

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On March 12, 2020  
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Meeting at 9:30AM on March 12, 2020 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**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**

Chairman Greenberg called the meeting to order.

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 12, 2020 Meeting. The motion passed unanimously.

**2. COMMUNICATIONS**

Director Desai updated the Board on raised bill S.B. No. 479 proposed by the Department of Administrative Services in the Government Administration and Elections Committee. Additionally, the Board was informed that H.B. No. 5345 proposed by the Department of Agriculture in the Environment Committee received a Joint Favorable Substitute recommendation.

The Board was also informed that DAS forwarded a Freedom of Information Request pertaining to all Board files related to the transfer of ownership of State Pier properties from CT DOT to the Connecticut Port Authority. The staff provided responsive material to DAS on 3/11/2020.

**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

<b>PRB #</b>	20-029
<b>Transaction/Contract Type:</b>	RE/ Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	015-371-001
<b>Grantor:</b>	General Electric Company
<b>Property:</b>	Bridgeport, Seaview Ave (1695) & Barnum Ave

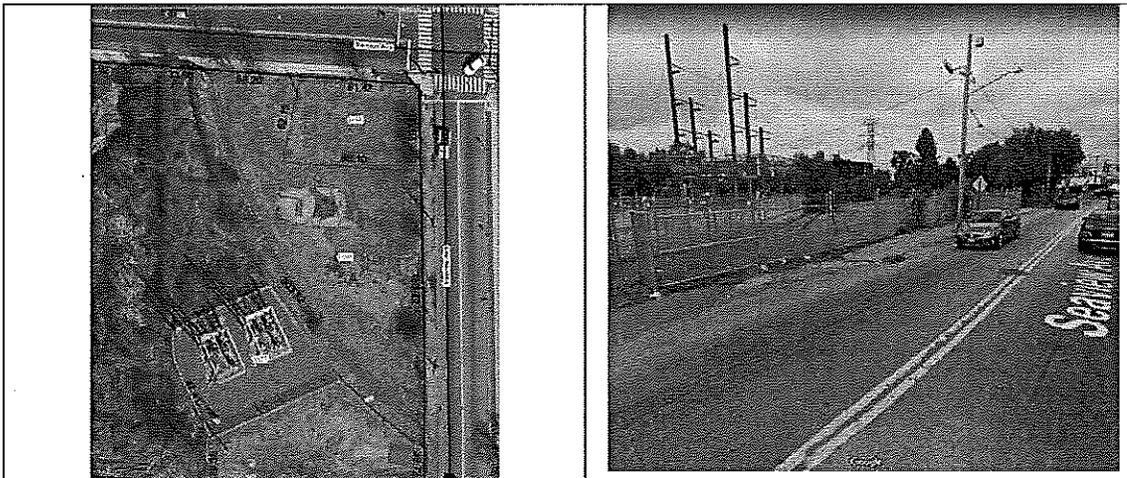
**Project Purpose:** (1016) Seaview Avenue Corridor Improvements  
**Item Purpose:** Voucher

**DAMAGES: \$9,000.00**

**PROJECT:** The City of Bridgeport, with technical and financial assistance from the Connecticut Department of Transportation (CTDOT) and the Federal Highway Administration (FHWA), proposes reconstruction, streetscape enhancements, and a new transportation corridor centered upon Seaview Avenue in Bridgeport. The project will reconstruct and provide streetscape enhancements on Seaview Avenue and construct a new arterial roadway which will provide access to the planned Lake Success Business Park (LSBP), as well as the new Harding High School.

Improvements on Seaview Avenue from Barnum Avenue to US Route 1 are anticipated to include pavement rehabilitation, replacement and upgrade of traffic signal equipment, new sidewalks, streetscape enhancements, transit service features, and relocation of above ground utilities to below grade. The intersection at US Route 1 will be realigned to accommodate a "normalized" four-way intersection with Seaview Avenue and Bond Street, thus eliminating the current offset alignment of the north/south legs.

**SITE DESCRIPTION:** *The subject property consists of two adjacent parcels of land totaling 15,702 square feet (0.36 acre) at the intersection of Barnum and Seaview Avenues. The property includes 224.85 feet of frontage on the west side of Seaview Avenue and 129.67 feet of frontage on the south side of Barnum Avenue. The site is level at grade. The property is located in the I-L zone and conforms to zoning regarding use, but is non-conforming regarding site requirements (lot coverage). The site is unimproved with the exception of a perimeter chain link fence.*



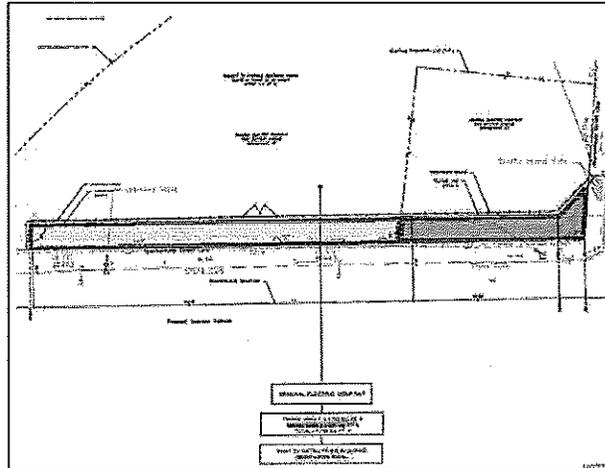
The Appraiser opined the highest and best use of the property is for commercial development.

**Before Valuation:** An appraisal was done by independent Appraiser Steven E. MacCormack, as of 8/02/2019.

**Land Valuation:** Based on the sales comparison approach, the Appraiser considered three commercially-zoned comparable sales, two in Bridgeport and one in abutting Stratford, and concluded that the fair market value of the entire property (land only) is \$220,000/acre. The value of the land, before the taking, is then 0.36 acre x \$220,000/acre = \$79,200, rounded to \$79,000.

**DOT requires acquiring the following:**

- A partial take (#1) in fee-simple along Seaview Avenue – 1,152± sf
- A partial take (#2) in fee-simple along Seaview and Barnum Avenues – 637± sf
- A right to install fence over an area of 210± feet



The following is a summary of the effects of the taking:

1. A loss of a total of 1,789± sq.ft of land area
2. The taking will require the installation of approximately 210 linear feet of chain link fencing.

**After Valuation:**

Land Valuation: The Appraisers utilized the same land sales from the Before valuation and concluded that the fair market value of the remaining property (land only) is \$220,000/acre. The value of the land, before the taking, is then 0.32 acre x \$220,000/acre = \$70,400, rounded to \$70,000.

**Total Direct Damages are calculated as follows:**

<b>Direct Damages</b>	
Value Before:	\$79,000
Less Value After:	<u>\$70,000</u>
<b>Total Direct Damages =</b>	<b>\$9,000</b>

**RECOMMENDATION:** Board approval of damages in the amount of \$9,000 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 independent appraisal report completed by Steven E. MacCormack.

**PRB #** 20-030  
**Transaction/Contract Type:** RE/ Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 015-371-001

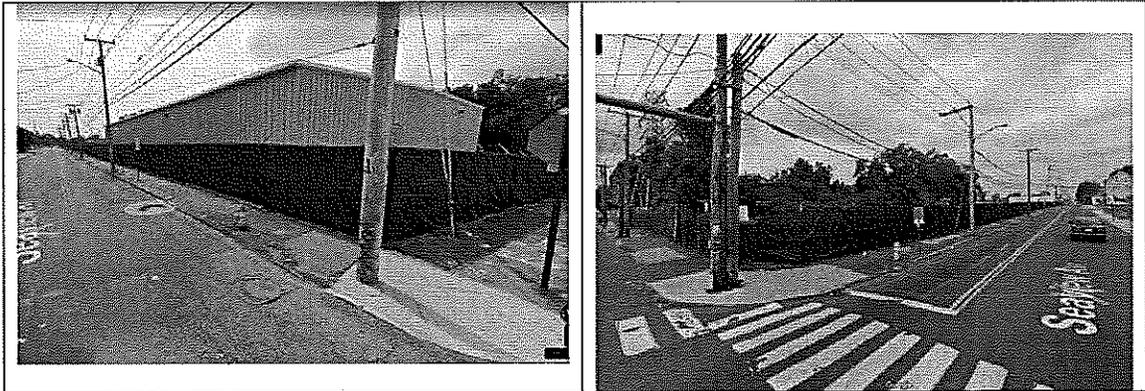
**Grantor:** General Electric Company  
**Property:** Bridgeport, Seaview Ave (1899)  
**Project Purpose:** Seaview Avenue Corridor Improvements  
**Item Purpose:** Voucher

**DAMAGES: \$34,000.00**

**PROJECT:** The City of Bridgeport, with technical and financial assistance from the Connecticut Department of Transportation (CTDOT) and the Federal Highway Administration (FHWA), proposes reconstruction, streetscape enhancements, and a new transportation corridor centered upon Seaview Avenue in Bridgeport. The project will reconstruct and provide streetscape enhancements on Seaview Avenue and construct a new arterial roadway which will provide access to the planned Lake Success Business Park (LSBP), as well as the new Harding High School.

Improvements on Seaview Avenue from Barnum Avenue to US Route 1 are anticipated to include pavement rehabilitation, replacement and upgrade of traffic signal equipment, new sidewalks, streetscape enhancements, transit service features, and relocation of above ground utilities to below grade. The intersection at US Route 1 will be realigned to accommodate a "normalized" four-way intersection with Seaview Avenue and Bond Street, thus eliminating the current offset alignment of the north/south legs.

**SITE DESCRIPTION:** The subject property consists of a 5.17 acre (225,205 sf) between Arctic Street and Barnum Avenue. The property includes 821 feet of frontage on the west side of Seaview Avenue and 169.02 feet of frontage on the north side of Barnum Avenue and 356.81 feet of frontage on the south side of Arctic Street. The site is level at grade. The property is located in the I-L zone and conforms to zoning regarding use, but is pre-existing non-conforming regarding setback requirements. The site is improved with a 15,680 sq.ft. office/warehouse building, 140,000 sq.ft. of asphalt-paved parking area and a perimeter chain link fence.





The Appraiser opined the highest and best use of the property is for continued office/warehouse use.

**Before Valuation:** An appraisal was done by independent Appraiser Steven E. MacCormack, as of 8/02/2019.

Land Valuation: Based on the sales comparison approach, the Appraiser considered three commercially-zoned comparable sales, two in Bridgeport and one in abutting Stratford, and concluded that the fair market value of the entire property (land only) is \$230,000/acre. The value of the land, before the taking, is then 5.17 acre x \$230,000/acre = \$1,189,100, rounded to \$1,189,000.

Sales Comparison Approach: The Appraiser considered three sales of warehouses, all in Bridgeport, and concluded that the fair market value of the entire property is \$90.00/square foot. The value of the building, before the taking, is then 15,680/sq.ft. x \$90/sq.ft. = \$1,411,200, rounded to \$1,410,000.

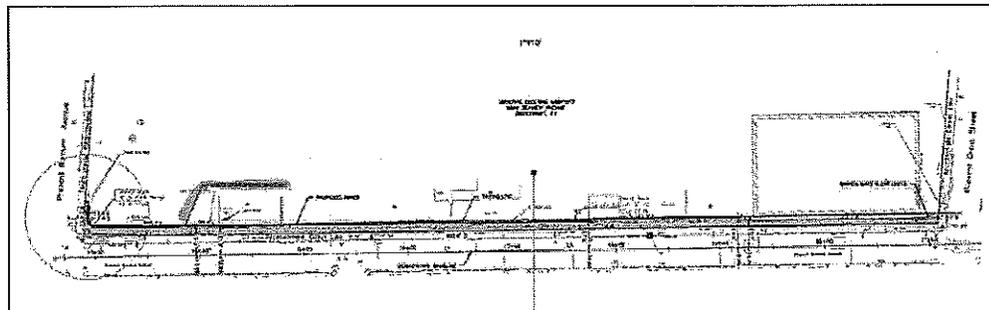
Income Capitalization Approach: The Appraiser considered four listings of similar properties, all in Bridgeport, and concluded that the fair market value of the entire property is \$6.00/square foot, on a triple-net basis, or 15,680 sf x \$6/sf = \$94,080 gross potential income. After deducting for vacancy, fixed and variable operating expenses (\$83,119 Net Operating Income), the Appraisers developed and supported a 7.75% overall capitalization rate, indicating a value of \$1,072,503, rounded to \$1,070,000.

Reconciliation & Value Conclusion

VALUE CONCLUSIONS	
Cost Approach	Not developed
Sales Comparison Approach	\$1,410,000
Income Approach	\$1,070,000
<b>Market Value As Of August 2, 2019</b>	<b>\$1,400,000</b>

**DOT requires acquiring the following:**

- A partial take (#1) in fee-simple along Seaview Avenue – 6,433± sf
- A right to install fence acquired over an area of 501± lf
- A right to construct driveway acquired over an area of 184± feet
- An easement to slope for the support of the highway acquired over an area of 16± feet



The following is a summary of the effects of the taking:

1. A loss of a total of 6,433± sq. ft. of land area
2. The taking will require the installation of approximately 501 linear feet of chain link fencing.

**After Valuation:**

Land Valuation: The Appraisers utilized the same land sales from the Before valuation and concluded that the fair market value of the remaining property (land only) is \$230,000/acre.

Sales Comparison Approach: The Appraiser considered three sales of warehouses, all in Bridgeport, and concluded that the fair market value of the entire property is diminished by \$2.50/sf from the Before Value (\$90.00/sf) due to decreased land-to-building ratio, concluding \$87.50/sf. The value of the building, after the taking, is then 15,680/sq.ft. x \$87.50/sq.ft. = \$1,372,000, rounded to \$1,370,000.

Income Capitalization Approach: The Appraiser considered four listings of similar properties, all in Bridgeport, and concluded that the fair market value of the entire property is diminished by \$0.25/sf from the Before Value (\$6.00/sf) due to decreased land-to-building ratio, concluding \$5.75/sf, on a triple-net basis, or 15,680 sf x \$5.75/sf = \$90,160 gross potential income. After deducting for vacancy, fixed and variable operating expenses (\$79,656 Net Operating Income), the Appraisers developed and supported a 7.75% overall capitalization rate, indicating a value of \$1,027,819, rounded to \$1,030,000.

**Reconciliation & Value Conclusion**

VALUE CONCLUSIONS	
Cost Approach	Not Developed
Sales Comparison Approach	\$1,370,000
Income Approach	\$1,030,000
<b>Market Value As Of August 2, 2019</b>	<b>\$1,366,000</b>

**Total Direct Damages are calculated as follows:**

<b>Direct Damages</b>	
Value Before:	\$1,400,000
Less Value After:	<u>\$1,366,000</u>
<b>Total Direct Damages =</b>	<b>\$34,000</b>

**A breakdown of the Direct Damages is as follows:**

Item	Calculation	Damage
Partial Take in Fee Simple	6,433± SF @ \$5.28	\$33,966
Easement to Slope	16± SF @ \$5.28/SF x 50%	\$42
	<b>Total:</b>	<b>\$34,008</b>

	<b>Rounded</b>	<b>\$34,000</b>
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**RECOMMENDATION:** Board **approval** of damages in the amount of \$34,000 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 independent appraisal report completed by Steven E. MacCormack.

**PRB #** 20-031  
**Transaction/Contract Type:** RE/ Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 018-135-009  
**Grantor:** Two Two Seven, LLC  
**Property:** Brookfield, Federal Rd (227)  
**Project Purpose:** Safety Improvements along Route 202  
**Item Purpose:** Voucher

**DAMAGES: \$26,500.00**

**DOT PROJECT:** The purpose of this project is to improve safety on the lower portion of Route 202 (Federal Road) for all users. The project limits are from the driveway of BJ's/Kohl's to the intersection of Route 202 (Federal Road) and Route 133 (Junction Road).

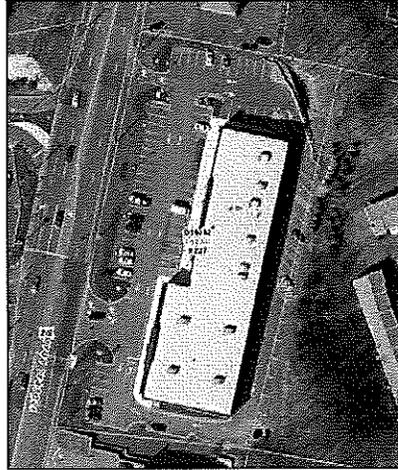
The project consists of four (4) intersection safety improvements:

- The construction of a southbound dedicated left-turn lane into Chick-Fil-A and Shop Rite plaza.
- The installation of a traffic signal at the intersection of Beverly Drive and Hardscrabble Road.
- The installation of a traffic signal at the southern intersection of Route 202 and Old New Milford Road.
- The removal of one of the two traffic signals at the northern intersection of Route 202 and Old New Milford Road.

The project also proposes the widening of the roadway along the corridor to provide 4-foot shoulders to improve safety for bicyclists. In addition, the project will include the construction of 5-foot sidewalks to accommodate pedestrian traffic along the corridor.

The present schedule indicates that the design will be completed in January 2021, with construction anticipated to begin in summer 2021. The estimated construction cost for this project is approximately \$6.0 million, anticipated to be undertaken with 80% federal funds and 20% state funds.

**Subject Property Description, Before the Taking:** The subject property (per appraisal) consists of a commercially-zoned, 89,692 square foot lot, improved with a multi-tenant neighborhood shopping center containing 49,388 sf of gross building area, constructed in 2014. The property is located in an intensely developed retail/commercial neighborhood known as the 'Miracle Mile.'



**Before Valuation:** An appraisal was prepared by DOT appraiser Steven C. Miller as of December 10, 2019.

**Land Valuation:** Based on the sales data comparison approach, the appraiser analyzed three sales of commercially-zoned land in Brookfield (2) and Danbury (1) concluded that the fair market value of the subject land was \$15/square foot, or

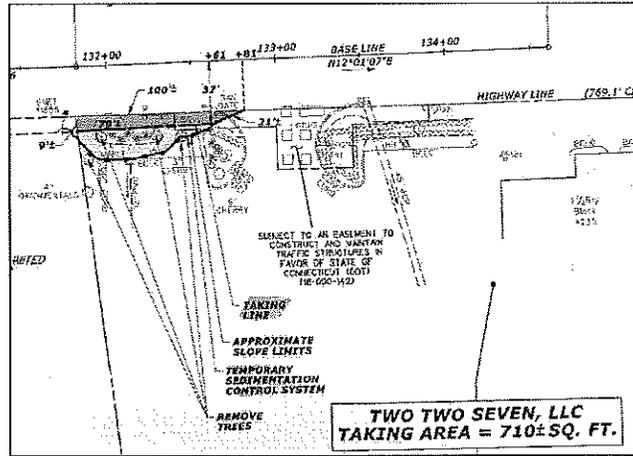
Item	Calculation	Value
Fee Simple	89,692 sf x \$15/sf	\$1,345,380
	<i>Rounded</i>	\$1,345,500

Improvements within the taking area include ‘mulched, landscaped island with trees & shrubs, concrete curbing and asphalt pavement,’ with the contributory value estimated at \$6,500.

Improvements on the site are not impacted and assigned an “X” value.

**The Taking:** DOT will acquire the following:

1. A partial take of 710± sq.ft. of land;
2. Easement to slope for the support of the highway acquired over an area of 1,006± sq.ft. of land;
3. Right to install sedimentation control system acquired over an area of 92± LF of land; and
4. Right to remove trees acquired.



As a result of the taking the property will not conform to zoning, requiring a variance. Based on the Appraiser’s research, the variance will likely be granted due to the nature of the variance.

**After Valuation:**

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales of land in the Before and concluded that the fair market value of the subject land was \$15/square foot, or

Item	Calculation	Value
Fee Simple	87,976 sf x \$15/sf	\$1,319,640
Slope Easement	1,006 sf x \$15/sf x 50%	\$7,545
Contributory Value of Site Imp.	Lump Sum	-\$6,500
	Total	\$1,320,685
	<b>Rounded</b>	<b>\$1,320,500</b>

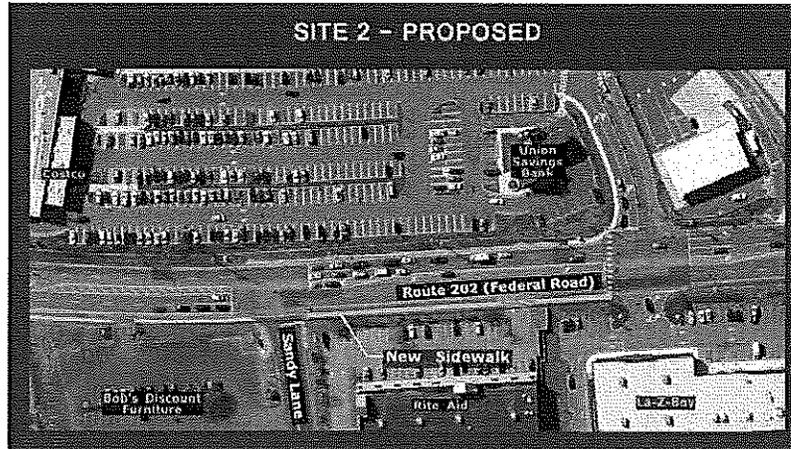
**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$1,345,500
After Valuation	\$1,320,500
Permanent Damages	\$25,000
<b>Rounded</b>	<b>\$25,000</b>

In addition to Direct Damages, DOT has awarded nominal damages to the Grantor to process the required zoning variance in the amount of \$1,500.

**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 damages are supported by the DOT appraisal.



**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB #** 19-261  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call MDE Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0041  
**Consultant:** Stantec Consulting Services, Inc.  
**Item Purpose:** New On-Call Contract

**PRB #** 19-262  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call MDE Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0042  
**Consultant:** Garg Consulting Services, Inc.  
**Item Purpose:** New On-Call Contract

**PRB #** 19-263  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call MDE Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0043  
**Consultant:** AI Engineers, Inc.  
**Item Purpose:** New On-Call Contract

**PRB #** 19-264  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call MDE Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0044  
**Consultant:** Tighe & Bond, Inc.  
**Item Purpose:** New On-Call Contract

**PRB #** 19-265  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call MDE Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0045  
**Consultant:** BL Companies CT, Inc.  
**Item Purpose:** New On-Call Contract

**PRB #** 19-266  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call MDE Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0046  
**Consultant:** ATANE Engineers, PC.  
**Item Purpose:** New On-Call Contract

**MARCH 6, 2020 UPDATE:**

At the State Properties Review Board meeting held on January 9, 2020, the Board suspended these six proposed consultants, awaiting response to the following concerns:

1. The submitted Professional Engineering Corp license for Stantec Consulting exp. on 11-9-19  
DCS Response: Provided updated License. Staff: OK.
2. Please provide a summary of report on any professional or general liability policy loss or claims during the past 5 years, and reconcile with the lengthy summary of open and closed litigation as provided by Thomas Curran, Corporate Counsel. Are there any concerns of the lengthy list of pending/closed litigation?

DCS Response:

Answer: At the outset, it should be noted that Stantec Consulting Services Inc. (Stantec) has over 400 offices in 44 states as well as on 6 continents. It has, in addition, over 22,000 employees and Engineering News-Record lists Stantec as a top ten global design firm based on design revenue. None of the claims, either pending or closed, concerned a project in the State of Connecticut. Stantec has performed professional design services in the past on Department of Administrative Services' project and none has resulted in a claim by the State for deficient design. Stantec is providing \$3,000,000 in professional liability insurance, which is \$2,000,000 more than required by the provisions of the on-call contract. Stantec's insurance broker, Lockton Companies, provided written confirmation that it has reviewed the current claims and averred that Stantec has sufficient limits to handle any open claims and still provide the required limits of the DAS contract. DAS provided a copy of this written confirmation as part of the SPRB submittal package. The DAS contract requires, in addition, "If any claims are paid against its professional services liability insurance policy, the Engineer agrees to purchase additional insurance in order to maintain the minimum coverage of \$1,000,000 each occurrence and per aggregate."

A review of the thirty-six pending claims discloses that six claims appear based on design deficiencies alleged by an owner and Stantec is contesting these claims. The majority of the other pending cases involve claims of personal injury or other torts (conversion, property damage, etc.), or are third-party actions initiated by a defendant in the case. The number of design claims does not appear significant given the size, scope and complexity of the projects undertaken by Stantec (hydroelectric facility, wastewater pumping station, new bridge construction, river improvements, etc.), as well as the number of such projects that it performs throughout the United States and for the United States government. It appears, moreover, that Stantec resolved all but one of the closed cases by either obtaining a dismissal of the case or achieving a settlement of the case. Only one matter went to judgment.

Staff: OK.

3. On Form 1367 there is no information regarding the number of contracts awarded ATANE over the last five years. Please clarify if that is accurate.

DCS Response: Provided a summary of Atane Contracts. Staff: OK.

**RECOMMENDATION** – Staff recommend **approval** of the six On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 4/01/2022.

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This is 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 are 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. The prior series of On-Call MDE Consulting Contracts included a total cumulative fee of \$500,000 and expired on 7/31/2019.

DAS/DCS has made some minor revisions to the boilerplate contract for this series to include:

- Removal of references to Division of Construction Services (DCS);
- Expanded Indemnification language;
- Expanded Suspension of the Work language;
- Expanded Termination of Contract language; and
- Addition of Notices clause.

The 7<sup>th</sup> series, awarded in 2017, had a term of 24 months and a maximum total cumulative fee of \$1,000,000/contract. Two of the six firms, AI Engineers and ATANE Engineers, under this current 8<sup>th</sup> series RFP submittal have been previously approved for MDE Consulting On-Call Contracts under the 7<sup>th</sup> series.

A Request for Qualifications (RFQ) for the consultant services was released on July 11, 2019 and elicited 15 responses. All respondents were considered “responsive” to the submittal requirements and as such interviewed. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system.

At the completion of the State Selection Panel process; DCS Management Team reviewed the results and recommended the approval of five firms under this series.

This proposal before the SPRB is for review and approval of the following six firms under this series.

PRB 19-261 – Stantec Consulting Services, Inc. (“SCS”) located in Rochester, NY and local offices in Stamford and New Haven, originally established in 1997, has a combined staff of 17,171 nationwide, with 23± local employees including 1 principal, 4 electrical engineers and 9 mechanical engineers. The company has not been previously awarded a contract under any series for the past two years. DCS reports SCS was awarded 1 contract within the past 5 years with a total \$2,464,758 volume of work.

SCS's Professional Engineering Corporation License (PEC.0000525) with the CT State DCP expired 11/09/2019. Stantec provided a lengthy summary of outstanding litigation as well as litigation against the firm for the past five years. Stantec did not report on any professional or general liability policy loss or claims during the past 5 years. SCS scored a total of 284 out of a possible 320 points and was identified as the most qualified firm.

PRB 19-262 – Garg Consulting Services, Inc. (“GCS”) originally established in 1990. GCS has a local staff of 66 employees including 2 civil engineers, 5 electrical engineers and 1 mechanical engineer for various disciplines. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. DCS reports GCS was awarded 1 contract within the past 5 years with a total \$475,522 volume of work.

GCS will be operating under its Professional Engineering Corporation License (PEC.0000815) with the CT State DCP which is active until 1/15/2020. Willis Towers Watson reported that GCS had no professional policy or liability loss or claims during the past 5 years. GCS scored a total of 282 out of a possible 320 points and was rated as the 2<sup>nd</sup> most qualified firms.

PRB 19-263 – AI Engineers, Inc. (AI) is located in Middletown, originally established in 1991, has a staff of 100± employees including 40+ structural engineers, 20+ civil engineers, 5+ electrical engineers and 30+ construction managers. DCS reports AI was awarded 6 contracts within the past 5 years with a total \$5,000,000 volume of work.

Over the prior two years, AI has been awarded the following contracts:

OC-DCS-MBE-CIV-0004			
•	Task Letter#2C	CAS Lafayette St Extension	\$22,700 (PRB #18-112)
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OC-DCS-CA-0024			
•	Task Letter #1	RTU and Roof Replacement Project	\$178,242 (PRB #18-159)
•	Task Letter #4	Chiller Tower Upgrade @ Northern CI	\$97,460 (PRB #18-175)
•	Task Letter #3	Boiler Replacement @ Northern CI	\$158,960 (PRB #18-176)
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CF-RD-303-CA Berkshire Hall Renovation WCSU - \$1,021,250			
OC-DCS-CA-0022			
•	Task Letter #8A	Electric & Water upgrades - Hatchery	\$27,880 (PRB #18-226)
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AI's Joint Practice License (JPC.0000078) with the CT State DCP is active. Fenner & Esler Insurance Company reported that AI has had one professional policy losses or claims during the past 5 years which were not related to state projects and remains open. AI scored a total of 278 out of a possible 320 points and was rated as the 3<sup>rd</sup> most qualified firms.

PRB 19-264 – Tighe & Bond, Inc. (TBI) is located in Middletown, originally established in 1977, has 358± employees including 82 civil engineers, 7 electrical engineers, and 9 mechanical engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports TBI was awarded 3 contracts within the past 5 years with a total \$105,000 volume of work.

TBI will be operating under its professional engineering corporation license PEC.0000398. XL Insurance reported that TBI has incurred 26 general liability or professional policy loss or claims during the past 5 years. Nineteen claims have been closed, seven remain open. Total claims paid was \$172,562. None of the claims involved state-related projects. TBI scored a total of 276 out of a possible 320 points and was the 4<sup>th</sup> most qualified firm.

19-265 – BL Companies Connecticut, Inc. (BLC) is located in Meriden, originally established in 1986. BLC has a staff of 242 employees including 50 civil engineers, 4 electrical engineers, and 13 structural engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the

past two years. DCS reports BLC was awarded 9 contracts within the past 5 years with a total \$1,072,481 volume of work.

BLC's Joint Practice License (JPC.0000064) with the CT State DCP is active. Smith Brothers reported that BLC has been exposed to 8 professional policy or liability loss or claims during the past 5 years, of which five are open and four are closed. None were related to a State project. No claims were paid. BLC scored a total of 269 out of a possible 320 points and was identified as the 5<sup>th</sup> most qualified firms.

19-266 – ATANE Engineers, PC. (AE) is located in Wethersfield, originally established in 2004. AE has a staff of 86 employees including 2 civil engineers and 36 structural engineers. DCS reports AE was awarded 9 contracts within the past 5 years with a total \$1,072,481 volume of work.

The company has been awarded the following On-call or Formal Contracts with the DCS in the past two years.

OC-DCS-CA-0027

- Task Letter #1 West District HQ @ Black Rock \$427,485 (#19-001)
- Task Letter #2 MacDougal-Walker Chiller \$181,838 (#18-150)
- Task Letter #3 Enfield Superior CT Roof/HVAC \$80,080 (#19-101)

OC-DCS-CA-0018

- Task Letter #1 61 Woodland Street Plaza Repairs \$32,000 (Informal)
- Task Letter #2 Sherwood Island Maint. Building \$99,000 (Informal)
- TaskLetter #2A Sherwood Island Maint. Building \$3,600 (PRB 16-120)
- Task Letter #4 State Library Roof Replacement \$20,000 (Informal)
- Task Letter #5 DDS Facilities Roof Replacement \$38,150 (Informal)
- Task Letter #6 BOR Roof & Facility Repairs \$95,000 (Informal)
- Task Letter #7 CAS Capitol Crossing \$195,000 (PRB 16-223)
- TaskLetter #7A CAS Capitol Crossing \$197,380 (PRB 18-197)

AE will be operating under its Professional Engineering Corporation License (PEC.0000916) with the CT State DCP which is active until 6/22/2020. Victor O. Schinnerer & Co reported that AE has been exposed to 26 professional policy or liability loss or claims during the past 5 years, of which 15 are open and 11 are closed. None were related to a State project. Claims paid totaled \$270,889. AE scored a total of 262 out of a possible 320 points and was identified as the 6<sup>th</sup> most qualified firms.

A summary of the Consultants' professional fee schedule is as follows:

Stancic Consulting Proposed	Gang Consulting Proposed
Officer/Principal \$225	Officer/Principal \$225
Project Manager \$190	Project Manager \$190
Senior Mech Engineer \$185	Senior Mech Engineer \$185
Mechanical Engineer \$170	Mechanical Engineer \$170
Senior Electrical Eng \$170	Senior Electrical Eng \$170
Junior Electrical Eng \$100	Junior Electrical Eng \$100
Plumbing FP \$165	Plumbing FP \$165
Civil Engineer \$170	Civil Engineer \$170
Junior Civil Engineer \$100	Junior Civil Engineer \$100
Structural Engineer \$175	Structural Engineer \$175
Junior Structural Eng \$100	Junior Structural Eng \$100

AI Engineers Proposed	Tithe & Bond Proposed
Officer/Principal \$225	Officer/Principal \$225
Project Manager \$190	Project Manager \$190
Senior Mech Engineer \$185	Senior Mech Engineer \$185
Mechanical Engineer \$170	Mechanical Engineer \$170
Senior Electrical Eng \$170	Senior Electrical Eng \$170
Junior Electrical Eng \$100	Junior Electrical Eng \$100
Plumbing FP \$165	Plumbing FP \$165
Civil Engineer \$170	Civil Engineer \$170
Junior Civil Engineer \$100	Junior Civil Engineer \$100
Structural Engineer \$175	Structural Engineer \$175
Junior Structural Eng \$100	Junior Structural Eng \$100

Bl. Companies CT Proposed	Atand Engineers Proposed
Officer/Principal \$225	Officer/Principal \$225
Project Manager \$190	Project Manager \$190
Senior Mech Engineer \$185	Senior Mech Engineer \$185
Mechanical Engineer \$170	Mechanical Engineer \$170
Senior Electrical Eng \$170	Senior Electrical Eng \$170
Junior Electrical Eng \$100	Junior Electrical Eng \$100
Plumbing FP \$165	Plumbing FP \$165
Civil Engineer \$170	Civil Engineer \$170
Junior Civil Engineer \$100	Junior Civil Engineer \$100
Structural Engineer \$175	Structural Engineer \$175
Junior Structural Eng \$100	Junior Structural Eng \$100

Staff have requested clarification of the following issues:

1. The submitted Professional Engineering Corp license for Stantec Consulting exp. on 11-9-19
2. Please provide a summary of report on any professional or general liability policy loss or claims during the past 5 years, and reconcile with the lengthy summary of open and closed litigation as provided by Thomas Curran, Corporate Counsel. Are there any concerns of the lengthy list of pending/closed litigation?
3. On Form 1367 there is no information regarding the number of contracts awarded ATANE over the last five years. Please clarify if that is accurate.

RECOMMENDATION – Staff recommend suspension of the six On-Call Contracts pending DCS’ response to issues raised by the Board.

From PRB #17-138-#17-142

This is the 7<sup>th</sup> series of On-Call Multi-Disciplinary Engineering Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The five (5) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/31/2019.

The 6<sup>th</sup> series, awarded in 2014, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. These contracts were subsequently amended by DCS in June 2016 to increase the maximum contract amount to \$750,000 as well as provide for a time extension until February 2017. Only three (3) of the firms under this current 7<sup>th</sup> series RFP submittal have been previously approved for *Multi-Disciplinary Engineering On-Call Contracts*. BVH Integrated Services, P.C. has been awarded a contract under all six of the previous solicitations. Diversified Technology Consultants, Inc was awarded a contract under the 1<sup>st</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 6<sup>th</sup> series. Fuss & O’Neill, Inc was awarded a contract under the 2<sup>nd</sup>, 3<sup>rd</sup> and 6<sup>th</sup> series. AI Engineers and HAKS Engineers were not previously awarded a contract under this series.

A Request for Qualifications (RFQ) for the consultant services was released in January 2017 and elicited twenty-three (23) responses of which all of the firms were considered to be responsive to the RFP. Thereafter, the DCS selection panel began the process of evaluating all 23 proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<i>Problem Solving Capabilities</i>	<i>30 Points</i>
<i>Organizational / Team Structure</i>	<i>25 Points</i>
<i>Past Performance Record</i>	<i>20 Points</i>
<i>Approach to Work Required by Contract</i>	<i>15 Points</i>
<i>Contract Oversight</i>	<i>10 Points</i>
<b>TOTAL POINT VALUE</b>	<b>100 Points</b>

Additional points were also provided for code expertise and for micro-business enterprises. This allocation was worth an additional 20 points for a maximum allowable score of 320.

Upon completion of the internal review process the selection committee selected the top five firms as well as the highest ranking MBE firm (“DTC”) for approval under this on-call series. As such this series will include the submission of six consulting firms. At this time DCS has submitted all of the firms except; Stantec Consulting Services, Inc. for review and approval by the Board

RECOMMENDATION – Board approval of the following five (5) firms as on-call multi disciplinary engineering consultants for projects of various sizes and scope is recommended. All five consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. The five firms recommended for approval at this time are the following.

PRB # 17-138, Fuss & O'Neill, Inc .....	Contract #OC-DCS-MDE-0035
PRB # 17-139, BVH Integrated Services, P.C.....	Contract #OC-DCS-MDE-0036
PRB # 17-140, AI Engineers, Inc.....	Contract #OC-DCS-MDE-0037
PRB # 17-141, Diversified Technology Consultants, Inc.....	Contract #OC-DCS-MDE-0038
PRB # 17-142, HAKS Engineers, P.C.....	Contract #OC-DCS-MDE-0040

**Fuss & O'Neill, Inc. ("FON")** originally established in 1971, has a local staff of 100± employees including over 20 professional engineers civil, water resources, mechanical, structural and electrical disciplines. FON has not been awarded a formal contract with the DCS in the past two years but has been awarded three On-Call Contracts. FON has been awarded the following contracts:

- |    |         |                              |             |               |
|----|---------|------------------------------|-------------|---------------|
| 1. | 09/2015 | On-Call Environmental Series | PRB #15-200 | NTE \$300,000 |
| 2. | 09/2015 | On-Call Civil/Survey Series  | PRB #15-051 | NTE \$500,000 |
| 3. | 03/2015 | On-Call Energy Series        | PRB #15-005 | NTE \$300,000 |

FON will be operating under its Professional Joint Practice Corporation License which is JPC.000072 and is currently active with the State of Connecticut DCP. Ames & Gough Insurance Company reported that FON has over thirty pending or closed professional policy losses or claims during the past 5 years. Two of the claims are related to State of Connecticut funded project. The first is related to a DEEP remediation project and the second is related to a potential suit from neighbors regarding work at the Governor's Residence. The balance of these claims have either been closed or a reserve has not yet been established. FON scored a total of 310 points and was identified as one of the most qualified firms.

**BVH Integrated Services, P.C. (BVH)** originally established in 1954, has a local staff of 20± employees including one office executive and 6- professional engineers under various specialties such as fire-proofing, structural engineering and mechanical engineering. The company has been awarded one On-call Contract and two Formal contract with DCS in the past two years. BVH has been awarded the following contracts:

- |    |         |                                 |             |               |
|----|---------|---------------------------------|-------------|---------------|
| 1. | 01/2016 | NVCC Physical Plant Renovations | PRB #15-269 | \$398,000     |
| 2. | 11/2015 | On-Call MEP Series              | PRB #15-217 | NTE \$500,000 |
| 3. | 10/2015 | NVCC Campus Site Improvements   | PRB #15-269 | \$258,700     |

BVH will be operating under its Professional Engineering Corporation License which is PEC.000003 and is currently active with the State of Connecticut DCP. Camilleri and Clarke Insurance Company reported that BVH has one had a professional policy loss or claim during the past 5 years which has been closed. BVH scored a total of 304 points and was identified as one of the most qualified firms.

**AI Engineers, Inc. (AI)** originally established in 1991, has a staff of 100± employees including 40+ structural engineers, 20+ civil engineers, 5+ electrical engineers and 30+ construction managers. The company has not been awarded an On-Call Contract or formal contract with the DCS in the past two years.

AI will be operating under its Professional Engineering Corporation License which is PEC.000078 and is currently active with the State of Connecticut DCP. Fenner & Esler Insurance Company reported that AI has had two professional policy losses or claims during the past 5 years which were not related to state projects and have been subsequently closed. BVH scored a total of 270 points and was identified as one of the most qualified firms.

**Diversified Technology Consultants, Inc. ("DTC")** originally established in 1979, has a local staff of 60± employees including over 20 professional engineers in the civil, environmental, mechanical, structural and electrical disciplines. DTC has not been awarded a formal contract with the DCS in the past two years but has been awarded three On-Call Contracts. DTC has been awarded the following contracts:

- |    |         |  |             |               |
|----|---------|--|-------------|---------------|
| 1. | 08/2015 | On-Call Structural Engineering Series  | PRB #15-111 | NTE \$500,000 |
| 2. | 03/2015 | On-Call Energy Series                  | PRB #15-004 | NTE \$300,000 |
| 3. | 02/2015 | On-Call Multi-Disciplinary Eng. Series | PRB #14-290 | NTE \$500,000 |

**HAKS Engineers, P.C. (HAK)** originally established in 2004. HAK currently has a local staff of 45± employees including 10+ structural engineers, 3+ professional electrical engineers and 20+ construction managers. The company has not been awarded an On-Call Contract or a formal contract with the DCS in the past two years.

HAK has the required Professional Corporation License in the State (PEC.000916) and it is currently active with the DCP. Professional Risk Strategies Insurance Company reported that HAK has not experienced any professional policy losses or claims during the past 5 years. HAK scored a total of 251 points and was identified as one of the most qualified firms.

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #20-029** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-029. The motion passed unanimously.

**PRB FILE #20-030** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-030. The motion passed unanimously.

**PRB FILE #20-031** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-031. The motion passed unanimously.

**PRB FILES #19-261, #19-262, #19-263, #19-264, #19-265 & #19-266** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILES #19-261, #19-262, #19-263, #19-264, #19-265 & #19-266. The motion passed unanimously.

**9. NEXT MEETING** – Monday, March 16, 2020.

The meeting adjourned.

**APPROVED:**  **Date:** 3/16/20  
John Valengavich, Secretary

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