

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 6, 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 October 6, 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

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 October 3, 2022 Meeting. The motion passed unanimously.

### 2. COMMUNICATIONS

The Board discussed an upcoming Site Visit to a proposed location in Hartford for use by the Judicial Branch. Director Desai confirmed the Board will meet on October 13<sup>th</sup> at 9:30 at the Hartford location.

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

<i>PRB File #:</i>	22-164
<i>Origin/Client:</i>	DAS/DMV
<i>Transaction/Contract Type:</i>	Lease Renewal
<i>Property:</i>	Waterbury, Thomaston Ave (2200)
<i>Lessor:</i>	Thomaston Omega, LLC
<i>Project Purpose:</i>	Waterbury DMV Regional Office
<i>Item Purpose:</i>	Exercise 5-Year Renewal Option

#### Project Background

DMV moved to this 7,725 NUSF office location in 1994 under the original base lease approved under PRB #94-007 and the most recent lease was approved under PRB #07-261, as amended under PRB #12-269 (1<sup>st</sup> Amendment) and PRB #18-025 (2<sup>nd</sup> Amendment). The current rental is \$16.00/NUSF and includes

60 parking spaces. The State pays an additional \$3.26/NUSF for 64 additional parking spaces to accommodate the larger volume of customer traffic. Total rent is \$19.26/NUSF. The current five-year term ends on October 9, 2022. There is one remaining 5-year renewal option.

Additionally on November 18, 2021, under PRB 21-163, the Board approved a Consent for Assignment under Exhibit G of the underlying Lease, assigning all responsibilities of the Lease to the new owner - Thomaston Omega, LLC.

Under this Proposal (#22-164), DAS is now seeking Board approval to exercise the Second Renewal Term as defined in the Second Amendment to Lease, extending the Lease through October 9, 2027. The terms of the renewal are as follows:

<b>DESCRIPTION</b>	<b>SECOND AMENDMENT PRB #18-025</b>	<b>SECOND RENEWAL TERM PRB #22-164</b>
Address	2200 Thomaston Avenue, Waterbury	Same
Leased Premises (SF)	7,725 NUSF	Same
Lease Term	10/10/2017 – 10/9/2022	10/10/2022 – 10/9/2027
Initial Base Rent/SF/Year	\$16.00 includes 60 parking spaces \$ 3.26 for the additional 64 spaces \$19.26/SF, total (+7.00%)	\$16.44 includes 60 parking spaces \$ 3.26 for the additional 64 spaces \$19.70/SF, total (+2.28%)
Additional Rent	Heat, electricity, janitorial, security; 39.13% of RE Tax increase over October 1, 2014 Grand List. These expenses are estimated at \$5.77/SF for total occupancy cost of \$25.03/SF.	Same; except the base RE tax year has been changed to October 1, 2014. These expenses are estimated at \$4.94/SF for total occupancy cost of \$24.64/SF.
Renewal Option	One 5-year	None
Rent at Renewal	\$16.44 includes 60 parking spaces \$ 3.26 for the additional 64 spaces \$19.70/SF, total (+2.28%)	None
Parking Ratio	124 spaces/7,725 SF = 16 spaces/1,000 SF	Same
Repaint/Recarpet	Carpet requirement waived. Within 90 days of approval, Lessor to repaint entire premises. Carpet & paint required at 2022 lease renewal.	Carpet & paint required at 2022 lease renewal.

There are 35 employees at this location per the approved RFS.

DAS initiated the RFS Process on May 19, 2022 and the RFS was approved by DAS Deputy Commissioner on May 24, 2022. DMV Commissioner Magubane signed an Interim Funding Request (IFR) Letter on May 19, 2022, seeking OPM approval of annual funding totaling \$240,000, increased from the \$139,050 currently approved in the State Facility Plan.

The need was advertised (LP 22-21) on September 28, 2022 in the Waterbury Republican American with responses due September 29, 2022. No responses were received.

Milestone dates for renewal of this Lease prior to the October 9, 2022 end date are as follows:

- 5-19-2022 – IFR Letter signed by DMV Commissioner Magubane;
- 5-24-2022 – RFS approved by DAS Deputy Commissioner Petra;
- 6-10-2022 – DAS sought and received a waiver of the 90-day Notice requirement;
- 7-11-2022 – deadline to meet 90-day notice required by Article 3.03 of Lease;
- 9-28-2022 – DAS Deputy Commissioner Petra approves exercising this renewal option;

- 9-28-2022 – DAS advertised (LP 22-21) the need pursuant to CGS §4b-34 in the Waterbury Republican American;
- 9-29-2022 – Responses to advertisement due to DAS;
- 9-30-2022 – OPM approves of Lease renewal; and
- 10-03-2022 – DAS submits Proposal to SPRB.

Staff inquired with DAS regarding the following:

1. The approved RFS states this request conforms to the current State Facility Plan, with approved funding of \$139,050. The RFS states DMV can exceed the funding level by 10%, up to \$152,995. Please clarify the following:
  - a) Total costs of occupancy (rent & expenses) total approximately \$190,400, well beyond \$152,995. Does this conform to the State Facility Plan?
  - b) DAS provided an Interim Funding Request (IFR) Letter signed by DMV Commissioner Magubane on May 19, 2022 seeking funding of \$240,000. Was this IFR required and submitted to OPM?
  - c) If the IFR was submitted to OPM, did the OPM Secretary, or their Designee, provide any correspondence formally approving/disapproving the change to the State Facility Plan authorizing \$240,000? And if yes, please provide a copy of said correspondence.
  - d) If the IFR is required, does OPM need to approve/sign the RFS approved by Deputy Commissioner Petra on May 24, 2022? And if yes, please provide a copy of the RFS approved by OPM's Paul Hinsch.
2. CGS §4b-34 states the following: "(a) Except as provided under subsection (e) of this section, whenever it appears from the specifications of the requesting agency or institution that the space needs equal or exceed two thousand five hundred square feet and the Commissioner of Administrative Services has determined that such needs will be met by lease of space, the commissioner shall give public notice of such space needs and specifications by advertising, at least once, in a newspaper having a substantial circulation in the area in which such space is sought, *no less than fifteen days prior to the date of final selection*...."
  - a) If Deputy Commissioner Petra approved exercising the Second Renewal Term ('final selection') on September 28, 2022, and the advertisement (LP 22-21) appeared 11 days prior to the end of the Lease, please clarify how DAS can proceed with exercising this option for this Second Renewal Term.
3. Please clarify if DAS' process of advertising for one day providing potential Lessor's only 24 hours, or less, to respond to any advertisement is considered reasonable.

Prior to receiving responses to the aforementioned inquiries, on 10-4-22 DAS sent an email containing the following: "please consider this DAS's request to withdraw this submittal. Thank you."

**RECOMMENDATION:** SPRB staff recommend return of this Proposal pursuant to DAS' 10-4-2022 request.

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SUBJECT: PRB#18-025 DAS/Department of Motor Vehicles: Second Amendment to Lease for Waterbury Branch Office: 7,725 SF with parking for 124 cars at 2200 Thomaston Avenue, Waterbury. Lessor: Nichols Realty, LLC by Vincent B. LoRusso, Sr., Member

DMV initially entered into a lease at this location in 1994, occupying 7,725 SF of this one-story building. The current lease commenced 10/10/2007 (PRB #07-261) for a 5 year term, and included one renewal.

The First Amendment (PRB #12-269) renewed the lease at the 2007 base rental rate, which was 15% less than the renewal rate offered in Article 3.03 Renewal Option, in the 2007 lease agreement. The rental rate remained at \$14.95/SF plus \$3.05/SF for additional parking requirements, which was the rate in effect since 10/10/2007. This was \$2.70/SF less than the renewal rate offered in the 2007 lease, for an annual reduction to the renewal rate of \$20,858; and a total of \$104,288 over the five year term which expired 10/9/17.

In 2012, the requirement for new carpeting is waived. It was stipulated that the premises would be repainted within 90 days after the First Amendment approved. Carpet and paint were to be required at 2017 lease renewal.

The terms of PRB #07-261, as amended; and the proposed Second Amendment are as follows:

DESCRIPTION	PRB #07-261; AMENDED BY PRB #12-269	SECOND AMENDMENT PRB #18-025
Address, Waterbury	2200 Thomaston Avenue, DMV Branch Office	Same
Leased Premises (SF)	7,725 SF part of 1 <sup>st</sup> floor	Same
Lease Term	10/10/2012 – 10/9/2017	10/10/2017 – 10/9/2022
Initial Base Rent/SF/Year	\$14.75 includes 60 parking spaces \$ 3.05 for an additional 64 parking spaces \$18.00/SF, total	\$16.00 includes 60 parking spaces \$ 3.26 for the additional 64 spaces \$19.26/SF, total (+7.00%)
Additional Rent	Heat, electricity, janitorial, security; 39.13% of RE Tax increase over October 1, 2007 Grand List	Same; except the base RE tax year has been changed to October 1, 2014. These expenses are estimated at \$5.77/SF for total occupancy cost of \$25.03/SF.
Renewal Option	One 5-year	One 5-year
Rent at Renewal	\$17.19 includes 60 parking spaces \$ 3.51 for an additional 64 parking spaces \$20.70/SF, total	\$16.44 includes 60 parking spaces \$ 3.26 for the additional 64 spaces \$19.70/SF, total (+2.28%)
Parking Ratio	124 spaces/7,725 SF = 16 spaces/1,000 SF	Same
Repaint/Recarpet	At renewal	Carpet requirement waived. Within 90 days of approval, Lessor to repaint entire premises. Carpet & paint required at 2022 lease renewal.

**Data on Rental Rates:** The subject property is a 20,000 SF, one-story light industrial building constructed in 1991 and renovated in 1995 including 7,725 SF built-out to house the Waterbury DMV. The remainder of the building is occupied by DOC/Board of Parole under a 10 year lease agreement

(PRB #15-251). Previously the DOC space was leased to NVCC for their automotive technician program. The NVCC program has since moved on campus.

With the approval of the Second Amendment, considered as a whole, the fixed base rent for the facility is as follows:

DMV	7,725 nuf	@ \$16.00/NUSF = \$123,600.00
DOC	<u>9,644 nuf</u>	@ <u>\$18.35/NUSF = \$177,000.00</u>
Total:	17,369 nuf	@ <b>\$17.31/NUSF = \$300,600.00</b>

On a rentable square foot basis, the building is 20,000/SF and the Lessor's equivalent per rentable square foot is **\$15.03/RSF**:

Total, RSF 20,000 RSF @ **\$15.03/RSF = \$300,600.00**

The RFS issued in October 2017 had no responses. DAS provides information on two rentals in similar facilities. USA-GSA rents 7,442 RSF at 135 Grand Street, Waterbury at the rate of \$14.40/SF, gross. St. Mary's Hospital leases 3,500 RSF of space at 146 Highland Avenue, Waterbury at the rate of \$12.85/SF on a net basis with expenses of \$9.18/SF for a total of \$22.03/SF, gross. This indicates that the proposed DMV rate at \$16.00/NUSF (\$15.03/RSF) is fair in comparison.

**RECOMMENDATION:** Board approval is recommended for the following reasons:

1. Necessary documentation has been completed and provided. The Statement of Financial Interest states the members of Nichols Realty, LLC are Vincent B. LoRusso, R. and Bartholomew LoRusso, both of Waterbury. The required OPM Ethics Forms, contact affidavit, and non-discrimination certifications have been provided. The State Facility Plan in effect as of July 1, 2017 approves 7,725 NUSF and \$176,729 for this purpose.
2. The rental rate is reasonable in comparison to available rental data.
3. The Amendment reduces DMV's costs of occupancy; the renewal rate is \$1.44/NUSF less than the renewal rate offered in Amendment One. Over 5 years, this is a reduction of \$55,620.



## 5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

## 6. ARCHITECT-ENGINEER – NEW BUSINESS

**PRB #** 22-155  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call CA<sup>m</sup> Consulting Contracts  
**Contract:** OC-DCS-CA<sup>m</sup>-0007  
**Consultant:** The Morganti Group, Inc.  
**Item Purpose:** Amendment #1 for Time

**PRB #** 22-156  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call CA<sup>m</sup> Consulting Contracts  
**Contract:** OC-DCS-CA<sup>m</sup>-0008  
**Consultant:** Martinez Couch & Associates, LLC  
**Item Purpose:** Amendment #1 for Time

**PRB #** 22-157  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call CA<sup>m</sup> Consulting Contracts  
**Contract:** OC-DCS-CA<sup>m</sup>-0009  
**Consultant:** Diversified Technology Consultants, Inc.  
**Item Purpose:** Amendment #1 for Time

**PRB #** 22-158  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call CA<sup>m</sup> Consulting Contracts  
**Contract:** OC-DCS-CA<sup>m</sup>-0010  
**Consultant:** Construction Solutions Group, LLC  
**Item Purpose:** Amendment #1 for Time

**PRB #** 22-159  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call CA<sup>m</sup> Consulting Contracts  
**Contract:** OC-DCS-CA<sup>m</sup>-0011  
**Consultant:** D.H. Bolton, Inc.  
**Item Purpose:** Amendment #1 for Time

At the State Properties Review Board meeting held on June 15, 2020, the Board approved PRB Files #20-101 to #20-105, five Consultant Contracts under the 2<sup>nd</sup> series of On-Call Construction Administrator – Minor Projects - Contracts awarded by the Department of Administrative Services (“DAS”) since 2017. All of the contracts have a maximum total cumulative fee of \$500,000/contract and a common expiration date of October 31, 2022.

Under this Proposal (22-155 to 22-159), DCS is now resubmitting all five Firms to the Board for approval under Contract Amendment #1 to the On-Call Contracts to extend the contract expiration date to May 1, 2023. The \$500,000 maximum cumulative fee is unchanged.

Changes to the On-Call Construction Administrator – Minor Projects - Contracts include the following:

- Article 3 is changed to extend the termination date to May 1, 2023;
- Expansion of Section A of Article XXI language – Non-Discrimination;
- Replacement of Section B of Article XXI language – Executive Orders;

- Replacement of Section D of Article XXI language – Summary of State Ethics Laws;
- Replacement of Section E of Article XXI language – Campaign Contributions;
- Addition of Article XXX 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 XXXI 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 XXXII language – Iran Energy Investment Certification;
- Addition of Article XXXIII language – Consulting Agreement Certification; and
- Addition of Article XXXIV language – Access to Contract and State Data.

The Morganti Group, Inc. has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	CA services for various projects	\$90,000	(Informal)
• Task Letter #2	New Center & Memorial Unit energy audit	\$176,550	(Pending)
Total Fee to Date:		\$90,000	

Martinez Couch & Associates, LLC has been assigned the following Tasks under this On-Call Contract: None.

Diversified Technology Consultants, Inc. has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	Uncas on Thames Chiller Repl.	\$25,000	(Pending)
Total Fee to Date:		\$0	

Construction Solutions Group, LLC has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	CA services for various projects	\$90,000	(Informal)
• Task Letter #2	DPH Water Infiltration at Roof	\$45,000	(Pending)
• Task Letter #3	RL Corrigan Energy Audit	\$110,550	(Pending)
• Task Letter #4	Rowland Govt Center Energy Audit	\$33,000	(Pending)
• Task Letter #5	410 Capitol Ave Energy Audit	\$38,500	(Pending)
Total Fee to Date:		\$90,000	

D.H. Bolton, Inc. has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	Newbury Res. Hall. Wellness Center	\$107,760	(21-042)
• Task Letter #2	DSET Training Area	\$30,000	(Informal)
• Task Letter #2A	DSET Training Area	\$10,000	(Informal)
• Task Letter #3	Hartford CI Energy Audit	\$73,150	(Pending)
• Task Letter #4	Willard CI Energy Audit	\$70,950	(Pending)
• Task Letter #5	Robinson CI Energy Audit	\$53,350	(Pending)
• Task Letter #6	DCF State Receiving Home Energy Audit	\$22,550	(Pending)
Total Fee to Date:		\$147,760	

**RECOMMENDATION** – Staff recommend **approval** of Amendment #1 to the five On-Call Contracts to extend the common expiration date to 5/01/2023. The \$500,000 maximum cumulative fee is unchanged.

This is the 2<sup>nd</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 2<sup>nd</sup> 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 3<sup>rd</sup> 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 5<sup>th</sup> 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 6<sup>th</sup> 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 2<sup>nd</sup> Series of CAm On-Call Series when the Interview Committee scored this Firm as the 3<sup>rd</sup> 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

5. 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

6. 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](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 <b>NOT APPLICABLE FOR CMR SELECTIONS</b>  (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 <b>NOT APPLICABLE FOR CMR SELECTIONS</b>  (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 <b>NOT APPLICABLE FOR CMR SELECTIONS</b>  (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 <b>NOT APPLICABLE FOR CMR SELECTIONS</b>  (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: 10/6/2022

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 1<sup>st</sup> 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:

