

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 9, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on November 9, 2015 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 NOVEMBER 2, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 2, 2015. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated November 2, 2015 listing property acquisitions, not in excess of \$5,000, processed during the month of October 2015.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-250 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 301-176-002
Grantor: George Dixson, Sr.
Property: 5 Goldstein Place, Norwalk
Project Purpose: Walk Railroad Bridge Replacement Project
Item Purpose: Acquisition for highway purposes of 5,856±SF of land improved with a multi-family dwelling, a total take.

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The 1896 New Haven Line Railroad Bridge No. 42.88R; MP 41.5 in South Norwalk is known as the “Walk Bridge.” and carries the New Haven Line over the Norwalk River in south Norwalk. The Walk Bridge swings open to allow maritime traffic to enter the Norwalk River. After it was stuck in an open position on May 29, then again on June 6, the Coast Guard called the 118-year old bridge “inoperable” and ordered it in the closed position until it could be repaired. It is now opened and closed once a day manually, when necessary, for marine traffic.

According to the available project information, the Walk Bridge will likely be replaced with a bascule bridge, essentially a draw bridge that hinges on one side and is raised with the assistance of counterweights. The bridge will carry four sets of tracks on two side-by-side bridge segments, allowing one side of the bridge to function while the other is being serviced. DOT projects a completed design in 2016, with project completion in 2020. When completed, the Walk Bridge Project is expected to cost between \$300-\$600 million, with the federal government and the State of Connecticut sharing in the project cost.

PRB #15-250 is a total take of 5,856 SF, which is a residential property in the project area south of the commuter rail line and east of the Norwalk River. The neighborhood is mixed use, and the subject property at 5 Goldstein Place is adjacent to Coastwise Boatworks (sales, service, and marina) on the river. The zone is NB (Neighborhood Business) and the two-family residential use conforms to the zoning requirements. The house, built in 1910, was gutted and renovated in the 1970’s. Apartment #1 is a 5 room townhouse currently rented for \$1,500/month. The owner occupies the remaining 12 rooms on 3 levels. Market rent for Apartment #2 is \$3,500/month.

DOT’s appraiser prepared a report as of June 15, 2015. He considered the current use to be the highest and best use. Using the Sales Comparison Approach, four sales of Norwalk duplexes were analyzed. The Subject received positive adjustments in the Sales Comparison Approach for gross living area, room count, and the view of the marina from the owner’s apartment. The adjusted sales prices indicated a range from \$455,000 to \$475,000. An Income Approach based on ratios between sales price and market rent was developed. The Income Approach indicated a value of \$460,000. The site (land only) was valued at \$50/SF = \$295,000. Based on the analysis, the appraiser concluded \$475,000.

A site inspection was conducted by the Chairman and Mr. Pepe on November 6, 2015. The Chairman recommended suspension of the item. DOT has requested attendance at a future meeting to make a presentation to the Board about the Walk Bridge project and the rights of way acquisitions involved.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	15-253	Transaction/Contract Type: AE / Task Letter
Project Number:	BI-CTC-480	Origin/Client: DCS/BOR
Contract:	OC-DCS-MEP-0034	
Consultant:	Kohler Ronan, LLC	
Property:	Quinebaug Valley Community College, Danielson	
Project Purpose:	RTU Replacement and Miscellaneous HVAC Upgrades Project	
Item Purpose:	Task Letter #3A to compensate the consultant for additional design services	

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required for the replacement of various VAV boxes and ductwork reconfiguration in Office Suites E324, E182 and C127.

In general, this project involves the design and replacement of five roof top units (“RTUs”) with pre-heat coils, new digital controls and modifications to the branch and duct work which will include but not be limited to VAVs, zone dampers and diffusers. The design and analysis of the unit replacements shall be based on the 2006 “QVCC Existing Facility Update. The final design of these new units will also ensure compatibility with the new East Wing which currently has separate boilers and HVAC units. The project will also include the conversion of the existing pneumatic controls to an electronic system. In September 2012, SPRB approved Kohler Ronan, LLC (“KRL”) (PRB #12-240) as one of eight firms under the latest On-Call Mechanical, Electrical & Plumbing (“MEP”) Support Services consultant contracts. On April 14, 2014 SPRB approved letter Task Letter #3 (PRB #14-094) in the amount of \$123,500 for KRL to provide design and CA services for various HVAC improvements throughout the campus. The Construction Budget and total Project Budget were established at \$1,300,000 and \$1,750,000 respectively for this project.

Task Letter #3A in the amount of \$1,250 is a continuation of Task Letter #3. As detailed in the scope letter from KRL to DCS dated September 30, 2015 the \$1,250 is intended to compensate the consultant for reconfiguration of ductwork, VAV boxes and dampers in Office Suite E324; reconfiguration of ductwork, VAV boxes and dampers in Office Suite E182; VAV book replacement in Room C125; and limited construction administration services

Staff recommended that the Board approve Task Letter #3A for Kohler Ronan, LLC to provide consulting design and construction administration services on this project.

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Norman moved and Mr. Millstein seconded a motion to reimburse Chairman Millstein and Mr. Pepe for meeting and mileage fees in connection with travel to Norwalk on November 6, 2015 regarding PRB #15-250.

The Board took the following votes in Open Session:

PRB FILE #15-250 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-250, pending receipt of additional project information. The motion passed unanimously.

PRB FILE #15-253 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-253. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary