

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 28, 2022 – 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 April 28, 2022 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

Anthony DeNapoli, DCS

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 April 25, 2022 Meeting and April 26, 2022 Special Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Chairman Greenberg reminded all Members of their statutory requirement to complete a Statement of Financial Interest.

Mr. Berger summarized the most recent information available on pending legislation that may impact the SPRB.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

| | |
|-----------------------------------|--|
| PRB # | 22-040 |
| Transaction/Contract Type: | RE – Town Road Release |
| Origin/Client: | DOT/DOT |
| DOT Project #: | 033-8001-001A |
| Grantee: | Town of Cromwell |
| Property: | Coles Road & Vicinity |
| Project Purpose: | Reconstruction of Coles Rd from Route 9 to Route 3 |
| Item Purpose: | QC Deed |

CONVEYANCE FEE: \$0

DOT acquired and is now releasing the following land and easements which were originally acquired for the Reconstruction of Coles Rd from Route 9 to Route 3. The project is complete and it is now necessary for the State to assign the easements to the Town per Section 4.6 of Master Municipal Agreement for Rights of Way Projects No. 4.02-14(14). This is a release of land and easements acquired over an area of 30,611 sf for highway purposes only and there is no monetary consideration.

The Quit-Claim deed releases the following:

| <u>Grantor</u> | <u>Instrument</u> | <u>Volume/Page</u> | <u>Recorded Date</u> |
|--|--------------------------------|--------------------|----------------------|
| Angelo S. Tine and Vincenza Tine | Warranty Deed | 1625/9 | 07/05/2018 |
| Ramnath Reddy | Easement | 1625/99 | 07/09/2018 |
| Kimberly E. Chusmir | Certificate of Condemnation | 1633/59 | 10/19/2018 |
| Michael Cippola a/k/a Michael J. Cippola a/k/a Michael Cipolla and Amy Howell a/k/a Amy L. Howell a/k/a Amy Cipolla | Certificate of Condemnation | 1626/11 | 07/19/2018 |
| Cromwell Crossing, LLC | Warranty Deed | 1634/117 | 11/02/2018 |
| Elizabeth Vallera | Warranty Deed | 1628/279 | 08/27/2018 |
| Teresa Chudy and Michal Chudy | Certificate of Condemnation | 1630/116 | 09/07/2018 |
| Marc J. Glass and Roberta Levine Glass aka Roberta J. Levine | Certificate of Condemnation | 1641/69 | 02/26/2019 |
| Sharynn Hall | Warranty Deed | 1629/337 | 09/04/2018 |
| Josephine Donnangolo and Salvatore Fazzina | Warranty Deed | 1632/152 | 10/10/2018 |
| Antonio Seabra and Marie Seabra | Easement | 1624/303 | 07/03/2018 |
| Daniel N. Field | Easement | 1624/271 | 06/29/2018 |
| Dmytro Grebenyk and Sofiya Amergalieva | Easement | 1631/195 | 09/25/2018 |
| Miguel A. Julia-Vazquez and Jeanette L. Dees | Certificate of Condemnation | 1626/14 | 07/19/2018 |
| Shunpike Real Estate, LLC | Easement | 1624/295 | 07/02/2018 |
| Robert V. Cieri and Mary G. Cieri | Certificate of Condemnation | 1646/94 | 04/26/2019 |

Donnangolo was reviewed and approved under PRB #18-163.

Cromwell Crossing was reviewed and approved under PRB #18-169.

Cieri was reviewed and rejected under PRB #19-016.

Glass was reviewed and approved under PRB #19-138.

RECOMMENDATION: Staff recommend approval of this Quit Claim Deed to assign the land and easements acquired by the State to the Town of Cromwell is recommended 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. Section 4.6 of Master Municipal Agreement for Rights of Way Projects No. 4.02-14(14) between the State and Town of Cromwell, approved by DOT on July 17, 2014, requires “Upon completion of the construction project, as determined by the DOT, all property and property rights acquired by the DOT for the Project shall be released in a quit claim deed with the designation ‘for transportation purposes’ only to the Municipality in which the property is located.”

PRB # 22-041
Transaction/Contract Type: RE – Voucher
Origin/Client: DOT/DOT
DOT Project #: 44-156-010
Grantor: Niantic Management, LLC
Property: East Lyme, Flanders Rd (269)
Project Purpose: I-95 Interchange 74 Improvements at Route 161 and Replacement of Bridge No. 00250
Item Purpose: Voucher

DAMAGES: \$13,600

The purpose of the project is to address vehicular safety on I-95 at Interchange 74 and address traffic operational concerns between Interchanges 74 and 75 in East Lyme. In addition, this project will address traffic operational concerns and improve safety for all roadway users (motorists, pedestrians and bicyclists) on Route 161 in the vicinity of the exit 74 interchange ramps. It is also proposed to replace the I-95 bridge over Route 161 due to its poor condition and to accommodate the widening on Route 161.

I-95 will be widened to accommodate three travel lanes in each direction (one of the three lanes is intended for future use). An auxiliary lane will be constructed between exits 74 & 75 in each direction. As a result of the I-95 widening, the bridges over Pattagansett River and Latimar Brook will be extended or replaced contingent on the hydraulic analysis of the existing bridges.

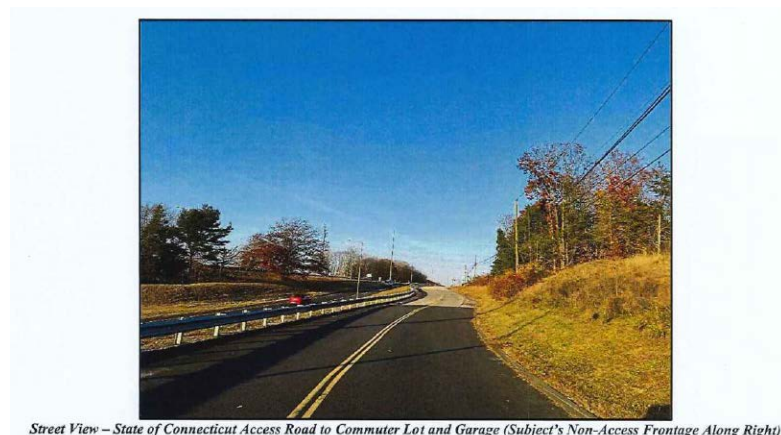
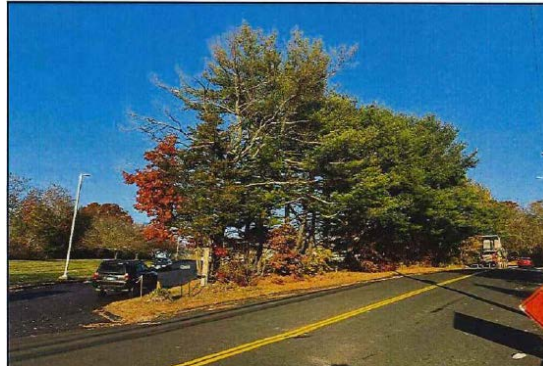
The terminus of the northbound I-95 exit 74 ramp will be relocated southerly to form a new signalized intersection with Route 161 and the Burger King Driveway. Vehicles on southbound Route 161 will be accessing I-95 northbound on a new entrance “loop” ramp approximately 500 feet south of its current location. The entrance ramp to I-95 northbound for vehicles on northbound Route 161 will be realigned slightly at its present location.



Site Description – The subject parcel consists of an irregular-shaped 7.0885 acre lot (308,778 sf) with 907 feet of non-access frontage on a DOT service road (to commuter parking and a DOT garage) and 624 feet of frontage on King Arthur Drive. Ingress/egress access to the subject is available from King Arthur Drive.

Ancillary site improvements include a shed structure, paving parking lot and driveway, light poles and building-mounted lights. There is a chain link fence along the western non-access frontage, as well as a portion of the north property line. The north, east, and west property lines have a variety of deciduous and/or evergreen trees and native vegetation. Specifically, there is a dense line of pine trees along the accessible King Arthur Drive road frontage.

The site is improved with a two-story 96-unit motel building containing 33,790 square feet of gross building area, constructed in 1963.



Street View – State of Connecticut Access Road to Commuter Lot and Garage (Subject's Non-Access Frontage Along Right)

The property is located within the CA district zone and conforms to zoning.

The Appraiser opined that the Highest and Best Use of the property “as vacant” is for commercial development and “as improved” is for continued use as a motel.

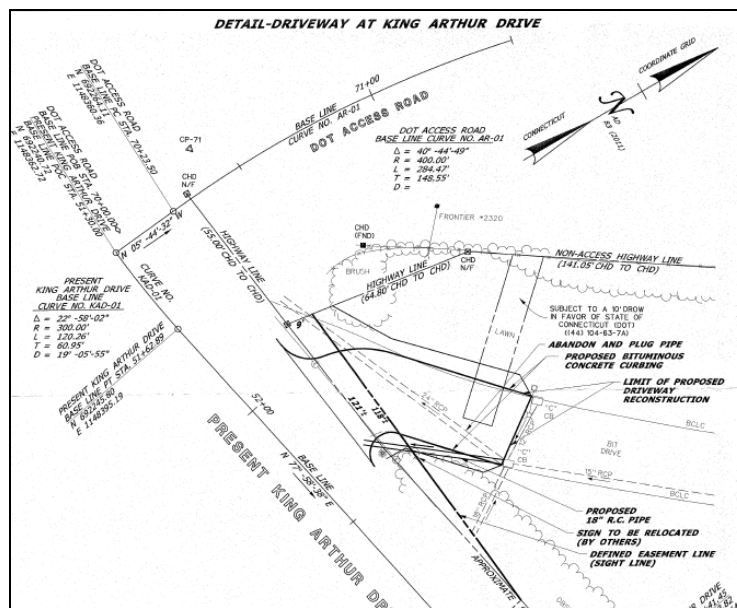
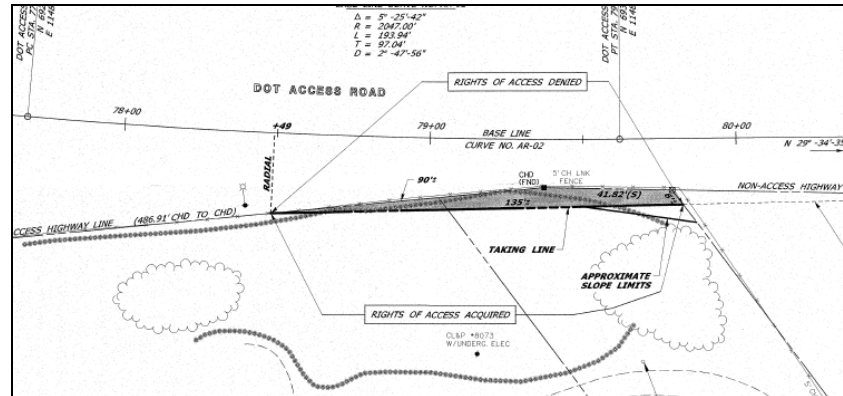
Before Valuation

Restricted Use/Short Form Value Finding – DOT Appraiser Steven C. Miller appraised the property according to its highest and best use, as of November 18, 2021, and based on sales in New London, Cromwell and Groton (2018-2021) concluded the market value of the subject property was \$8.50/sq.ft. calculated as follows:

| Item | Calculation | Value |
|---|------------------------|--------------------|
| Fee Simple Land | 308,778 sf x \$8.50/sf | \$2,264,613 |
| Contributory Value of Site Improvements | Lump Sum | \$2,500 |
| | Total | \$2,627,113 |
| | Rounded | \$2,627,100 |

The Taking: DOT will acquire the following:

- 1) Fee Simple Take - 543± Square Feet
- 2) Defined Sight Line Easement- 646± Square Feet
- 3) Easement to Slope for the Safety of the Highway and Remove, Use or Retain Excavated Material - 98± Square Feet
- 4) Rights of Access - 135± Lineal Feet
- 5) Right to Reconstruct Driveway - 2,315± Square Feet
- 6) Right to Install Bituminous Concrete Curbing - 119± Lineal Feet
- 7) Right to Install R.C. Pipe - 41± Lineal Feet
- 8) Right to Plug Pipe - Area Not Applicable



Impacts of the Taking

The Fee Simple take totaling 543± square feet is an irregularly shaped strip take along the subject's non-access frontage at the site's northwestern corner. The taking is 135± long and ranges from a point up to 6± to 7± in width. The taking comprises an area of native vegetation, with the immediate interior land area overgrown. It is noted that chain link fencing in this area appears to be on state-owned land and is therefore noncompensable.

The Defined Sight Line Easement encompasses a narrow triangular area which measures 121± along the King Arthur Drive road frontage. The sight line easement ranges from 9' wide at the southwestern corner of the parcel, and tapers to a point further east along the side street. It is notable that the sight line easement encumbers vacant cleared land at the corner and curb cut/driveway

access. A line of densely packed mature pine trees are in extremely close proximity to, or within, the sight line easement. As confirmed with the project coordinator Mr. Dennis McDonald, the state requires the removal of said trees. Further, signage within the sight line easement area is to be relocated by others and is beyond the scope of this appraisal.

The Easement to Slope is positioned on the periphery of the Fee Simple take at the subject's northwestern corner, and similarly, is composed of land area that is overgrown with common native vegetation.

The various rights to be acquired benefit the property overall, and are therefore considered to be noncompensable.

The State's acquisition impacts existing site improvements, which provide contributory value to the overall property. A row of mature pine trees that is estimated to be 60'± to 70'± in length along King Arthur Drive is impacted by the Sight Line easement, as well as local vegetation along the west property line within the Fee Simple taking and easement to slope areas. The curb cut access to the property shall be reconfigured, and results in a net loss of paved driveway area that will be seeded with grass. The existing curbing will be removed in this area as well; however, new curbing shall be installed along the perimeter of the reconfigured access with a negligible, if any, net loss of curbing.

For valuation purposes, the appraiser estimates the loss of contributory value to be \$2,500 in total, which considers loss of trees, native vegetation, and paved driveway area.

After Valuation

Based on the sales comparison approach, the Appraiser considered the same as the Before Valuation and concluded that the fair market value of the subject land was unchanged at \$8.50/sf, calculated as follows:

| Item | Calculation | Value |
|-----------------------------|--------------------------|--------------------|
| Fee Simple Land | 307,491 sf x \$8.50/sf | \$2,613,274 |
| Defined Sight Line Easement | 646 sf x \$8.50/sf x 25% | \$1,373 |
| Slope Easement | 98 sf x \$8.50/sf x 50% | \$417 |
| | Total | \$2,615,463 |
| | Rounded | \$2,615,500 |

Calculation of Permanent Damages

| Item | Value |
|-------------------|--------------|
| Before Valuation | \$2,627,100 |
| After Valuation | \$2,615,500 |
| Permanent Damages | \$11,600 |

In addition to Direct Damages, DOT has awarded nominal damages to the Grantor to process the required zoning variance in the amount of \$2,000.

However, due to the municipality's landscaping and buffer requirement for commercial properties along the Flanders Road corridor, a variance must be acquired to maintain conformity with the town. The variance is to be pursued by the property owner, with compensation warranted to account for the approval process. The appraiser assumes the variance shall be granted in harmony with state authority over local governance. The appraiser considers **\$2,000** to be reasonable compensation to account for the property owner and/or representative's time bringing forth the application to the town and seeing it through to completion.

Therefore, it is the opinion of the appraiser that the Net Total Damages as a result of the State's acquisition totals **\$13,600 (rd)**.

RECOMMENDATION: Board approval of damages in the amount of \$13,600 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the DOT Appraisal.

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|-----------------------------------|---|
| PRB # | 22-072 |
| Transaction/Contract Type: | RE / Assignment of Space |
| Origin/Client: | DAS / AG |
| Property: | Hartford, Sherman St (110) |
| Project Purpose: | AG Relocation to 165 Capitol Ave (SOB) |
| Item Purpose: | Assignment of Space Pursuant to CGS 4b-29 |

The Department of Administrative Services (“DAS”) is requesting SPRB approval pursuant to CGS 4b-29 for the relocation of six staff assigned to 110 Sherman St on the UCONN School of Law Campus to 165 Capitol Avenue, Hartford.

The purpose of the relocation is to return these AG employees to the AG Offices at the SOB. DAS reports there is no expense to relocate the six staff as existing personnel assigned to DAS will execute the relocation.

OPM has previously approved (4-21-22) the location of staff pursuant to CGS 4-67g(f) “(f) Each state agency shall request and obtain the written approval of the secretary or his or her designee prior to any (1) change in ownership of state real property, (2) change in use of state real property, (3) use of state real property by an entity other than a state agency, or (4) use of state real property by a state agency other than the state agency with custody and control over such state real property. For purposes of this subsection, “state agency” does not include a constituent unit of the state system of higher education, a technical high school or an agency in the legislative or judicial branch of state government.”

RECOMMENDATION: Staff recommend approval of this Proposal to assign space at 165 Capitol Avenue to relocate six AG Staff on a permanent basis.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

| | |
|----------------------------------|---|
| PRB # | 22-042 |
| Origin/Client: | DCS/DCS |
| Transaction/Contract Type | AE / On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Consulting Contracts |
| Contract: | OC-DCS-MEP-0051 |
| Consultant: | Bemis Associates, LLC |
| Item Purpose: | New On-Call Contract |

| | |
|----------------------------------|---|
| PRB # | 22-043 |
| Origin/Client: | DCS/DCS |
| Transaction/Contract Type | AE / On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Consulting Contracts |
| Contract: | OC-DCS-MEP-0052 |
| Consultant: | Kohler Ronan, LLC |
| Item Purpose: | New On-Call Contract |

| | |
|----------------------------------|---|
| PRB # | 22-044 |
| Origin/Client: | DCS/DCS |
| Transaction/Contract Type | AE / On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Consulting Contracts |

Contract: OC-DCS-MEP-0053
Consultant: BVH Integrated Services, PC
Item Purpose: New On-Call Contract

PRB # 22-045
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MEP (Mechanical, Electrical and Plumbing)
 Engineer Consulting Contracts

Contract: OC-DCS-MEP-0054
Consultant: DME Design, LLC
Item Purpose: New On-Call Contract

PRB # 22-046
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MEP (Mechanical, Electrical and Plumbing)
 Engineer Consulting Contracts

Contract: OC-DCS-MEP-0055
Consultant: van Zelm Haywood & Shadford, Inc.
Item Purpose: New On-Call Contract

APRIL 26, 2022 UPDATE

At the State Properties Review Board meeting held on April 11, 2022, the Board voted to suspend this Proposal file pending Board clarification of the following issues:

1. Please provide a Task Log for the Consultants under OC-DCS-MEP-0046 to 0050.
DCS Response: DCS provided.
Staff Response: OK
2. In the RFQ released on November 5, 2021, Item #1.11 states the following:

| | | |
|--|--|--------------|
| 1.11 | Maximum On-Call Fee Per Task Assignment: | \$500,000.00 |
| The maximum On-Call Consultant's Fees <i>per Task Assignment</i> performed under this On-Call Contract shall not exceed the "Maximum On-Call Fee Per Task Assignment Value". | | |

As DCS had previously stated, a "project" is defined by the requirement of consultant services in excess of \$500,000 and a "project" requires a formal procurement process.

Please clarify if, future advertisements for On-Call Consultant Contracts should be consistent with the previous 9-3-2021 advertisement for the On Call VEH series, which included the following:

| | | |
|--|--|--------------|
| 1.11 | Maximum On-Call Fee Per Task Assignment: | \$490,000.00 |
| The maximum On-Call Consultant's Fees <i>per Task Assignment</i> performed under this On-Call Contract shall not exceed the "Maximum On-Call Fee Per Task Assignment Value". | | |

DCS Response: As to the amount of listed in the RFQ regarding Maximum On-Call Fee Assignment, by statute the amount is \$500,000. DAS is required to advertise for a consultant and not use an on-call consultant only when the fee is in excess of \$500,000. Practically, however, we would not issue a task letter in this amount, i.e., \$500,000 because of the concern that additional work may result in a fee in excess of \$500,000. I think that was the reason for the use of \$490,000 in the RFQ on the VEH series and perhaps other series, but statutorily the maximum amount could be \$500,000. I am willing to use either amount going forward.

Staff Response: OK

RECOMMENDATION – Staff recommend approval of the five On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/01/2024.

This is the 9th series of On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. 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 7/01/2024. The prior series of On-Call Contracts included a total cumulative fee of \$1,000,000 and expired on 3/15/2022.

DESCRIPTION: The scope of work under these contracts shall encompass, but not be limited to:

Provide DAS with rapid response Mechanical Electrical and Plumbing Engineering support services for sites, properties, structures, and/or buildings under its care and control or under the care and control of other state agencies. The scope of work under these on-call contracts shall encompass, but not be limited to, the entire spectrum of services affecting Mechanical, Electrical, Plumbing and related services.

Each contract is exactly the same except for the name and address of the firm.

The On-Call Contract can be utilized on DCS projects with construction budgets of up to five million dollars (\$5,000,000).

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

- Expansion of Article W language – Non-Discrimination;
- Removal of Article X language – Executive Orders regarding references to XO 49;
- Expansion of Article Z language – Summary of State Ethics Laws to reflect new laws effective July 1, 2021;
- Changes to Article EE language – Related to an Attachment Notice for Campaign Contributions;
- Addition of Article JJ language – Access to Contract and State Data – requiring the Contractor to provide information to the Client Agency and State Auditors of Public Accounts;
- Addition of Article KK language – Large State Contract Representation for Contractor – requiring the Contractor to comply with Acting Governor Susan Bysiewicz’ Executive Order No.21-2, effective July 1, 2021 regarding gifts and the Contractor’s Principals or Key Personnel;
- Addition of Article LL language – Large State Contract Representation for Official or Employee of State Agency – requiring the State Official or Employee represents that the selection of a Contractor was not the result of collusion, gift, promise of a gift, etc;
- Addition of Article MM language – Iran Energy Investment Certification;
- Addition of Article NN language – Consulting Agreement Certification; and
- Addition of Article OO Language – Notices; and
- Addition of Exhibit A – Hourly Rate Schedule.

A Request for Qualifications (RFQ) for the consultant services was released on November 5, 2021 and elicited fifteen (15) responses at the December 7, 2021 due date for response. Fourteen (14) Respondents were interviewed and one response was deemed deficient and the Consultant was not 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 the following Firms under this Series. The selection of the Firms was approved by DAS Deputy Commissioner Petra on 1-20-2022.

This proposal before the SPRB is for review and approval/disapproval of the following Firms under this Series:

PRB 22-042 – Bemis Associates, LLC (“BAL”) originally established in 1929 and is locally located in Farmington. BAL has a staff of six employees including three mechanical engineers, two electrical engineers

and one administrative staff. DCS reports the Consultant has been awarded four On-Call Contracts and five Task Letters in the last five years with \$272,567 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

- None.

BAL will be operating under their Professional Engineering Corporation License (PEC#0001152). Beazley reported that BAL had no general liability or professional policy losses or claims during the past 5 years. BAL scored a total of 320 out of a possible 320 points. BAL is qualified as a CT SBE/MBE supplier.

PRB 22-043 – Kohler Ronan, LLC (KRL) originally established in 1998, has a local staff of 70± employees including 27 mechanical engineers, 16 electrical engineers and five fire protection engineers. DCS reports the Consultant has been awarded one On-Call Contract and 10 Task Letters in the last five years with \$398,700 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

- None.

KRL will be operating under its Professional Engineering Corporation License (PEC#0000888). Maloney & Company reported that KRL had no general liability or professional policy losses or claims during the past 5 years. KRL scored a total of 300 points out of a possible 320 points.

PRB 22-044 - BVH Integrated Services, PC (BVH) is located in Bloomfield, established in 1958, has a local staff of 120± employees including 14 civil engineers, 11 landscape architects and 8 surveying professionals. DCS reports the Consultant has been awarded four On-Call Contracts and 19 Task Letters in the last five years with \$1,045,466 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

OC-DCS-MEP:

| | | | |
|------------------|-----------------------------------|-----------------|-------------|
| • Task Letter #1 | WCSU – MEP various projects | \$0 | (Cancelled) |
| • Task Letter #2 | NVCC – Physical plant renovations | \$44,444 | (Informal) |
| • Task Letter #3 | Covid related HVAC upgrade study | \$0 | (Cancelled) |
| • Task Letter #4 | New Haven AFRC boiler repl. | \$99,400 | (Informal) |
| • Task Letter #5 | CSP Troop A & F Emer. Gen Repl | \$20,000 | (Informal) |
| • Task Letter #6 | DVA Main Campus boiler repl. | \$92,832 | (Informal) |
| • Task Letter #7 | BCMHC sprinklers, ceilings, etc | \$225,000 | (Pending) |
| • Task Letter #8 | Hartford Armory IT | \$117,450 | (#22-005)) |
| • Task Letter #9 | CAS Emergency Repairs & Ops | <u>\$70,000</u> | (Pending) |
| | | \$786,576 | |

OC-DCS-STR-0029 (expired on 8-1-2017):

| | | | |
|--------------------|--------------------------------------|-----------|------------|
| • Task Letter #1 | DESPP – East Haddam Remote Site Enh. | \$14,000 | (Informal) |
| • Task Letter #2 | DAS-FM – 50 Farmington Ave Garage | \$15,100 | (Informal) |
| • Task Letter #3 | ECSU – Phase II Low Rise Stairway | \$43,500 | (Informal) |
| • Task Letter #3A | ECSU – Phase II Low Rise Stairway | \$37,500 | (Informal) |
| • Task Letter #3B | ECSU – Phase II Low Rise Stairway | \$37,000 | (#20-178) |
| • Task Letter #3C | ECSU – Phase II Low Rise Stairway | \$24,146 | (#21-126) |
| • Task Letter #4 | DVA – Health Center Study | \$15,650 | (Informal) |
| Total Fee to Date: | | \$186,896 | |

OC-DCS-MDE-0036 (expired 7-31-2019):

| | | | |
|-------------------|---------------------------|-----------|--------------------------|
| • Task Letter #1 | Norwalk Comm. College | \$35,000 | (canceled, not executed) |
| • Task Letter #2 | Osborn/Northern CI | \$275,000 | (18-167) |
| • Task Letter #3 | Osborn/Northern CI | \$120,000 | (18-170) |
| • Task Letter #4 | Enfield Court Roof & HVAC | \$49,000 | (Informal) |
| • Task Letter #4A | Enfield Court Roof & HVAC | \$20,000 | (Informal) |
| • Task Letter #4B | Enfield Court Roof & HVAC | \$37,200 | (#20-109) |
| • Task Letter #4C | Enfield Court Roof & HVAC | \$128,375 | (#20-235) |
| • Task Letter #4D | Enfield Court Roof & HVAC | \$25,300 | (#21-130) |
| Total | | \$689,875 | |

OC-DCS-MDE-0028 (expired 2-28-2017):

- Task Letter #1C Bridgeport MHC Parking Garage \$12,500 (#20-177)

JB1106094

- Judicial Branch - Statewide Security Imp. - Planning & Feasibility Study - \$432,000 (#20-221)

BVH will be operating under its Professional Engineering Corporation (PEC#0001904). Beazley reported that BVH has had two professional or general liability policy loss or claims during the past 5 years; both are closed for a total incurred amount of \$102,993. Neither involved a State of CT project. BVH scored a total of 290 out of a possible 320 points.

PRB 22-045 – DME Design, LLC (“DME”) originally established in 2021 and is locally located in New Haven (formerly related to Serrano Engineering, LLC). DME has a staff of four employees including two mechanical engineers and two electrical engineers. DCS reports the Consultant has not been awarded any On-Call Contracts or Task Letters in the last five years. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

- None.

DME will be operating under their Professional Engineering Corporation License (PEC#0001624). Smith Brothers Insurance reported that DME had no general liability or professional policy losses or claims during the past 5 years. BAL scored a total of 288 out of a possible 320 points.

PRB 22-046 – van Zelm Heywood & Shadford, Inc. (VHS) is located in Farmington, originally established in 1930, has 76± employees including 15 electrical engineers, and 37 mechanical engineers. DCS reports the Consultant has been awarded two On-Call Contracts and 13 Task Letters in the last five years with \$779,195 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

OC-DCS-MEP-0049

| | | | |
|--------------------|---|-----------|------------|
| • Task Letter #1 | CVH – Emergency Steam Pipe Repair-Phase II | \$85,000 | (Informal) |
| • Task Letter #1A | CVH – Emergency Steam Pipe Repair-Phase II | \$10,500 | (Informal) |
| • Task Letter #2 | New London Generator Installation | \$18,700 | (Informal) |
| • Task Letter #3 | Branford Boiler Replacement and UST Removal | \$66,315 | (Informal) |
| • Task Letter #4 | CVH-Various Steam Pipe Phase III | \$339,300 | (#21-085) |
| • Task Letter #5 | Energy Center Switchgear Replacement | \$39,600 | (Informal) |
| Total Fee to Date: | | \$559,415 | |

VHS will be operating under its professional engineering corporation license PEC.0000176. Smith Brothers reported that VHS has incurred three general liability or professional policy loss or claims during the past 5 years. Two claims remain open, with \$525,000 paid (Tufts). Neither of these claims involved state-related projects. VHS scored a total of 272 out of a possible 320 points.

A summary of the Consultants' professional fee schedule is as follows (all identical):

| Labor Category | Per Hour |
|----------------------------|-----------|
| Principal | \$ 215.00 |
| Project Manager | \$ 165.00 |
| Senior Mechanical Engineer | \$ 150.00 |
| Mechanical Engineer | \$ 135.00 |
| Senior Electrical Engineer | \$ 150.00 |
| Junior Electrical Engineer | \$ 130.00 |
| Plumbing/FP | \$ 145.00 |

Staff have requested clarification of the following issues:

- Please provide a Task Log for the Consultants under OC-DCS-MEP-0046 to 0050.
- In the RFQ released on November 5, 2021, Item #1.11 states the following:

| | | |
|------|--|--|
| 1.11 | Maximum On-Call Fee Per Task Assignment: | \$500,000.00 |
| | | The maximum On-Call Consultant's Fees <i>per Task Assignment</i> performed under this On-Call Contract shall not exceed the "Maximum On-Call Fee Per Task Assignment Value". |

As DCS had previously stated, a "project" is defined by the requirement of consultant services in excess of \$500,000 and a "project" requires a formal procurement process.

Please clarify if, future advertisements for On-Call Consultant Contracts should be consistent with the previous 9-3-2021 advertisement for the On Call VEH series, which included the following:

| | | |
|------|--|--|
| 1.11 | Maximum On-Call Fee Per Task Assignment: | \$490,000.00 |
| | | The maximum On-Call Consultant's Fees <i>per Task Assignment</i> performed under this On-Call Contract shall not exceed the "Maximum On-Call Fee Per Task Assignment Value". |

RECOMMENDATION – Staff recommend suspension of the five On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/01/2024 pending response from DCS regarding the aforementioned inquiries.

PRB #19-256 to #19-260 approved January 6, 2020.

This is the 8th series of On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Consulting Contracts awarded by the Department of Construction Services ("DCS") since 2002. 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 3/15/2022. The prior series of On-Call Scheduling Consulting Contracts included a total cumulative fee of \$500,000 and expired on 11/15/2019.

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 7th series, awarded in 2017, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Four of the five firms under this current 8th series RFP submittal have been previously approved for *Mechanical, Electrical, Plumbing Support Services Consulting On-Call Contracts*. Fuss & O'Neill, Inc has previously been awarded a contract under the 6th series. BVH Integrated Services, P.C was awarded a contract under the 6th series. Consulting Engineering Services, Inc. has previously been awarded a contract under the 7th series. Van Zelm Heywood & Shadford, Inc. and Landmark Facilities Group, Inc. have not been previously awarded a contract under any series.

A Request for Qualifications (RFQ) for the consultant services was released on July 16, 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 five firms under this series.

PRB 19-256 – Landmark Facilities Group, Inc. ("LFG") located in Norwalk, originally established in 1988, has a staff of 16± employees including 1 project executive, 3 electrical engineers and 10 mechanical engineers. The company has not been previously awarded a contract under any series.

LFG's Professional Engineering Corporation License (PEC.0000403) with the CT State DCP is active. Fenner & Esler reported that LFG has had five professional or general liability policy loss or claims during the past 5 years; all are closed for a total incurred amount of \$123,065. None involved a State of CT project. LFG scored a total of 310 out of a possible 320 points and was identified as the most qualified firm.

PRB 19-257 – Fuss & O'Neill, LLC ("MEL") located in Manchester, originally established in 1971, has a staff of 200± employees including 6 project executives, over 20 professional engineers and 9 construction project managers. The company has been awarded four (4) On-call Contract with the DCS in the past two years and has been not been awarded a formal contract over the past two years. DCS reports FO was awarded 10 contracts within the past 5 years with a total \$4,000,000 volume of work.

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

OC-DCS-MDE-0035

- | | | | |
|-----------------|-------------------------------------|----------|---------------|
| • Task Letter#3 | Upgrades to CT Mental Health Center | \$90,100 | (PRB #18-144) |
|-----------------|-------------------------------------|----------|---------------|
-

OC-DCS-ENGY-0020

- | | | | |
|-------------------|------------------------|----------|---------------|
| • Task Letter #1A | DOC HQ Energy Upgrades | \$84,476 | (PRB #18-216) |
|-------------------|------------------------|----------|---------------|
-

OC-DCS- CIV/SUR-0032

- | | | | |
|-------------------|--------------------------------|----------|---------------|
| • Task Letter #3A | DVA Cemetery – Appearance Imp. | \$75,000 | (PRB #19-230) |
|-------------------|--------------------------------|----------|---------------|
-

FO's Joint Practice Corporation License (JPC.0000072) with the CT State DCP is active. Ames and Gough Inc. reported that FO has had 48 professional or general liability policy loss or claims during the past 5 years; five of these claims were dismissed, three of the claims were settled for less than \$2,250 each, and the balance of the claims are still open without loss reserves identified. FO scored a total of 298 out of a possible 320 points and was identified as the 2nd most qualified firm.

PRB 19-258 – BVH Integrated Services, PC (BVH) is located in Bloomfield, established in 1958, has a local staff of 120± employees including 1 principal, 10 civil engineers, 16 electrical engineers, and 30 mechanical engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports BVH was awarded 4 contracts within the past 5 years with a total \$1,289,040 volume of work.

BVH's Professional Engineering Corporation License (PEC.0000003) with the CT State DCP is active. Smith Brothers reported that BVH has had two professional or general liability policy loss or claims during the past 5 years; both are closed for a total incurred amount of \$120,490. Neither involved a State of CT project. BVH scored a total of 294 out of a possible 320 points and was identified as the 3rd most qualified firm.

PRB 19-259 – van Zelm Heywood & Shadford, Inc. (VHS) is located in Farmington, originally established in 1930, has 87± employees including 1 principal, 17 electrical engineers, and 42 mechanical engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports VHS was awarded 4 contracts within the past 5 years with a total \$292,980 volume of work.

VHS will be operating under its professional engineering corporation license PEC.0000176. Smith Brothers reported that VHS has incurred two general liability or professional policy loss or claims during the past 5 years. Both claims remain open, with \$525,000 paid (Tufts). Neither of these claims involved state-related projects. VHS scored a total of 291 out of a possible 320 points and was the 4th most qualified firm.

19-260 – Consulting Engineering Services, Inc. (CES) originally established in 1979. DTC has a local staff of 52 employees including 10 civil engineers and 20 engineer design professionals for various disciplines. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports CES was awarded 1 contract within the past 5 years with a total \$125,000 volume of work.

CES's Professional Engineering Corporation License (PEC.0000577) with the CT State DCP is active. Maloney & Company, LLC reported that CES has been exposed to nine professional policy or liability loss or claims during the past 5 years, of which four are open and five are closed. None were related to a State project. Total claims paid were \$502,404. CES scored a total of 286 out of a possible 320 points and was identified as the fifth most qualified firm.

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

| | | | |
|-------------------------|----------|-----------------------|----------|
| Landmark Facilities Grp | Proposed | Fuss & O'Neill | Proposed |
| Officer/Principal | \$220 | Officer/Principal | \$220 |
| Project Manager | \$180 | Project Manager | \$180 |
| 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 |
| | | | |
| BVH Integrated Services | Proposed | van Zelm Heywood | Proposed |
| Officer/Principal | \$220 | Officer/Principal | \$220 |
| Project Manager | \$180 | Project Manager | \$180 |
| 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 |
| | | | |
| Consulting Eng Services | Proposed | | |
| Officer/Principal | \$220 | | |
| Project Manager | \$180 | | |
| Senior Mech Engineer | \$185 | | |
| Mechanical Engineer | \$170 | | |
| Senior Electrical Eng | \$170 | | |
| Junior Electrical Eng | \$100 | | |
| Plumbing FP | \$165 | | |

Only Consulting Engineering Services was part of the 7th series of this MEP on-call contract. Their hourly rates for the last series are compared to this proposed series as follows:

| Consulting Eng Services | Current | Proposed | Change |
|-------------------------|---------|----------|--------|
| Officer/Principal | \$220 | \$220 | 0% |
| Project Manager | \$180 | \$180 | 0% |
| Senior Engineer | \$160 | \$185 | 16% |
| Engineer | \$140 | \$170 | 21% |
| Senior Designer | \$120 | \$0 | -100% |
| Designer | \$110 | \$0 | -100% |
| Field Engineer | \$140 | \$0 | -100% |
| CAD/BIM Operator | \$100 | | |
| Administrative | \$70 | | |

RECOMMENDATION – Staff recommend **APPROVAL** of the four On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 3/15/2022.

From PRB #17-287-#17-291

This is the 7th series of On-Call MEP Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2002. 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 11/15/2019.

The 6th series, awarded in 2015, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Four of the five firms under this current 7th series RFP submittal have been previously approved for *Mechanical, Electrical, Plumbing Support Services Consulting On-Call Contracts*. Kohler Ronan, LLC has previously been awarded a contract under the 3rd, 4th and 5th series. Consulting Engineering Services, Inc. has previously been awarded a contract under the 2nd, 4th and 5th series. Salamone & Associates, P.C was awarded a contract under the 5th and 6th series. Bemis Associates, LLC was previously awarded a contract under the 6th series. A/Z Corporation has not been previously awarded a contract under any series.

A Request for Qualifications (RFQ) for the consultant services was released in June 2017 and elicited thirteen (13) responses. Eleven of the thirteen respondents were considered “responsive” and as such

were considered for review. Thereafter, the DCS selection panel began the process of evaluating and short-listing eight proposals. The State Selection Panel consisted of 3 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

| | |
|--|-------------------|
| <i>Problem Solving for a Similar Scope</i> | <i>30 Points</i> |
| <i>Organizational / Team Structure</i> | <i>25 Points</i> |
| <i>Past Performance Record</i> | <i>20 Points</i> |
| <i>Contract Oversight Capabilities</i> | <i>10 Points</i> |
| <i>Approach to Contract Work</i> | <i>15 Points</i> |
| TOTAL POINT VALUE | 100 Points |

The State Selection Panel also provided each team an additional 10 points each for CT Code Expertise and SBE/MBE Certification. As such the maximum allowable score for all firms was 320 points. At the completion of the State Selection Panel process; the DCS Management Team reviewed the results and recommended the approval of five firms under this series.

RECOMMENDATION – Board approval of the following five (5) firms as *Mechanical, Electrical & Plumbing Support Services 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 # 17-287, Bemis Associates, LLC.....Contract #OC-DCS-MEP-0041
 PRB # 17-288, Kohler Ronan, LLC.....Contract #OC-DCS-MEP-0042
 PRB # 17-289, A/Z Corporation.....Contract #OC-DCS-MEP-0043
 PRB # 17-290, Salamone & Associates, P.C.....Contract #OC-DCS-MEP-0044
 PRB # 17-291, Consulting Engineering Services, Inc.....Contract #OC-DCS-MEP-0045

Bemis Associates, LLC (BAL) originally established in 1929, has a local staff of 5± employees including 1 executives and 4-professionals in the fields of mechanical and electrical engineering. The company has been awarded one On-call Contract with the DCS in the past two years.

| | | | |
|----------|------------------------|-------------|---------------|
| 1.9/2015 | On-Call MEP Consultant | PRB #15-215 | NTE \$500,000 |
|----------|------------------------|-------------|---------------|

BAL's Professional Engineering Corporation License (PEC.0001152) with the CT State DCP is active. Beazley Insurance Company reported that BAL has not been exposed to any professional policy loss or claims during the past 5 years. BAL scored a total of 315 out of a possible 320 points and was identified as one of the most qualified firms.

Kohler Ronan, LLC (KRL) originally established in 1998, has a local staff of 37± employees including one office executive and over 25 mechanical/fire protection engineers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years

KRL's Engineering Corporation License (PEC.0000888) with the CT State DCP is active. RLI Insurance Company reported that KRL has been exposed to four professional policy or general liability claims during the past 5 years. None of these claims appear to be related to DCS state funded construction projects. KRL scored a total of 304 out of a possible 320 points and was identified as one of the most qualified firms.

A/Z Corporation (AZC) AZC was originally established in 1974 in is locally located in Hartford and Stonington. AZC has a staff of 200± employees but is focusing on its Hartford design team office including 1 corporate executives and three professional engineers for this submittal. The company has not been awarded an On-Call or Formal Contracts with the DCS in the past two years.

AZC will be operating as A/Z Design Services, LLC with a Joint Practice License (JPC.0000058) with the CT State DCP is active. Chubb Insurance Company reported that AZC has experienced five (5)

professional or general liability policy loss claims during the past 5 years. None of these claims appear to be related to DCS projects. It should be noted that these claims appear to be related to construction contract defects and do not identify A/Z Design Services, LLC as the insured entity. AZC scored a total of 293 out of a possible 320 points and was identified as one of the most qualified firms.

Salamone & Associates, P.C. (SAP) originally established in 1984, has a staff of 15± employees including 1 executive and four (4) mechanical/electrical engineering professionals. The company has been awarded one (1) On-call Contracts with the DCS in the past two years and has not been awarded a formal contract over the past two years. SAP has been awarded the following contract:

| | | | |
|----------|------------------------|-------------|---------------|
| 1.9/2015 | On-Call MEP Consultant | PRB #15-219 | NTE \$500,000 |
|----------|------------------------|-------------|---------------|

SAP's Engineering Corporation License (PEC.0000476) with the CT State DCP is active. Travelers Insurance Company reported that SAP has not been exposed to any professional policy loss or claims during the past 5 years. SAP scored a total of 289 out of a possible 310 points and was identified as one of the most qualified firms.

Consulting Engineering Services, Inc. (CES) originally established in 1988, has a local staff of 24± employees in Middletown including one office executive and over 15 mechanical, electrical, plumbing and fire protection engineers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years

CES's Engineering Corporation License (PEC.0000577) with the CT State DCP is active. RLI Insurance Company reported that CES has been exposed to eight professional policy or general liability claims during the past 5 years. None of these claims appear to be related to DCS state funded construction projects. CES scored a total of 277 out of a possible 320 points and was identified as one of the most qualified firms.

6. ARCHITECT-ENGINEER - NEW BUSINESS

| | |
|---|--|
| <i>PRB #</i> | 22-056 |
| <i>Origin/Client:</i> | DCS/WCSU |
| <i>Transaction/Contract Type</i> | AE / ARC Services Contract |
| <i>Project Number</i> | CF-RD-317 |
| <i>Contract</i> | CF-RD-317-ARC |
| <i>Consultant:</i> | Christopher Williams Architects, LLC |
| <i>Property</i> | Danbury, White St (181) – WCSU |
| <i>Project purpose:</i> | Pinney Residence Hall Envelope Repairs & Building Upgrades |
| <i>Item Purpose</i> | New Consultant Contract |

At 9:38 Mr. DeNapoli joined the Meeting to participate in the Board's discussion of this Proposal. He left the meeting at 10:09.

PROPOSED AMOUNT: \$474,585.25

Project Background:

Pinney Hall, a 193,772 gsf, six-story, 425-bed residence hall is located on Western's Westside Campus. Constructed in 1999, the building was a design-build CHEFA-funded project constructed by the team of The Stone Building Co. /Herbert Newman & Partners. Within a few years of Pinney's completion the piers that were supporting the building's balconies had begun to deteriorate. The pier repair replaced the damaged oversized block above the roofline. This repair was completed on several piers. It was also noted that the balcony connections to the building were leaking into the living spaces.

In 2005, an extensive scupper and roof parapet repair was undertaken to stop roof water from running

down the face of the concrete block that eventually wicked into the building. Again in 2015, consultants conducted an emergency column distress investigation of deteriorated concrete masonry units. This was prompted by spalling block that had fallen off one of the balcony support columns. The most notable piece was from a sixth floor section that was above the roofline. Since the construction of the building, several attempts were made to have the balcony connections caulked in order to stop the water infiltration. This was only a temporary solution. Western also looked into the removal of the balconies, but this option was never pursued due to lack of funding. To date, there are other issues with the existing concrete block veneer surrounding the entire building. The block face is eroding, causing the very porous concrete block to take on water. The continued dampness in the structure has caused a mold concern throughout the building.

In 2019, Christopher Williams Architects, LLC, a consulting firm specializing in water infiltration conducted a study to make an overall assessment of the masonry's ability to shed water, options for repair, and a cost estimate. This study concluded that the best solution was to remove all of the balconies and infill the door/window openings with new glazing. The scope of the project will be based on this recommendation to remedy the condition.

Additional work for the project includes the replacement of the rooftop mechanical units and chiller which are original to the building and have reached the end of their useful life. Exterior windows are in need to be replaced. They are original to the project and have been problematic to maintain and operate and are a continued source of water leaks. The lobby is in need of upgrades to address safe and secure access with security monitoring of the access for students and visitors. There are three lower roof areas at each entrance of the building and one lower roof area at one end of the building that were not replaced in the roof replacement project several years ago. These areas are at the end of their life, starting to have leaks and are in need of replacement.

WCSU is requesting selection of an on-call A/E consulting firm, specializing in water infiltration to prepare Contract Documents to provide for the recommended repairs and alterations to rectify the problem with the façade as well as the other scope items listed above.

Under this proposal (PRB #22-056), DCS is now seeking Board approval of a new Consultant Contract – CF-RD-317-ARC in the amount of Amendment #1 to the Consultant Contract to expend \$474,585.25 for design and construction administration services to support the Project - Pinney Residence Hall Envelope Repairs & Building Upgrades – to include the following:

1. Removal of balconies and infill of windows and door openings at balconies with new glazing and/or masonry;
2. Repair of exterior masonry veneer;
3. Replacement of all windows;
4. Replacement of three lower roof areas and lower roof area at one end of the building;
5. Replacement of existing rooftop HVAC units and chiller; and
6. Security upgrades to the building's lobbies.

In January 2021 DAS/DCS ("DCS") issued a Request for Qualifications for Architect/Engineer (A/E) Consultant Services related to the CMR Construction Manager at Risk Project - Pinney Residence Hall Envelope Repairs & Building Upgrades at WCSU in Danbury. DCS elicited 15 responses to the advertisement of which all submittals were considered "responsive". The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. DCS then proceeded to review the submittals and after the completion of the internal review process, five (5) firms were selected for short-listed interviews. These firms were as follows, Christopher Williams Architects, LLC, Pirie Associates Architects, LLC, Gale Associates, Inc., Moser Pilon Nelson, Architects, LLC and Quisenberry Arcari Malik, LLC.

Pursuant to the new DAS/CS Process, DCS create a certified list of the three (3) most highly qualified Consultants.

Each of the three (3) most highly qualified Consultants will be required to complete and submit to the DAS/CS Policy and Procurement Unit an initial cost proposal, cost proposal template spreadsheet, a list of all proposed subconsultants and their respective scopes of work, and clarifications and/or exclusions to the Consultant's fee proposal. The DAS/CS Policy & Procurement Unit will then forward each proposal to the DAS/CS Negotiation Committee for evaluation. The Negotiation Committee will hold a meeting with each Consultant to review the scope and determine if the Consultant wants or needs to adjust any aspect of its proposal. The Negotiation Committee will determine which of the top three Consultants they deem most likely to provide the best value to the State considering qualitative ratings, fee proposal, past volume of work with DAS, and other statutory and regulatory requirements. The Negotiation Committee will then meet with best value firm to discuss and negotiate the final fee. If the firm is unwilling to adjust their fee if requested, the Negotiation Committee may review the next highest best value firm and negotiate their fee accordingly. The same process will be applied to the remaining firm if warranted. After negotiations have concluded, the Negotiation Committee will then present to the Deputy Commissioner a *Letter of Recommendation*.

At the conclusion of the process DCS identified Christopher Williams Architects, LLC ("CWA") as the most qualified firm.

The overall construction and total project budget have been established at **\$6,648,316** and **\$9,688,667** respectively. DCS/WCSU confirmed bond funding is available.

The overall compensation rate for this basic service is \$421,985.25 with an additional \$26,300 for Special Services, for a total fee of **\$448,285.25**.

| CWA Basic Service Fee (#22-056) | ARC Base Fees (\$) | Special Services | Total Fee | Construction Budget (\$) | % of Budget |
|--|---------------------------|-------------------------|------------------|---------------------------------|--------------------|
| Schematic Design Phase (90 days) | \$63,060 | | | | |
| Design Development Phase (90 days) | \$99,173 | | | | |
| Construction Document Phase (150 days) | \$133,159.50 | | | | |
| Bidding Phase | \$29,653.25 | | | | |
| Construction Administration Phase | <u>\$123,239.50</u> | | | | |
| TOTAL BASIC SERVICE FEE (#22-056) (A) | \$448,285.25 | | | \$6,648,316 | 6.74% |
| | | | | | |
| <u>SPECIAL SERVICES:</u> | | | | | |
| Existing Conditions Survey & Evaluation | | \$3,100 | | | |
| Security Design Services | | \$9,680 | | | |
| Expanded CA Services – On-Site Testing | | <u>\$13,520</u> | | | |
| TOTAL SPECIAL SERVICES (B) | | \$26,300 | | | |
| TOTAL FEE (PRB #22-056) (A) + (B) | | | \$474,585.25 | \$6,648,316 | 7.14% |

- The January 2021 RFQ elicited 15 responses. The Selection Panel interviewed five firms and ultimately recommended the retention of Christopher Williams Architects, LLC. The selection was approved by Deputy Commissioner Petra on 10/20/2021.
- CWA is located in New Haven. This firm was established in 1986 and is also an SBE. The firm has 7 employees including 3 architects. CWA is operating under its Architect License No. ARI.0006425. The license is valid until 07/31/2022.
- Maloney & Company reported that CWA has no reported general liability or professional policy loss or claim during the past 5 years.

- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 3/21/22. Staff followed up with DCS and asked following to clarify:

1. Pl provide initial cost proposal, cost proposal template spreadsheet, a list of all proposed sub-consultants and their respective scopes of work, and clarifications and/or exclusions to the Consultant's fee proposal from the three (3) most highly qualified Consultants.
DCS Response: Please refer to the attached original cost proposals and related information for the three most highly qualified Consultants.
Staff Response: DCS provided and Staff reviewed. OK
2. Pl provide the negotiation teams review, summary and recommendations before meeting with the best value firm
DCS Response: A 45 minute Teams Meeting was held with each of the three proposers, but I have no documentation of this meeting. It was prior to my involvement in the project. I do know that Pirie Associates' number increased after their meeting, Moser Pilon Nelson's number stayed the same, and Christopher Williams Architect's number went down and they were the lowest qualified proposer.
Staff Response: OK
3. Provide letter of recommendation submitted to the Dep. Commissioner Petra
DCS Response: The Award Recommendation Letter is attached.
Staff Response: DCS provided and Staff reviewed. OK
4. Provide construction duration in the contract for CA services for this Architect contract
DCS Response:
Staff Response:

RECOMMENDATION: Staff recommend is contingent upon response to item 4. This consultant contract is in the amount of \$474,585.25. The A/E basic fee of 6.74% of construction cost is within the DCS guideline of 10.75%. (Group C Renovation - per RFQ).

| | |
|----------------------------------|--|
| PRB # | 22-060 |
| Origin/Client: | DCS/ECSU |
| Transaction/Contract Type | AE / Task Letter |
| Project Number | CF-RW-346 |
| Contract | OC-DCS-ROOF-0041 |
| Consultant: | Hoffmann Architects, Inc. |
| Property | Windham, Windham St (83) - ECSU |
| Project purpose: | Masonry Repairs - Hi Rise, Mead Hall, Neijadlik Hall |
| Item Purpose | Task Letter #1 |

PROPOSED AMOUNT: \$133,694 (NTE)

At the State Properties Review Board meeting held on May 10, 2021, under PRB #21-055, the Board approved Hoffmann Architects, Inc. (HAI) and the On Call Contract OC-DCS-ROOF-0041. The On-Call Contract has a maximum total cumulative fee of \$750,000 and an expiration date of 08/31/2023.

Project Background- From Form 1105

In 2013 Eastern Connecticut State University initiated a project to complete a masonry survey of fifteen residence halls and the dining hall on campus. The study was performed by OakPark Architects through a DAS On-Call Contract. The study included masonry probes, review of existing conditions and a review of construction documents. A list of priorities was determined and

projects have been initiated using the report as a basis for work to be designed. We have completed work on several buildings and would like to initiate a project to be phased over two summers to address 6 buildings outlined in the study. The following buildings will be included:

1. High Rise - a 9 story Residence Hall was constructed in 1970. The study notes that minor re-pointing is needed, control joint caulking need to be replaced, and some broken bricks.
2. Neijadlik Hall - is a 4 story Residence Hall constructed in 1997. The walls are masonry cavity walls, brick with block backup cavity with 2" of rigid insulation. The study notes that there are mortar joints that are deteriorated, broken bricks, cracking at southwest corner of building and mortar joints missing a precase sills. Repair and repainting of mortar joints is needed, as well as replacement of cracked or damaged bricks. Some weeps and flashing below grade.
3. Mead Hall - Is a 4 story Residence Hall Constructed in 1998. The walls are masonry cavity wall, brick with block backup cavity and 2" of rigid insulation. The study notes that there are mortar joints that have deteriorated, cracked mortar joint and failure of some caulk joints, brick and mortar deterioration at the mechanical screen wall, cracking of some of the brick veneer.

Work on the residence halls must be done after students have moved out of the building, typically Mid-May. Contracts will be awarded well before May so that shop drawings and submittals can be processed and materials ordered to allow completion of work during the summer months.

Under this Proposal (PRB #22-060) DCS and DCS/ECSU are seeking Board approval to expend \$133,694 (NTE not-to-exceed) to retain the Consultant to provide architectural/engineer design and construction administration services in conjunction with this Project: Masonry Repairs - Hi Rise, Mead Hall, Neijadlik Hall.

The project scope of work was described as:

Investigation Phase

- Review existing drawings, specifications, surveys, reports and other documents available from the ECSU and/or its designees.
- Conduct on-site investigation documenting observed symptoms of distress and failure. Perform field inspections and measurements of existing conditions at the Project site to become familiar with the existing conditions and problem areas.
- Coordinate with a Contractor retained by Hoffmann Architects, Inc. to perform exploratory openings to examine concealed building conditions. Provide close inspection and probes at elevated locations as necessary with Contractor provided safe access.
- Coordinate with an environmental engineer retained by Hoffmann Architects, Inc. to collect and analyze suspect material samples for the presence of asbestos or otherwise hazardous containing materials.
- Communicate with ECSU to discuss the results of the investigation.

Schematic Design (SD) Phase

- Based upon the results of the Consultant's field verification activities and the agreed upon scope of work, prepare Schematic Design drawings and outline specifications as set forth in the contract for on-call services.
- Based upon the results of the Consultant's environmental sub-consultant's field sampling and analysis, provide analysis report indicating material makeup and any hazardous material content.
- Prepare & submit DAS Form 3030 – Checklist for Permits, Certifications, and Approvals and Form 3011 Building Information Form.
- Prepare Schematic Design Narrative Report.
- Coordinate with the Consultant's cost estimating subconsultant to prepare a probable

construction cost estimate.

- Review and evaluate the ECSU's repair needs, schedule and Construction Budget, each in terms of the other. Collect other information as necessary to document the repair needs.
- Prepare and submit a summary of program findings, including appropriate Deliverables, conclusions, and recommendations as to the repair approach and needs. Provide updates to such Deliverables as the Services progress.
- Communicate with ECSU to discuss review comments related to the Schematic Design submission.
- Drawings and specifications shall be issued to the ECSU and OSBI for review and comment. Consultant is to provide written responses to review comments and incorporate said comments into the next submission.

Contract Documents (CD) Phase

- Based on the accepted SD Deliverables, comments received, and any adjustments authorized by the ECSU to the program, schedule or Construction Budget, prepare CD Phase Deliverables in such form as to constitute the basis of the Bid Documents and allow for competitive bidding and complete construction of the Work.
- Complete/Update and submit required forms: DAS Form 3030 - Checklist for Permits, Certifications, and Approvals; DAS Form 3011 - Building Information Form; DAS Form 3150 Certificate of Compliance - Part 1, Pre-Construction Phase.
- Prepare a design narrative report and detailed cost estimate in six digit CSI Division format or ASTM Uniformat, Level II format for ECSU review and comment.
- Review the ECSU's Division 1 (General Requirements) and potential bidding requirements and collaborate with the ECSU's designee regarding their development for the Project. Proposed modifications shall be compliant with the ECSU's Division 1 (General Requirements) and consistent with the Contract Documents. Summary Specifications sections shall identify major materials and systems and establish quality levels in general terms.
- Prepare Drawings that fully document the scope of the Work, and that coordinate with each other and the Specifications. Drawings and Specifications shall be detailed, coordinated, constructible, complete and accurate, to promote accurate bidding and minimize Change Orders attributable to such documents. If applicable, coordinate with the Consultant's environmental sub-consultant to prepare documents setting forth in detail the requirements of hazardous material abatement.
- Prepare Quality Assurance/Quality Control report.
- Provide three (3) print sets and one (1) set of drawings and specification manuals and detailed cost estimate to the ECSU, and OSBI for review and comment. Provide written response to their comments and incorporate said comments into the next submission.

Bidding/Negotiation

- Assist in obtaining bids or negotiated proposals and in evaluating, awarding and preparing contracts for construction.
- Prepare an agenda for and conduct a pre-bid conference at the site. Prepare minutes of the pre-bid conference.
- Respond to questions by the bidders and issue addendum(s) as necessary.
- Assist ECSU in evaluating bids and in awarding the construction contract.

Construction Administration

- Coordinate and attend one (1) meeting with the ECSU and the Contractor prior to the commencement of the work, to review the Contractor's proposal for compliance with the requirements of the Contract Documents.
- Review the Contractor's submittals such as schedule of values, project schedule, shop drawings, product data and samples, for general conformance with the design intent expressed in the Contract Documents.
- Visit the site once every two weeks, based on a fourteen (14) week construction schedule, during construction to assess the progress and quality of work and to determine if the work being performed is in general compliance with the Contract Documents.

- Attend job meetings, in conjunction with site visits, and prepare meeting minutes and field reports to document the progress and quality of the Contractor's work.
- Review Contractor's Applications and Certificate for Payment including Contractor's Requisition for Final Payment based upon a final inspection indicating the work is in compliance with the Contract Documents.
- Develop a punch list and conduct a final inspection. Determine the date of completion.
- Provide the ECSU, for review and record, written warranties and related documents required by the Contract Documents and assembled by the Contractor.
- Submit one (1) hard print set, one (1) set of PDFs and one (1) set of CAD files of signed and sealed Record Drawings, and one (1) set of Record Specifications in PDF format as well as one (1) set of Microsoft Word files.

A breakdown of the Consultant's proposed fee (\$133,694), inclusive of Sub-Consultants, is as follows:

- 2A. Investigation Phase: \$32,508 (42 calendar days);
 2B. Schematic Design Phase: \$23,500 (56 calendar days);
 2C. Contract Documents Phase: \$37,546 (60 calendar days);
 2D. Bid Phase: \$4,190 (28 calendar days);
 2E. Construction Administration Phase: \$35,950 (120 calendar days).

DCS/ECSU confirmed funding is available for this request (CHEFA P&Q Funds).

Since the award of this contract OC-DCS-ROOF-0041, HAI has been approved for the following tasks under this series:

- None

The overall construction and total project budget for the Project: Masonry Repairs - Hi Rise, Mead Hall, Neijadlik Hall - is **\$788,750** and **\$1,011,619**.

| Task Letter #1– HAI (PRB #22-060) | ARC Base Fees (\$) | Special Services | Total Fee | Construction Budget (\$) | % of Budget |
|--------------------------------------|--------------------|------------------|-----------|--------------------------|-------------|
| Investigation Phase | \$17,345 | | | | |
| Schematic Design | \$19,720 | | | | |
| Contract Documents | \$32,886 | | | | |
| Bid Phase | \$1,974 | | | | |
| Construction Administration | <u>\$35,950</u> | | | | |
| HAI BASE FEE (A) | \$107,874 | | | \$788,750 | 13.68% |
| | | | | | |
| <u>SPECIAL SERVICES:</u> | | | | | |
| Cost Estimating Services | | \$8,440 | | | |
| Environmental Inspection & Testing | | \$5,940 | | | |
| Exploratory Probes & Elevated Access | | <u>\$11,440</u> | | | |
| TOTAL SPECIAL SERVICES (B) | | \$25,820 | | | |
| TOTAL FEE (PRB #22-060) (A) + (B) | | | \$133,694 | \$788,750 | 16.95% |

Staff inquired with DCS regarding the following issues:

1. What is the status of the project?

DCS Response: ...ECSU will administer the project and is quite eager to have Hoffmann Architects begin this task.

Staff Response: OK

2. On March 1, 2022 ECSU Architect Theroux-Keech signed the DCS Form 1105 requesting this be a DAS/DCS Administered Project and on March 8, 2022, DAS Deputy Commissioner Petra signed the DCS Form 1105 assigning this is an Agency Administered Project. Please clarify who has the oversight of the project?

DCS Response: Please read below & the attached corrected Section 1.8 & 1.10 of the first page of the 1105 which should answer/clarify your questions...

Staff Response: ECSU updated Form 1105 to affirm this is an Agency Administered Project.

3. Section 1.8 on Page 1 of B1105 needs to be completed as well to avoid confusion.

DCS Response: Please read below & the attached corrected Section 1.8 & 1.10 of the first page of the 1105 which should answer/clarify your questions....

Staff Response: Form 1105 was updated. OK

4. As this is "not to exceed" proposal, we are assuming that there will not be additional costs unless there is a scope change. Is that correct?

DCS Response: ...As this is a "not to exceed" proposal, I do believe it is correct to assume that there will not be additional costs unless there is a scope change.

Staff Response: OK

RECOMMENDATION:

It is recommended that SPRB approve Task Letter #1 for in the amount of NTE \$133,694.

- DCS confirmed funding is available for the Task Letter.
- The basic service rate of 13.68%, considered reasonable in light of the Consultant services for three buildings.

7. OTHER BUSINESS

Chairman Greenberg requested a motion to approve Board Fees and Mileage reimbursement for those Members that attended the Site Visit on Tuesday, 4-26-22. Mr. Berger moved and Vice Chairman Josephy seconded a motion to approve Board Fees and Mileage for Tuesday's Site Visit. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILE #22-040 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-040. The motion passed unanimously.

PRB FILE #22-041 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #22-041. The motion passed unanimously.

PRB FILE #22-072 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #22-072. The motion passed unanimously.

PRB FILES #22-042, 22-043, 22-044, 22-045 and 22-046 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILES #22-042, 22-043, 22-044, 22-045 and 22-046. The motion passed unanimously.

PRB FILE #22-056 – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILE

#22-056. The motion passed unanimously.

PRB FILE #22-060 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-060. The motion passed unanimously.

9. NEXT MEETING – Monday, May 2, 2022.

The meeting adjourned.

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