

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 15, 2020 – 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 June 15, 2020 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

Chairman Greenberg inquired if there were any public participants. None responded.

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 June 11, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai reminded Board Members of Tuesday's 6-16-2020 Site Visit to Voluntown and that Mr. Berger will be unable to attend due to a prior engagement.

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:07. The motion passed unanimously.

EXECUTIVE SESSION

For discussion purposes only

| | |
|-----------------------------------|-----------------|
| PRB # | 20-106-A |
| Transaction/Contract Type: | AG/PDR |
| Origin/Client: | DoAG/DoAG |

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:35. The motion passed unanimously.

OPEN SESSION

4. REAL ESTATE – NEW BUSINESS

| | |
|-----------------------------------|---|
| PRB # | 20-093 |
| Transaction/Contract Type: | RE – Town Road Release |
| Origin/Client: | DOT/DOT |
| Project Number: | 17-130-1B |
| Grantee: | City of Bristol |
| Property: | Bristol, Farmington Ave (RT 6) |
| Project Purpose: | Assignment of Land & Easements Acquired for Widening of Farmington Ave |
| Item Purpose: | QC Deed |

May 22, 2020 Update:

At its Board meeting held on March 21, 2019 the State Properties Review Board voted to return the above referenced item pursuant to the request of DOT received in an email from Melanie Fadior dated March 18, 2019.

Staff had requested the following clarifications from DOT regarding this proposed Release:

#1. In the QC Deed, bottom of page 1 is reference to the source deed but there is no reference to the DROW easement contained in the source deed in the QC Deed. Should this be corrected?

DOT Response: Incorporated DROW easement reference. OK

#2. In the QC Deed, page 2, second paragraph is reference to the source deed but there is no reference to the DROW easement contained in the source deed in the QC Deed. Should this be corrected?

DOT Response: Incorporated DROW easement reference. OK

#3. In the QC Deed, page 3, second to last paragraph is reference to the source deed, but there is no reference to the DROW easement contained in the source deed in the QC Deed. Should this be corrected?

DOT Response: No changes were made. The source deed is referenced and it contains the DROW. OK

#4. On page 1 of the Petition Package, it states the DOT is releasing 44,051.96 sf in Fee Simple and 5,866 sf in easements. Can you clarify if these two areas (44,051.96 sf/ 5,866 sf) should be equal to the sum of the land area and easements in the Closing Report? And, the sum of the land conveyed in the four parcels on the two maps totals 24,035 sf. Can you clarify the differences in the areas?

Staff Response: DOT did not respond to this, but the QC Deed and corresponding DOT Release Map are correct. OK

5. Last paragraph on page 3 of the QC Deed states the DOT Map 2 of 2 is dated March 2018 and then on page 4 describes Parcel 4, but Map 2 of 2 provided in this proposal is dated May 2014 and identifies the parcel as Parcel 9. Can you clarify which Map should be accompany this proposal? Will the maps be recorded with the QC Deed?

DOT Response: Provided correct map identifying Parcel 4. OK

RECOMMENDATION: Staff recommend **approval** of this Quit Claim Deed to assign the easements acquired by the State to the City of Bristol for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT Release Map.

March 18, 2019 Update:

Based on a 3-18-19 email DOT Supervising Property Agent Melanie Fadior, DOT is requesting the file be returned for revisions.

RECOMMENDATION: Staff recommend return of this Quit Claim Deed to DOT for revisions.

DOT acquired and is now releasing the following land and easements which were originally acquired for the **Widening of U.S. Route 6 (Farmington Avenue)**. The project is complete and it is now necessary for the State to assign the land and easements to the City. There is no formal agreement between the State and City for the land and easements acquired in 1970-1974 and 1998-2000. DOT informed staff that there are many older acquisitions that were not subject to an Agreement, requiring release to the host municipality. DOT conveys these remnant parcels and easement as they are utilized and maintained by the host municipality within their right of way.

This is a release of land and easements acquired for highway purposes only and there is not any monetary consideration. The project releases a total of 24,035± sq.ft. (0.5518 sf) of land area and 5,866± sq.ft. (0.1347 sf) of easements. The twenty-two (22) original acquisitions for this project totaled 46,657± sf (1.07 acre) of land in fee simple and 10,444± sf (0.24 acre) of easements at a total cost of \$564,271.

The Quit-Claim deed releases the following:

| STATE FILE NO. | FORMER OWNER | DEED TYPE/ VOLUME/PAGE | APPROX. ORIGINAL PURCH. PRICE/SZ. | DATE OF DEED |
|----------------|---|-----------------------------|--------------------------------------|--------------|
| 017-083-001 | Ferraro's Realty Corporation | Warr. Deed 637/470 | \$7,825.00 2613.6 ±s.f | 11/20/1974 |
| 017-083-002 | Bonnie's Inn Incorporated | Warr. Deed 582/737 | \$5,350.00 see map | 1/13/1971 |
| 017-083-003 | John J. Copjec | Cert. of Cond 580/819 | \$8,550.00 see map | 2/8/1971 |
| 017-083-004 | Cecille L. Michele, also known as Cecile Y. Michele | Warr. Deed 590/280 | \$1,000.00 56 ±s.f | 9/30/1971 |
| 017-083-005 | F.B.H. Corporation, c/o A.M. Heflin | Cert. of Cond. 593/671 | \$2,000.00 435.6 ±s.f | 11/23/1971 |
| 017-083-007 | Humble Oil & Refining Company | Quit-Claim Deed 589/166 | \$28,600.00 3,484.6 ±sf | 8/6/1971 |
| 017-083-010 | Morton A. Dickens and Mary A. Dickens, a.k.a. Mae A. Dickens | Warr. Deed 580/611 | \$300.00 50 ±sf | 11/24/1970 |
| 017-083-011 | Ruth P. Jakowenko | Warr. Deed 580/612 | \$500.00 50 ±sf | 11/24/1970 |
| 017-083-015 | Robert A. Marcotte and Marguerite B. Marcotte | Warr. Deed 579/445 | \$500.00 50 ±sf | 10/5/1970 |
| 017-083-017 | Frank Warzecho and Julia P. Warzecho | Warr. Deed 589/406 | \$17,000.00 435.6 ±sf | 8/26/1971 |
| 017-083-021 | Bristol Shopping Plaza, Inc. | Warr. Deed 590/68 | \$10,150.00 138 ±sf | 8/13/1971 |
| 017-083-024 | Michael S. Buczko and Mary K. Buczko | Warr. Deed 582/410 | \$600.00 50 ±sf | 1/8/1971 |
| 017-130-001 | Edward H. Hotchkiss and Joyce H. Hotchkiss | Notice of Cond. 1259/236 | \$109,999.00 see map | 8/12/1998 |

| STATE FILE NO. | FORMER OWNER | DEED TYPE/ VOLUME/PAGE | APPROX. ORIGINAL PURCH. PRICE/SZ. | DATE OF DEED |
|----------------|---|-----------------------------|--------------------------------------|--------------|
| 017-130-002 | Vigilant Cleaners, Inc. | Warr. Deed 1268/678 | \$12,000.00 see map | 11/5/1998 |
| 017-130-003 | Bonnie's Inn, Incorporated, c/o Joseph Santorso | Notice of Cond. 1265/68 | \$283,172.00 see map | 10/2/1998 |
| 017-130-004 | Bristol Route 6 Associates Limited Partnership, c/o Eastco Development Rental Properties | Notice of Cond. 1320/981 | \$325.00 8,338 ±s.f | 4/7/2000 |
| 017-130-005 | Hefbern, Incorporated | Warr. Deed 1266/326 | \$1,900.00 see map | 10/15/1998 |
| 017-130-006 | FA Associates, LLC | Warr. Deed 1254/542 | \$17,400.00 see map | 6/26/1998 |
| 017-130-007 | T&E Associates, LLC | Warr. Deed 1241/651 | \$2,100.00 250 ±s.f | 3/2/1998 |
| 017-130-008 | Douglas J. Brozinski | Notice of Cond. 1291/741 | \$31,000.00 see map | 6/4/1999 |
| 017-130-009 | Feinrose Associates. c/o Dunkin Donuts 2230 Tax Department | Notice of Cond. 1257/523 | \$2,500.00 240 ±s.f | 7/31/1998 |
| 017-130-018 | Julia P. Warzecho | Warr. Deed 1305/404 | \$21,500.00 2,215 ±s.f | 10/8/1999 |

Vigilant Cleaners, Inc. was approved by the Board under PRB File #98-361.

FA Associates, LLC was approved by the Board under PRB File #98-97.

Julia P. Warzecho was approved by the Board under PRB File #99-374.

Staff had requested the following clarifications from DOT regarding this proposed Release:

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5. Last paragraph on page 3 of the QC Deed states the DOT Map 2 of 2 is dated March 2018 and then on page 4 describes Parcel 4, but Map 2 of 2 provided in this proposal is dated May 2014 and identifies the parcel as Parcel 9. Can you clarify which Map should be accompany this proposal? Will the maps be recorded with the QC Deed?

RECOMMENDATION: Staff recommend _____ of this Quit Claim Deed to assign the easements acquired by the State to the City of Bristol for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the source deeds.

PRB # 20-095
Transaction/Contract Type: RE/Amendment
Origin/Client: DAS/BOR/CCC
Property: Hartford, Morgan Street (155)
Project Purpose: Parking for Capitol Community College at Morgan Street Garage
Item Purpose: 2nd Amendment to MOU

At the January 5, 2018 SPRB Meeting, under PRB #17-352, the SPRB approved a 1st Amendment to MOU for Capitol Community College's continued parking at the Morgan Street Garage. The parking rate was increased to **\$38.50/space/car**, and the spaces allotted remained at 850 spaces, making monthly payments totaling **\$392,700/year** to DAS or its designee, currently CRDA. The changes in the 1st Amendment to MOU were (1) the elimination of 25 surface parking lot spots at the Charles Street Lot (2) CRDA will provide CCC 25 additional visitor spots at the garage (3) the new rate of **\$38.50/space/car** will stay in effect until 6/30/2020 (4) the expiration date of the MOU will remain at 6/30/2025.

Under this Proposal (PRB #20-095), DAS and BOR are now seeking SPRB approval to modify the terms of the MOU to reduce the amount of parking spaces from 850 to 600 spaces commencing May 1, 2020 and ending June 30, 2020. BOR will pay DAS or its designee equal monthly installments of \$23,100.00 (\$38.50/car/month), the current rate.

Commencing on July 1, 2020 BOR will pay DAS or its designee equal monthly installments of \$27,000.00 (\$45/car/month), based on current operating costs of the garage. If the amount of parking spaces used by CCC exceeds 600 at any one time, then a ticket will be pulled and validated by Capitol Community College (CCC) at the flat rate of \$5.00 per ticket.

The current market rate is approximately \$139.00 per month. The proposed rent for 155 Morgan Street is a decrease annually from \$392,700.00 to \$324,000.00 annually by reducing the number of parking spaces rented to more closely reflect the number needed. Thereby reducing the annual costs for CCC by \$68,700 per year.

RECOMMENDATION: Staff recommends approval for the assignment of the 600 parking spaces at the Morgan Street Garage for Capital Community College. The inter-agency payments are intended to reimburse DAS for the actual costs/space as determined by CRDA. The increased fee rate per car beginning on July 1, 2020 reflects the updated operating expenses for the facility on a per space basis.

To: Chairman Greenberg and SPRB Members
From: Brian Dillon, State Properties Review Board
Date: 1/3/2018
Re: **PRB #17-352** -- DAS/Board of Regents-Capital Community College.
MOU regarding parking at the Morgan Street Garage, Hartford – 850 Spaces

BACKGROUND: The Morgan Street Garage is an eight story structure with commercial space at grade along Market Street. The gross building area is 732,164 SF, and was constructed in 2001. The State of Connecticut held at 23.1% ownership in the garage to provide parking for Capital Community College. In August 2013, the State acquired complete ownership of the Morgan Street Garage which was approved by the Board under **PRB #13-147**.

Capital Community College (“CCC”) previously used 850 spaces at the Morgan Street Parking Garage, 155 Morgan Street, Hartford, at an annual cost of \$514,000 (\$50/space/month) under the terms of the Joint of Operating Agreement between the State of Connecticut and the Hartford Parking Authority. The Garage is now under the care and control of the Department of Administrative Services (“DAS”) and operated by CRDA through a Memorandum of Understanding (“MOU”). CRDA is to manage the garage until 450 Columbus Boulevard is occupied. CRDA in turn has an agreement with LAZ.

More recently the Board has approved the following submittals related to CCC and the use of the Morgan Street Garage:

PRB #14-027: CCC has compensated DAS based on the CRDA determination that the annual cost to provide 850 parking spaces is \$357,000 for use from September 2013 through July 2015

PRB #15-191: SPRB approval pursuant to CGS 4b-29 for a new MOU between the Board of Regents for Higher Education (“BOR”), on behalf of CCC for the continued use of 850 parking spaces within the Garage.

New Submittal PRB File #17-352: This MOU is similar in most respects to PRB #15-191. As before, the agreement states that the parties acknowledge that the rate is significantly less than market rates and less than the proportionate share of the actual operating costs.

The rate will now increase to **\$38.50/space/car**, and the spaces allotted remain 850 spaces, making monthly payments totaling **\$392,700/year** to DAS or its designee, currently CRDA. The changes are (1) the elimination of 25 surface parking lot spots at the Charles Street Lot (2) CRDA will provide CCC 25 additional visitor spots at the garage (3) the new rate of **\$38.50/space/car** will stay in effect until 6/30/2020 (4) the expiration date of the MOU will remain at 6/30/2025.

RECOMMENDATION: Staff recommends approval for the continued assignment of the 850 parking spaces at the Morgan Street Garage for Capital Community College. DAS approved the MOU on 8/23/17; BOR on 8/15/17; and OPM on 12/6/17. The inter-agency payments are intended to reimburse DAS for the actual costs/space as determined by CRDA. The increased fee rate per car reflects the updated operating expenses for the facility on a per space basis.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:37. The motion passed unanimously.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

| | |
|----------------------------------|---------------------------------------|
| PRB # | 20-101 |
| Origin/Client: | DCS/DCS |
| Transaction/Contract Type | AE / On-Call CAm Consulting Contracts |
| Contract: | OC-DCS-CAM-0007 |
| Consultant: | The Morganti Group, Inc. |
| Item Purpose: | New On-Call Contract |

| | |
|----------------------------------|---------------------------------------|
| PRB # | 20-102 |
| Origin/Client: | DCS/DCS |
| Transaction/Contract Type | AE / On-Call CAm Consulting Contracts |
| Contract: | OC-DCS-CAM-0008 |
| Consultant: | Martinez Couch & Associates, LLC |
| Item Purpose: | New On-Call Contract |

PRB # 20-103
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call CAm Consulting Contracts
Contract: OC-DCS-CAm-0009
Consultant: Diversified Technology Consultants, Inc.
Item Purpose: New On-Call Contract

PRB # 20-104
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call CAm Consulting Contracts
Contract: OC-DCS-CAm-0010
Consultant: Construction Solutions Group, LLC
Item Purpose: New On-Call Contract

PRB # 20-105
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call CAm Consulting Contracts
Contract: OC-DCS-CAm-0011
Consultant: D.H. Bolton, Inc.
Item Purpose: New On-Call Contract

This is the 2nd series of On-Call Construction Administrator – Minor Projects - Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). This series of Construction Administration (“CA”) Contracts is being developed for consultant services on minor capital projects where the construction budgets are \$5,000,000 or less and services are anticipated to be 8-20 hours per week. All other state CA program requirements will remain the same. The 1st series, awarded in 2017, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Under PRB #19-123-#19-127, the Board approved a contract amendment to extend the 1st series contract expiration date from June 15, 2019 until June 15, 2020. The current maximum contract remained at \$500,000. Three of the five firms under this current 2nd series RFP submittal have been previously approved for Construction Administrator – Minor Projects Services Consulting On-Call Contracts. The Morganti Group, Inc, Construction Solutions Group, LLC and D.H. Bolton, Inc.

The five (5) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 10/31/2022.

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

- Section II. Fees and Payments, Subsection A. added last paragraph:
 For the services and deliverables specified in a task letter, the Construction Administrator shall be paid a fee based on the classification and hourly rate of personnel as shown in Exhibit A entitled "Hourly Rate Schedule." Said Exhibit A is attached hereto and made a part hereof. In addition to providing the hours of services and fee of any particular employee on any particular job, the Construction Administrator shall make available upon request appropriate information to verify the actual burden, fringe, and overhead rates. The State reserves the right to audit these data. *Hourly rates used for any task assigned under this contract shall remain unchanged for the term of this contract.*
- Changes to Section II.B. ‘Progress Payments’ added language clarifying work prepared and compensated by an Hourly Rate.
- Added Antitrust Provision (Section X);
- Expanded Indemnification language;
- Expanded Suspension of the Work language;
- Expanded Termination of Contract language; and
- Addition of Notices clause.

A Request for Qualifications (RFQ) for the consultant services was released on January 27, 2020 and elicited 16 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 five firms under this series.

PRB 20-101 – The Morganti Group, Inc. (MGI) originally established in 1985 and locally located in Danbury, Connecticut. MGI has a local staff of 40± employees including 4 project managers, 2 estimators and 12 construction managers. DCS reports MGI was awarded 5 contracts within the past 5 years with a total \$146,200,000 volume of work.

The company has been awarded the following On-Call Contract or Formal Contract with the DCS in the past two years:

- PRB #18-224 - CF-RD-303-CA – WCSU Berkshire Hall Renovation - \$1,021,250
- PRB #19-139 - BI-CTC-565-CA - Norwalk CC B-Wing Renovation - \$690,315

AON Insurance, Inc. reported that MGI has not experienced any professional policy or liability losses or claims during the past 5 years. MGI scored a total of 286 out of a possible 300 points and was identified as the most qualified Firm.

PRB 20-102 – Martinez & Couch Associates, LLC (MCA) was originally established in 2009. MCA has a local staff of 25± employees including 4 civil engineers, 4 project managers and 1 construction inspector. DCS reports MCA was awarded 1 contract within the past 5 years with a total \$176,411.41 volume of work.

The company has not been awarded the following On-call Contracts or Formal Contracts in the past two years.

DCS submitted two related proposals to SPRB that were both rejected.

- PRB #19-175 / #19-274 - BI-JA-465-ARC – York CI Central Plant (Amend #2) - \$147,450

Maloney and Company Insurance, LLC reported that MCA has not incurred any general liability or professional policy losses or claims during the past 5 years. MCA scored a total of 280 out of a possible 300 points. MCA was identified as the second most qualified Firm (MBE) for this submittal.

PRB 20-103 – Diversified Technology Consultants, Inc. (“DTC”) originally established in 1979, has a local staff of 45± employees including over 20 professional engineers in the civil, environmental, mechanical, structural and electrical disciplines. DCS reports DTC was awarded 4 contracts within the past 5 years with a total \$750,000 volume of work.

DTC has been awarded the following On-Call Contract or Formal Contracts over the past two years:

- PRB #18-180 - DCS-MBE-CIV-0012 - \$500,000
- PRB #19-184 - OC-DCS-ENGY-0028 - \$300,000

Smith Brothers Insurance Company reported that DTC has had one professional policy losses or claims during the past 5 years. The claim is currently open (Centerplan Construction) and no claims have been

paid to date, with a \$10,000 reserve. DTC scored a total of 256 points out of 300 and was identified as the 3rd highest ranking Firm (MBE).

PRB 20-104 - Construction Solutions Group, LLC (CSG) originally established in 2014 and locally located in West Hartford, Connecticut. MCG has a local staff of 15± employees including 13 project managers. DCS reports CSG was awarded 2 contracts within the past 5 years with a total \$400,000 volume of work.

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

- PRB #18-178 - BI-T-614-CA - Harkness State Park Support Complex & Tower - \$354,970

Admiral Insurance, Inc. reported that CSG has not had any professional policy or liability loss or claims during the past 5 years. CSG scored a total of 259 out of a possible 300 points and was identified as the 5th most qualified Firm.

D.H. Bolton, Inc. (DHB) originally established in 2006 and locally located in Hartford, Connecticut. DHB has a local staff of 2 employees, both 2 project managers. DCS reports DHB was awarded 3 contracts within the past 5 years with a total \$220,320 volume of work.

The company has not been awarded an On-Call Contract or Formal Contract with the DCS in the past two years.

- PRB #19-169 - OC-DCS-SCH-0020 - \$300,000

Suggs Insurance, Inc. reported that DHB has not had any professional policy or liability loss or claims during the past 5 years. DHB is a certified MBE vendor. DHB scored a total of 242 out of a possible 300 points and was identified as the 6th most qualified Firm.

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

| All Five Consultants | Proposed |
|-----------------------------|----------|
| Principal | \$200 |
| Senior Project Manager | \$180 |
| Chief Estimator | \$170 |
| Scheduler | \$160 |
| Project Manager | \$150 |
| Superintendent / MEP Super. | \$140 |

Staff have requested clarification of the following issues:

1. Please clarify why Nosal Builders was excluded from this 2nd Series of CAM On-Call Series when the Interview Committee scored this Firm as the 3rd highest scoring firms out of the 16 interviewed. **DCS Response: DAS chose to select another firm instead of Nosal Builders, Inc. for a number of reasons. The nature of this on-call contract is to provide mostly smaller firms, especially MBE firms, the opportunity to perform construction administration work for the State. Ideally, DAS would like to utilize firms that focus their work on Construction Administration as opposed to working as construction administrators, trade contractors and general contractors. This is to ensure that the approach to our work is as a construction administrator and not as a contractor. Moreover,**

utilizing firms that are principally construction administration firms avoids potential conflicts of interest. As a CA on one project, a firm may need to take an adversarial position against a trade contractor. This becomes difficult in circumstances where the CA is a GC on other project, and as a GC is dependent upon the very same trade contractor to perform work.

The selection panel's list of five highest scoring firms contained two firms that perform work both as a CA and as a contractor – The Morganti Group, Inc. and Nosal Builders, Inc. Of the two, The Morganti Group, Inc. was the higher rated of the two firms, and its work for DAS, outside of Construction Administration, has been as a CMR, which parallels the CA work to a greater extent than that of a general contractor. The sixth highest rated firm, DH Bolton, Inc., is a MBE firm that focuses on Construction Administration as well as the services of Cost Estimating and Scheduling, which are valuable services for a CA. DAS determined that the selection of DH Bolton, Inc. in lieu of Nosal Builders, Inc. was in the best interests of the State and the work, policies and purposes associated with this particular on-call contract.

OK

2. Four of the five firms submitted QBS Submittal Booklets Divisions 4, 5 and 6. Please clarify if the only firm not to submit these Booklets - Construction Solutions Group – submitted Form 330 parts I and II, and is use of the Booklets Divisions 4, 5 and 6 a change in DCS requirements?
<https://portal.ct.gov/-/media/DAS/Construction-Services/DAS-CS-Library/1000-Series/1200-Series/1212-QBS-Submittal-Booklet-Instructions.pdf>

DCS Response: Construction Solutions Group submitted Form 330 Parts I and II using the old format (Forms 1214 and 1215) instead of the new format (Divisions 4 and 5). This is an acceptable method of submitting Form 330 Parts I and II, since some consultants have pre-formatted CT 330 Part I and II, and we are allowing them to submit the old format for one year. Both the old format (Forms 1214 and 1215) and the new format (Divisions 4 and 5) collect identical information. Construction Solutions Group submitted Division 6 as required in the same format as the other consultants. Divisions 4, 5 and 6 do not change DCS requirements; rather, they represent a re-design of our QBS Submittal Booklet as a result of going 100% online and paperless earlier this year.

OK

3. Please clarify if the Consultant's hourly rates contained within the QBS Submittal Booklet Division 4 were their proposals for this On-Call Series and reconcile with the hourly rates in Exhibit A of the On-Call Contract (see below).

DCS Response: As with other recent on-call series, DAS analyzed the rates listed by each consultant for its personnel and positions, and then established a contract rate for positions utilized under this contract to avoid significant differences in amounts charged on a consultant-by-consultant basis. This caused consternation among the PRB in the past. DAS provided the contract rates to each conditionally selected firm for review and acceptance. Each consultant firm agreed to the contract rates that appear in Exhibit A.

OK

4. Please provide a summary of the five Morganti contracts that totaled \$146,200,000.

DCS Response: The total volume of work listed by Morganti under Section 8.4 of the QBS Submittal Booklet, Division 4, appears based on the six contracts listed in Section 8.5. These contracts, and amounts, are:

| | |
|----------------|----------------------------------|
| BI-CTC-56 CA | \$690,315 |
| OC-DCS-CAM | \$806,933, \$848,000 & \$847,668 |
| BI-RT-878-CMR | \$91,745,845 |
| BI-CTC-422-CMR | \$38,041,416 |
| BI-CTC-437-CA | \$9,400,000 |
| BI-CTC-471-CA | \$4,600,000 |

Of course, the contract amounts listed above represents, in most cases, the project cost and not the fee/general conditions cost paid to Morganti.

OK

- Why is utilization of Morganti higher than the other consultants on the lists?

DCS Response: At the outset it should be noted that Morganti included two contracts that DAS awarded more than five years ago, instead of contracts awarded within the past five years. Second, two of the projects were CMR projects and none of the other selected firms provided such services to DAS. Lastly, the experience on BI-CTC-437-CA may have played a role in their selection for BI-CTC-471-CA as both projects involved advanced manufacturing centers, which were state priority projects at the time. Despite the number of projects listed, the fees earned for CA work total \$1,130,000 approximately over the past five years, with almost half of that amount coming from BI-CTC-56-CA

OK

- Please confirm if Exhibit C (Campaign Contribution and Solicitation Limitations) is current as SEEC last update was 7/18 and DCS is utilizing a 1/11 version.

https://seec.ct.gov/Portal/data/forms/ContrForms/seec_form_11_notice_only.pdf

DCS Response: When you search Campaign Contribution and Solicitation Limitations the 1/11 form appears for DAS Procurement. I have been unable to load the page from the SEEC website to see the current form and date. Regardless, we will use the most current SEEC Form 11 for procurement contracts.

OK

Morganti

| 7.2 Names Of Key Personnel: (see Section E – Key Person Name) | 7.3 Role In This Contract: (see Section E – Role In This Contract) | 7.4 \$ Hourly Rates NOT APPLICABLE FOR CMR SELECTIONS (all hourly rates are subject to negotiation between the Consultant and DAS) | 7.5 Example Projects From Section F (Place an "X" under the applicable Example Project Key Number for participation in same or similar role.) | | | | |
|--|---|---|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| | | | 1 | 2 | 3 | 4 | 5 |
| Lawrence Rosati | Director of Preconstruction | \$175 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lawrence Rosati | Project Manager | \$175 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lawrence Rosati | Scheduler | \$175 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Kanu Shree Maheshwari | Project Manager | \$140 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| John Ambra | Superintendent | \$140 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Danillo Andrade | Assistant Project Manager | \$85 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fred Ricci | MEP Superintendent / BIM Manager | \$140 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ed Herndon | Chief Estimator | \$165 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Roy Riacchi | Junior Estimator | \$85 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Gianni Giacchi | Corporate & Field Safety Officer | \$140 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Alice McDonnell | Project Administrator | \$80 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Martinez Couch

| 7.2 Names Of Key Personnel: (see Section E – Key Person Name) | 7.3 Role In This Contract: (see Section E – Role In This Contract) | 7.4 \$ Hourly Rates NOT APPLICABLE FOR CMR SELECTIONS (all hourly rates are subject to negotiation between the Consultant and DAS) | 7.5 Example Projects From Section F (Place an "X" under the applicable Example Project Key Number for participation in same or similar role.) | | | | |
|--|---|---|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| | | | 1 | 2 | 3 | 4 | 5 |
| Richard Couch, P.E. | Principal-in-Charge | \$218.00 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Rima Laukaitis, P.E. | Senior Project Engineer | \$197.00 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Matt Ranando, P.E. | Project Engineer | \$161.00 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Samuel Couch, EIT | Staff Engineer | \$128.00 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Frank Villar, EIT | Staff Engineer | \$128.00 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elizabeth Norris | Technician | \$ 92.00 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Ryan Curley | Technician | \$ 92.00 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Diversified Technology

| 7.2 Names Of Key Personnel: (see Section E – Key Person Name) | 7.3 Role In This Contract: (see Section E – Role In This Contract) | 7.4 \$ Hourly Rates NOT APPLICABLE FOR CMR SELECTIONS (all hourly rates are subject to negotiation between the Consultant and DAS) | 7.5 Example Projects From Section F (Place an "X" under the applicable Example Project Key Number for participation in same or similar role.) | | | | |
|--|---|---|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| | | | 1 | 2 | 3 | 4 | 5 |
| A. Graham Curtis, PE, LEED AP | Principal-in-Charge | \$210 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Scott Feulner, NICET III | Construction Administration | \$175 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Joseph L. Whitley, EIT | Construction Administration | \$150 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Joseph R. Caruso | Inspection/Construction Administration | \$100 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| David T. Seitlinger | Inspection/Construction Administration | \$100 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

D.H. Bolton

| 7.2 Names Of Key Personnel: (see Section E – Key Person Name) | 7.3 Role In This Contract: (see Section E – Role In This Contract) | 7.4 \$ Hourly Rates NOT APPLICABLE FOR CMR SELECTIONS (all hourly rates are subject to negotiation between the Consultant and DAS) | 7.5 Example Projects From Section F (Place an "X" under the applicable Example Project Key Number for participation in same or similar role.) | | | | |
|--|---|---|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| | | | 1 | 2 | 3 | 4 | 5 |
| Dwight H. Bolton | Principal | \$205.00 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Xiana Clarke | Project Manager | \$165.00 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

RECOMMENDATION – Staff recommend **approve** of the five On-Call Contracts that have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 10/31/2022.

- All five Firms have submitted notarized OPM Form 1 and Form 5 affidavits.

From PRB #17-082-#17-086

To: Chairman Greenberg and State Properties Review Board Members

From: Brian Dillon, Director State Properties Review Board

Date: 6/15/2020

Re: **On-Call Construction Administrator – Minor Projects - Consulting On-Call Contracts**

PRB # 17-082, Nosal Builders, Inc.....Contract #OC-DCS-CAM-0001
PRB # 17-083, The McCloud Group, LLC.....Contract #OC-DCS-CAM-0002
PRB # 17-084, The Morganti Group, Inc.....Contract #OC-DCS-CAM-0003
PRB # 17-085, Construction Solutions Group, LLC.....Contract #OC-DCS-CAM-0004
PRB # 17-086, D.H. Bolton, Inc.....Contract #OC-DCS-CAM-0005

This is the 1st series of On-Call Construction Administrator – Minor Projects - Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). This new series of Construction Administration (“CA”) Contracts is being developed for consultant services on minor capital projects where the construction budgets are \$5,000,000 or less and services are anticipated to be 8-20 hours per week. All other state CA program requirements will remain the same. The five (5) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 6/15/2019.

A Request for Qualifications (RFQ) for the consultant services was released in May 2016 and elicited seventeen (17) responses. All of the respondents but one were considered “responsive” and as such sixteen (16) submittals were considered for review. Thereafter, the DCS selection panel began the process of evaluating the proposals. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system with the following scoring methodology:

| | |
|---------------------------------|-------------------|
| Problem Solving Capabilities | 30 Points |
| Organizational / Team Structure | 25 Points |
| Past Performance Record | 20 Points |
| Contract Oversight Capabilities | 15 Points |
| <u>Partnering Experience</u> | <u>10 Points</u> |
| TOTAL POINT VALUE | 100 Points |

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

RECOMMENDATION – Board approval of the following five (5) firms as On-Call Construction Administrator – Minor Projects – Consultant for projects of various sizes and scope is recommended.

PRB # 17-082, Nosal Builders, Inc.....Contract #OC-DCS-CAM-0001
PRB # 17-083, The McCloud Group, LLC.....Contract #OC-DCS-CAM-0002
PRB # 17-084, The Morganti Group, Inc.....Contract #OC-DCS-CAM-0003
PRB # 17-085, Construction Solutions Group, LLC.....Contract #OC-DCS-CAM-0004
PRB # 17-086, D.H. Bolton, Inc.....Contract #OC-DCS-CAM-0005

Nosal Builders, Inc. (NBI) originally established in 1999 and locally located in Durham, Connecticut. NBI has a local staff of 10± employees including 4 project managers, 2 estimators and 2 schedulers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

Arthur J. Gallagher, Insurance, Inc. reported that NBI has not had any professional policy or liability loss or claims during the past 5 years. NBI scored a total of 293 out of a possible 300 points and was identified as one of the most qualified firms.

The McCloud Group, LLC (MCG) originally established in 2002 and locally located in Bridgeport, Connecticut. MCG has a local staff of 20± employees including 15 project managers, 2 estimators and 2 schedulers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

Marquis Insurance, Inc. reported that MCG has experienced two professional policy or liability losses or claims during the past 5 years. Both of these are closed and neither was related to a state funded project. MCG is a state certified MBE vendor. MCG scored a total of 265 out of a possible 300 points and was identified as one of the most qualified firms.

The Morganti Group, Inc. (MGI) originally established in 1985 and locally located in Danbury, Connecticut. MGI has a local staff of 40± employees including 14 project managers, 5 estimators, 4 engineers and 3 schedulers. The company has been awarded (1) three formal contract and (1) one On-Call contract with the DCS in the past two years. MGI has been awarded the following contracts:

| | | | |
|---------|----------------------------------|-------------|------------|
| 03/2015 | QVCC New Manufacturing Center | PRB #14-301 | \$273,149 |
| 02/2016 | On-Call Cost/Schedule Consultant | PRB #16-002 | NTE \$300K |

XL Catlin Insurance, Inc. reported that MGI has experienced two professional policy or liability losses or claims during the past 5 years. Both of these are closed and neither was related to a state funded project. MGI scored a total of 259 out of a possible 300 points and was identified as one of the most qualified firms

Construction Solutions Group, LLC (CSG) originally established in 2014 and locally located in West Hartford, Connecticut. MCG has a local staff of 5± employees including 3 project managers, 1 estimator and 1 scheduler. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

Admiral Insurance, Inc. reported that CSG has not had any professional policy or liability loss or claims during the past 5 years. CSG scored a total of 258 out of a possible 300 points and was identified as one of the most qualified firms.

D.H. Bolton, Inc. (DHB) originally established in 2006 and locally located in Hartford, Connecticut. DHB has a local staff of 5± employees including 2 project managers and 1 schedulers. The company has been awarded (1) one On-Call contract with the DCS in the past two years. DHB has been awarded the following contract:

| | | | |
|---------|----------------------------------|-------------|------------|
| 04/2016 | On-Call Cost/Schedule Consultant | PRB #16-054 | NTE \$300K |
|---------|----------------------------------|-------------|------------|

Suggs Insurance, Inc. reported that DHB has not had any professional policy or liability loss or claims during the past 5 years. DHB is a certified MBE vendor. DHB scored a total of 234 out of a possible 300 points and was identified as one of the most qualified firms.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-093 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-093. The motion passed unanimously.

PRB FILES #20-095 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-095. The motion passed unanimously.

PRB FILES #20-101, #20-102, #20-103, #20-104 & #20-105 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILES #20-101, #20-102, #20-103, #20-104 & #20-105. The motion passed unanimously.

9. NEXT MEETING – Special Meeting, Tuesday, June 16, 2020.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary