revised; prepare updated electrical and site-civil plans to support the new equipment for both heating and cooling with a natural gas fuel source; provide plans, specifications and oversight for the removal of existing underground fuel oil tanks; completion of 60%, 90% and 100% CDs with client review sessions at each phase; and bidding and construction administration services.

OTHER BUSINESS

The Board took the following votes in Open Session.

PRB FILE #16-066 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-066. The motion passed unanimously.

PRB FILE #16-068 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #16-068. The motion passed unanimously.

PRB FILE #16-071 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-071. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary