

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 7, 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 March 7, 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

Gregory Gallagher, CW2 – CT Army National Guard
Halina Harabasz, DAS/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 March 3, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Mr. Berger provide Members with an update regarding the on-going Legislative Session.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	22-014
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	044-156-015
<i>Grantor:</i>	295 Flanders, LLC
<i>Property:</i>	East Lyme, Flanders Rd (295)
<i>Project Purpose:</i>	I-95 Interchange 74 Improvements at Route 161 and Replacement of Bridge No. 00250
<i>Item Purpose:</i>	Voucher

DAMAGES: \$66,160

DOT PROJECT:



BEFORE VALUATION: The DOT appraisal was completed September 14, 2021 by independent Appraiser Vincent O'Brien of Kerin & Fazio, LLC.

Land Valuation: Based on the sales comparison approach, the Appraiser considered four sales along the I-95 corridor (2018-2021) of similarly-zoned land with similar highest and best use and concluded that the fair market value of the subject land was \$336,500, or \$7.50/sf, rounded.

	Subject	Sale # 1	Sale # 2	Sale # 3	Sale # 4
Address	295 Flanders Road	144 Boston Post Road	99 Halls Road	176 Boston Post Road	255 Route 12
City	East Lyme	East Lyme	Old Lyme	Westbrook	Groton
Date of Sale	N/A	11/15/2019	6/3/2021	3/11/2021	12/21/2018
Sale Price	N/A	\$250,000	\$425,000	\$225,000	\$800,000
Land Acres	1.030	0.710	1.330	0.750	1.470
Land SF	44,867	30,928	57,935	32,670	64,033
Traffic Count	13,689	12,178	9,558	8,092	26,000
Zone	CA	CA	C-30S	NCD	CA-12
Price/SF Land	N/A	\$8.08	\$7.34	\$6.89	\$12.49

Site improvements include a sign, paved parking lot, curbing, fencing, exterior lighting, landscaping, and retaining walls. The depreciated value of the subject's site improvements is estimated utilizing data from Marshall Valuation Services, a national cost estimating service.

The total value of the subject's site improvements is concluded at **\$100,000**.

The town assessment records indicate the value of the land is \$347,500/acre (\$7.75/sf - 100% value) based on a 2016 town-wide revaluation.

Building Valuation

Sales Comparison Approach: The appraiser analyzed three sales of commercial buildings in East Lyme, Plainville and Branford (2018-2020) and concluded that the fair market value of the subject property was \$275/sf x 3,254 sf = \$894,850, rounded to \$895,000.

	Subject	Sale # 1	Sale # 2	Sale # 3
Address	295 Flanders Road	257 Flanders Road	19 East Street	960 West Main Street
City	East Lyme	East Lyme	Plainville	Branford
Recording Date	N/A	12/14/2018	7/1/2020	11/6/2018
Sale Price	N/A	\$825,000	\$550,000	\$1,035,000
GBA	3,254	2,944	2,012	2,660
Year Constructed	2002	1979	1992	2008
Site Size	1.03	1.21	0.33	0.94
Traffic Count	13,689	24,000	17,500	20,118
Land to Building Ratio	13.79	17.90	7.14	15.39
Parking Ratio (per 1,000 SF)	13.52	17.66	6.46	11.28
Price/SF GBA	N/A	\$280.23	\$273.36	\$389.10

Income Capitalization Approach: The Appraiser analyzed following three listings of available commercial properties in East Lyme:



GBA	5,428	2,208	2,751
Year Built	1998	1972	1983
Land Acres	2.99	0.32	0.74
Land to Building Ratio	23.99	6.31	11.72
Leased Area (SF)	2,392	2,208	2,751
Lease Date	6/1/2021	4/22/2021	1/1/2019
Reimbursement Type	NNN	NNN	NNN
Lease Remarks	Starting rent for fast food restaurant formerly occupied by KFC.	Fast food restaurant. No drive-through.	Escalations every five years of lesser of 10% or 1.25x CPI. There are four 5-year renewal options. 8.99% rent to sales ratio. Drive-through.
Lease Rate per SF	\$12.00	\$19.02	\$36.17

Market Rent Conclusion

Considering the subject's location, visibility, condition, and the recent leasing activity, the market rent for the subject property is concluded as follows:

#	Space Type	Market Rent/SF	Type
1	Retail (Fast Food)	\$20.00	NNN

After fully supporting market-based vacancy, operating expenses and capitalization rate, the Appraiser estimated Net Operating Income and market value as follows:

Rental Income	Annual	Per SF	% of PGI
Fast Food (3,254 SF at \$22.31/SF)	\$72,600	\$22.31	100.0%
Total Rental Income	\$72,600	\$22.31	100.0%
Potential Gross Income	\$72,600	\$22.31	100.0%
Less Vacancy & Collection Loss (5.0%)	(\$3,630)	(\$1.12)	-5.0%
Effective Gross Income	\$68,970	\$21.20	95.0%
Operating Expenses	Annual	Per SF	% of EGI
Management Fees	\$2,069	\$0.64	3.0%
Replacement Reserve	\$814	\$0.25	1.2%
Total Expenses	\$2,883	\$0.89	4.2%
Net Operating Income	\$66,087	\$20.31	95.8%
Direct Capitalization Summary			
Net Operating Income			\$66,087
Divided By Overall Rate			6.50%
Capitalized Value Indication			\$1,016,729
Rounded (\$313.46 per SF)			\$1,020,000

Reconciliation and Value Conclusion - Before

Approach	Opinion of Market Value
Sales Comparison Approach - Land	\$336,500
Income Capitalization Approach – Building	\$1,020,000
Sales Comparison Approach Building	\$890,000
Conclusion of Market Value	\$1,020,000

The Taking: DOT will acquire the following:

- 2,812 +/- square foot taking area
- 1,081 +/- square foot permanent easement to construct/maintain a retaining wall
- 169 +/- square foot permanent easement to install and maintain traffic signalization devices and appurtenances
- 4,964 +/- square foot right to grade and construct a driveway/sidewalk, install pipes, install catch basins, install manholes, install bituminous concrete park curbing, install oil

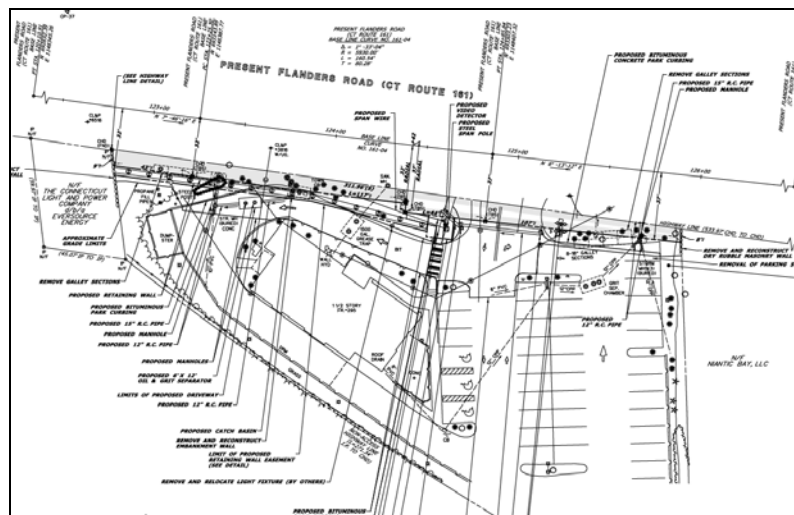
- and grit separator, install park curbing, disconnect and reconnect grease trap, remove galley sections and restriping of crosswalk pavement markings
- 20 +/- linear foot right to remove and reconstruct a dry rubble masonry wall

The Connecticut DOT proposes to take 2,812 square feet of land located along the subject's frontage on Flanders Road. It should be noted that access to the subject property from Flanders Road will be maintained during the construction period. The Taking will also result in the loss of pavement and landscaping within the Taking area. A sign partially within the Taking area will be relocated. Due to grading on the northwest corner of the property, one parking space (not within the Taking area) in the northwest corner of the site will be permanently lost.

In addition to the Taking, the DOT will acquire an easement to construct and maintain a retaining wall (1,081 square feet). The easement will traverse the southwest portion of the subject site. Landscaping within the area will be lost. Additionally, the easement will result in a narrowing of the existing drive-through lane which will impair mobility. According to the DOT, the drive-through lane will be closed for a maximum of 90 days during construction of the retaining wall.

The DOT will also acquire a traffic easement (169 square feet) to install and maintain traffic signalization devices and appurtenances.

As part of the Taking, the Connecticut DOT will acquire the right to grade and construct a driveway/sidewalk, install pipes, install catch basins, install manholes, install bituminous concrete park curbing, install oil and grit separator, install park curbing, disconnect and reconnect grease trap, remove galley sections and restriping of crosswalk pavement markings (4,964 square feet) and acquire the right to remove and reconstruct a dry rubble masonry wall (20 linear feet).



AFTER VALUATION:

The "After" valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

EXTRAORDINARY ASSUMPTIONS:

The appraisal is subject to the extraordinary assumption that access to the subject property from Flanders Road will not be denied throughout the course of the DOT project. If access to the subject property is denied at any time, the total damages/payment is subject to change due to the potential addition of

temporary damages.

HYPOTHETICAL CONDITIONS:

The methodology used in this report is in the form of a 29 Point “Before” and “After” Appraisal Report format used for eminent domain purposes. The appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the State’s project. The appraisal report was based on the hypothetical condition that the proposed road project will be completed as currently proposed, in the Department of Transportation construction plans, on the day after the “as of” date. No other conditions were necessary to arrive at a credible value.

After Land 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 \$7.50/sf, calculated as follows:

Item	Calculation	Value
40,805 square feet in Fee Simple	40,805 sf x \$7.50/sf	\$306,038
Traffic Easement	169 sf x \$7.50/sf x 75%	\$951
Retain Wall Easement	1,081 sf x \$7.50/sf x 75%	\$6,081
	Total	\$313,070
	Rounded	\$313,070

After site improvements were diminished by \$5,000 to \$95,000.

After Building Valuation

In developing the Sales Comparison and Income Capitalization Approaches, the Appraiser opines that the property will suffer Permanent Severance Damages as follows:

Permanent Severance Damages

Due to grading on the northwest corner of the property, one parking space (not within the Taking area) in the northwest corner of the site will be permanently lost. In addition to the Taking, the DOT will acquire an easement to construct and maintain a retaining wall (1,081 square feet). The easement will traverse the southwest portion of the subject site. The easement will result in a narrowing of the existing drive-through lane which will impair mobility. The decreased mobility and reduction of parking by one parking space will adversely affect the subject property and diminish the utility of the property.

The loss of one parking space represents approximately 2.2% of the total parking on the site. However, in addition to the lost parking space, the subject’s drive-through will have impaired mobility due to the retaining wall easement which traverses a portion of the existing drive-through lane. Overall, the appraiser concluded a 2.5% reduction in rent due to the decreased mobility and loss of one parking space.

The rent has been reduced from \$22.31 per square foot in the Before scenario to \$21.75 per square foot in the After scenario.

Total severance damages are the difference between the leased fee value of the subject property via the Income Capitalization Approach Before the Taking and the leased fee value of the subject property the Income Capitalization Approach After the Taking. Please refer to the Income Capitalization Approach – After and Income Capitalization Approach – Before sections of this appraisal for the two analyses. Therefore, severance damages are calculated as follows:

Severance Calculation	
Fee Simple Value Via Income Approach Before	\$1,020,000
Fee Simple Value Via Income Approach After	\$990,998
Total Severance Damages	\$29,002
Rounded	\$29,000

After Sales Comparison Approach: The appraiser analyzed the same sales of commercial buildings in the Before Valuation and concluded that the fair market value of the subject property was unchanged at \$275/sf, calculated as follows:

Indicated Subject Value	
Concluded Value Per SF GBA	\$ 275.00
GBA	3,254
Indicated Value	\$ 894,850
Rounded - Before	\$ 895,000
Less Taking Area Value	\$ (21,090)
Less Traffic Easement Value	\$ (315)
Less Retaining Wall Easement Value	\$ (2,025)
Less Site Improvements	\$ (5,000)
Less Permanent Severance	\$ (29,000)
Rounded - After	\$ 837,570

After Income Capitalization Approach: The Appraiser analyzed the same listings of available commercial properties and rentals of residential units and concluded that the rental values of the subject property were unchanged. Also unchanged was the Appraiser's estimate of Net Operating Income and Overall Capitalization Rate, concluding the following:

Direct Capitalization Summary	
Net Operating Income	\$64,415
Divided By Overall Rate	6.50%
Capitalized Value Indication	\$990,998
Rounded	\$991,000
Less Adjustments	
Less Taking Area Value	(\$21,090)
Less Traffic Easement Value	(\$315)
Less Retaining Wall Easement Value	(\$2,025)
Less Site Improvements	(\$5,000)
Adjusted Value Indication	\$962,570
Rounded (\$313.46 per SF)	\$962,570

Reconciliation and Value Conclusion - After

Approach	Opinion of Market Value
Sales Comparison Approach - Land	\$313,070
Income Capitalization Approach – Building	\$962,570
Sales Comparison Approach Building	\$837,570
Conclusion of Market Value	\$962,570

Calculation of Permanent Damages

Item	Value
Before Valuation	\$1,020,000
After Valuation	\$962,570
Permanent Damages	\$57,430

Calculation of Temporary Severance Damages

Temporary Severance Damages

According to the DOT, the drive-through lane at the subject will be closed for a maximum of 90 days during construction of the retaining wall. The closed drive-through lane will temporarily have a negative impact on the property (the rent for the subject property will need to be reduced to compensate a tenant for the temporary loss of the drive-through lane).

To determine the temporary severance associated with the temporarily closed drive-through lane, the appraiser concludes a rental rate reduction to compensate a tenant for the temporary loss of the drive-through lane. The rental rate reduction was concluded through an analysis of rental rates of retail properties with drive-through lanes and rental rates of retail properties without drive-through lanes. The appraiser estimates the loss of the drive-through lane reduces the rent at the subject property by 50%. Therefore, total temporary severance damages due to the temporarily lost use of the drive-through lane are concluded as follows:

Temporary Severance Calculation	
Market Rent After (Annual)	\$70,785
% Reduction in Market Rent	50%
Annual Reduction in Market Rent	\$35,393
Daily Reduction in Market Rent	\$96.97
Total Days Impacted	90
Indicated Temporary Severance	\$8,727
Rounded	\$8,730

Total damages are then Permanent Damages plus Temporary Severance Damages, or \$57,430 + \$8,730 = \$66,160.

RECOMMENDATION: Board approval of damages in the amount of \$66,160 is recommended for the following reasons:

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

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 22-036
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Amendment
Contract: OC-DCS-ENGY-0030
Consultant: SourceOne Inc. (DE)
Item Purpose: Amendment #1

At the November 12, 2021 SPRB Meeting, the Board approved the 7th series of On-Call Engineer-Energy Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2003. The four (4) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 3/01/2024. The prior series of On-Call Engineer-Energy Consulting Contracts expired on 11/30/2021.

Under this Proposal (#22-036), DCS is now resubmitting this Firm to the Board for approval under Contract Amendment #1 to OC-DCS-ENGY-0030 to increase the maximum total cumulative fee to \$500,000, an increase of \$200,000.

Changes to the Contract OC-DCS-ENGY-0030 include the following:

- Article E is changed to increase the maximum total cumulative fee to \$500,000;
- Article #5 of the Amendment reiterates the language contained in Article EE of the original On-Call Contract.

Source One has been selected for the following Tasks under the On-Call Contract.

• Task Letter #1	CDECCA Plant Acquisition (NTE Fee)	\$265,050	(22-008)
Total Fee to Date:		\$265,050	

RECOMMENDATION:

It is recommended that the Board **APPROVE** this Contract Amendment #1 to increase the maximum total cumulative fee to \$500,000 for Source One, Inc (DE) and OC-DCS-ENGY-0030.

FROM PRB #21-180 – #21-183

This is the 7th series of On-Call Engineer-Energy Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2003. The four (4) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 3/01/2024. The prior series of On-Call Engineer-Energy Consulting Contracts expired on 11/30/2021.

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

Provide DAS with engineering and consulting services to identify, evaluate, and recommend energy conservation modifications in order to reduce energy consumption, and energy and operating costs of state owned and leased buildings. Emphasis shall be on system improvements and upgrades.

Each contract is exactly the same except for the name and address of the firm, and the hourly rates and job classifications in Exhibit A.

Certain services performed under this contract do not require a license. If a license is required that a firm does not possess, it will subcontract the portion of the work for which the license is required. Copies of individual licenses for Members of Colliers Project Leaders USA NE, LLC, and of a firm license for Loureiro Engineering Associates, Inc. are attached.

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

- Article B.2.7 – Threshold Engineering Services – Struck from Contract;
- Article B.2.8 – Qualifications of the Engineer for Threshold Limit Review and Structural Engineering Assignments – Struck from Contract;
- Article D – Changed to reflect new 3-1-2024 expiration date;
- 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;

- 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 August 11, 2021 and elicited eight responses at the September 9, 2021 due date for response. All Respondents were 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 four firms under this series. The selection of the firms was approved by DAS Deputy Commissioner Petra on 10-18-2021.

This Proposal before the SPRB is for review and approval of the following firms under this new On-Call Engineer-Energy Consulting Contracts series.

#21-180 - Colliers Project Leaders USA NE, LLC (CPL) established in 2019 with its acquisition of Strategic Building Solutions, has a local staff of 124± employees including 1 electrical engineer, 5 mechanical engineers and 3 civil engineers and 72 project managers. The company has offices throughout the east coast and is locally located in Madison. DCS reports CPL was awarded 5 contracts within the past 5 years with a total \$458,897 volume of work.

CPL was approved for the following task(s) under OC-DCS-CA-0031:

• Task Letter #1	CCSU Eli Burritt Library	\$498,568	PRB #21-006
• Task Letter #2	Bridgeport JD Roof & Parapet	\$170,850	PRB #20-138
Total Fee to Date:		\$475,000	

CPL was approved for the following task(s) under OC-DCS-CA-0031:

• Task Letter #1	Parking Garage Repairs, Housatonic CC	\$277,400	(PRB #17-151*)
• Task Letter #2	Ana Grace Academy of the Arts	\$489,000	(PRB #18-209)
• Task Letter #3	Harkness Mansion – Maintenance Plan	\$15,400	(Informal)
Total Fee to Date:		\$781,800	

*PRB 17-151, approved by the Board on July 6, 2017, was originally presented under DCS Contract OC-DCS-CA-0019, Task Letter #8. Subsequent to Board approval, the contract expired on June 30, 2017. DCS Staff informed Board Staff that at that time it was agreed to utilize the new On-Call Contract approved by the Board on June 8, 2017.

In October 2018, the Contract was amended (#1) under PRB #18-177 to increase the maximum contract amount from \$1,000,000 to \$1,500,000 while maintaining the common contract expiration date of July 31, 2019.

In July 2018, the Contract was amended (#2) to change the consultant's name to Colliers Project Leaders USA NE, LLC from Strategic Building Solutions, LLC.

Two staff of CPL will be operating under individual Professional Engineering Licenses when required for certain professional consulting services. AON Insurance reported that the firm has no experienced any professional policy or general liability claims during the past 5 years. CPL scored a total of 300 out of a possible 300 points and was identified as one of the most qualified firms.

21-181 - SourceOne, Inc. (DE) (SOD) SourceOne was established in 1997 with the expectation that large entities would require expert support and guidance as they navigated the emerging energy marketplace and faced on-going issues, while trying to maintain a sustainable and economically beneficial energy infrastructure. In April 2007 SourceOne was acquired by Veolia Energy, NA, a leading operator and developer of energy efficient solutions. SOI has a staff of 90± employees in the United States focused on various engineering disciplines and construction management with offices in New York, Boston and Los Angeles. DCS reports SOD was awarded 4 contracts over the past five years with \$582,039 total volume of work. The company has not been awarded any formal contracts or tasks the prior two years.

SOD does not have staff with a Professional Engineering License assigned to this on-call series and will retain sub-consultants with property engineering credentials when necessary. Marsh USA Inc. reported that SOD has not experienced any general liability or professional policy loss or claims during the past 5 years. Sixteen claims remain open. One of these claims is related to a new football field at Derby High School regarding a flooded residential basement and remains open. SOD scored a total of 300 out of a possible 300 points.

21-182 – Loureiro Engineering Associates, Inc (LEA) is located in Plainville and has a local staff of 134± employees including 15 civil engineers, 21 environmental engineers and four mechanical engineers. DCS reports LEA was awarded 3 contracts over the past five years with \$357,004 total volume of work. The company has not been awarded any formal contracts or tasks for the prior two years.

LEA will be operating under its Professional Engineering Corporation (**PEC#0000379**) when required for certain professional consulting services. Willis Towers Watson reported that LEA has incurred 2 general liability or professional policy losses or claims during the past 5 years. Both are closed. No claims were paid. LEA scored a total of 260 out of a possible 300 points

21-183 – GreenerU, Inc. (GRU) is located in Waltham, MA and established in 2009. The have a staff of 16 employees including 4 energy engineers. DCS reports GRU was not awarded any contracts over the past five years. The company has not been awarded any formal contracts or tasks the prior two years.

GRU does not have staff with a Professional Engineering License assigned to this on-call series and will retain sub-consultants with property engineering credentials when necessary. Inland Underwriters Insurance Agency, Inc. reported that GRU has not experienced any general liability or professional policy loss or claims during the past 5 years. GRU scored a total of 252 out of a possible 300 points.

<p>Colliers Project Leaders Hourly Rates:</p> <p style="text-align: center;">ON-CALL CONTRACT OC-DCS-ENGY-0029</p> <p style="text-align: center;">HOURLY RATE SCHEDULE</p> <table border="1"> <thead> <tr> <th>Labor Category</th> <th>Per hour</th> </tr> </thead> <tbody> <tr><td>Principal in Charge</td><td>\$300.00</td></tr> <tr><td>Project Manager</td><td>\$165.00</td></tr> <tr><td>Senior Engineer/SPM</td><td>\$175.00</td></tr> <tr><td>Engineer</td><td>\$165.00</td></tr> <tr><td>Senior Designer</td><td>\$175.00</td></tr> <tr><td>Designer</td><td>\$165.00</td></tr> <tr><td>Field Engineer</td><td>\$165.00</td></tr> <tr><td>CAD/BIM Operator</td><td>\$165.00</td></tr> </tbody> </table>	Labor Category	Per hour	Principal in Charge	\$300.00	Project Manager	\$165.00	Senior Engineer/SPM	\$175.00	Engineer	\$165.00	Senior Designer	\$175.00	Designer	\$165.00	Field Engineer	\$165.00	CAD/BIM Operator	\$165.00	<p>SourceOne, Inc.(DE) Hourly Rates:</p> <p style="text-align: center;">ON-CALL CONTRACT OC-DCS-ENGY-0030</p> <p style="text-align: center;">HOURLY RATE SCHEDULE</p> <table border="1"> <thead> <tr> <th>Labor Category</th> <th>Per hour</th> </tr> </thead> <tbody> <tr><td>Principal in Charge - Senior Vice President</td><td>\$350.00</td></tr> <tr><td>Principal in Charge - Vice President</td><td>\$325.00</td></tr> <tr><td>Principal in Charge - Director</td><td>\$275.00</td></tr> <tr><td>Project Manager</td><td>\$250.00</td></tr> <tr><td>Senior Engineer/SPM</td><td>\$210.00</td></tr> <tr><td>Engineer</td><td>\$180.00</td></tr> <tr><td>Senior Designer</td><td>N/A</td></tr> <tr><td>Designer</td><td>N/A</td></tr> <tr><td>Field Engineer</td><td>\$180.00</td></tr> <tr><td>CAD/BIM Operator</td><td>N/A</td></tr> </tbody> </table>	Labor Category	Per hour	Principal in Charge - Senior Vice President	\$350.00	Principal in Charge - Vice President	\$325.00	Principal in Charge - Director	\$275.00	Project Manager	\$250.00	Senior Engineer/SPM	\$210.00	Engineer	\$180.00	Senior Designer	N/A	Designer	N/A	Field Engineer	\$180.00	CAD/BIM Operator	N/A
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<p>Loureiro Engineering Associates Hourly Rates:</p> <p style="text-align: center;">ON-CALL CONTRACT OC-DCS-ENGY-0031</p> <p style="text-align: center;">HOURLY RATE SCHEDULE</p> <table border="1"> <thead> <tr> <th>Labor Category</th> <th>Per hour</th> </tr> </thead> <tbody> <tr><td>Principal in Charge</td><td>\$215.00</td></tr> <tr><td>Project Manager</td><td>\$165.00</td></tr> <tr><td>Senior Engineer/SPM</td><td>\$140.00</td></tr> <tr><td>Engineer</td><td>\$125.00</td></tr> <tr><td>Senior Designer</td><td>\$ 97.50</td></tr> <tr><td>Designer</td><td>\$ 90.00</td></tr> <tr><td>Field Engineer</td><td>\$105.00</td></tr> <tr><td>CAD/BIM Operator</td><td>\$ 97.50</td></tr> </tbody> </table>	Labor Category	Per hour	Principal in Charge	\$215.00	Project Manager	\$165.00	Senior Engineer/SPM	\$140.00	Engineer	\$125.00	Senior Designer	\$ 97.50	Designer	\$ 90.00	Field Engineer	\$105.00	CAD/BIM Operator	\$ 97.50	<p>GreenerU, Inc. Hourly Rates:</p> <p style="text-align: center;">ON-CALL CONTRACT OC-DCS-ENGY-0032</p> <p style="text-align: center;">HOURLY RATE SCHEDULE</p> <table border="1"> <thead> <tr> <th>Labor Category</th> <th>Per hour</th> </tr> </thead> <tbody> <tr><td>Principal in Charge - CEO</td><td>\$234.00</td></tr> <tr><td>Director of Operations/Dir</td><td>\$175.00</td></tr> <tr><td>Energy Engineer I</td><td>\$134.00</td></tr> <tr><td>Energy Engineer II</td><td>\$142.00</td></tr> <tr><td>Senior Energy Engineer</td><td>\$164.00</td></tr> <tr><td>Lighting Designer</td><td>\$166.00</td></tr> <tr><td>Senior Project Manager</td><td>\$138.00</td></tr> <tr><td>Senior Construction Manager</td><td>\$135.00</td></tr> <tr><td>Construction Manager</td><td>\$130.00</td></tr> <tr><td>Assistant Construction Manager</td><td>\$125.00</td></tr> <tr><td>Director of Change Management</td><td>\$142.00</td></tr> <tr><td>Sustainability Program Manager</td><td>\$108.00</td></tr> <tr><td>Sustainability Program Coordinator</td><td>\$ 96.00</td></tr> <tr><td>Change Management Fellow</td><td>\$ 65.00</td></tr> <tr><td>CAD/BIM Operator</td><td>N/A</td></tr> <tr><td>Administrative</td><td>\$130.00</td></tr> </tbody> </table>	Labor Category	Per hour	Principal in Charge - CEO	\$234.00	Director of Operations/Dir	\$175.00	Energy Engineer I	\$134.00	Energy Engineer II	\$142.00	Senior Energy Engineer	\$164.00	Lighting Designer	\$166.00	Senior Project Manager	\$138.00	Senior Construction Manager	\$135.00	Construction Manager	\$130.00	Assistant Construction Manager	\$125.00	Director of Change Management	\$142.00	Sustainability Program Manager	\$108.00	Sustainability Program Coordinator	\$ 96.00	Change Management Fellow	\$ 65.00	CAD/BIM Operator	N/A	Administrative	\$130.00
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DCS was asked to clarify the following:

- Can you pl provide reasoning for variation in the hourly rates between the 4 consultants?
DCS Response: As to item 1 below, this on-call series will be used to provide a diverse array of energy-related services, from the analysis of systems operations and economics of district heating and cooling systems to carbon reduction and energy retrofit projects for HVAC and lighting. The DAS or its client agencies may need energy audits, retro-commissioning, or the analysis of systems for the reduction of utility costs. Tasks may require knowledge of photovoltaic, solar, thermal, fuel cell or wind turbine systems. As a result of the diverse array of projects and their required services, this series requires utilization of both larger, national firms to handle projects of a larger size, scope and complexity in a timely manner, as well as smaller firms that can address other capital projects related to the afore-mentioned tasks. The difference in fees represent this distinction among the firms and is necessary to ensure that DAS has available to it the appropriate firm for a given project. For these reasons, we have not provided a rate by personnel category, but carry the rates provided by the firms in response to the RFQ, which have been reviewed and determined reasonable.
Staff Response: OK
- Pl identify or match the names of staff identified in their organization chart with the hourly rates schedule. This will be particularly helpful in understanding which staff is assigned to which title in the hourly rate schedule. Going forward it will be helpful if DCS can provide the information in similar format for the future on-call contracts.

DCS Response: As to item 2 below, we will provide the names submitted by the firms of the personnel to be utilized in servicing the contract, their titles and hourly rates, together with language that prior DAS approval will be required for the substitution or addition of other personnel, with such approval to be based on qualifications and proposed hourly rates.

Firm Name: Colliers Project Leaders USA NE, LLC
On-Call Energy Consultant

Firm Name: SourceOne, Inc.
On-Call Energy Consultant

EXHIBIT A

ON-CALL CONTRACT OC-DCS-ENGY-0029

HOURLY RATE SCHEDULE

Labor Category	Team Member	Title	Per hour
Principal in Charge	Evan Uyoun	Senior Director	\$300.00
Project Manager	Adrian Hirschbach	Senior Project Manager	\$165.00
Senior Engineer/SPM	Sarah Maston	Project Director	\$175.00
Engineer	Dyn Maynold	Energy Services Support	\$165.00
	Craig Levin		
Senior Designer	Ravi Chaitin	Energy Services Support	\$175.00
Designer	Mike Dyrnos	Energy Services Support	\$165.00
	Robert Lee		
	Mike Pinazzello		
Field Engineer	Chen Lim	Energy Services Support	\$165.00
	Rick Diaz		
	James Miller		
CAD/BIM Operator			\$165.00

EXHIBIT A

ON-CALL CONTRACT OC-DCS-ENGY-0030

HOURLY RATE SCHEDULE

Labor Category	Team Member	Title	Per hour
Principal in Charge	Michael Brynen, Sr. VP	Project Executive	\$350.00
Project Manager	Breco Schindler	Project Contract Manager	\$275.00
	Mark Casady	Principal Engineer	
	Manuel Cruz	Sr. Project Manager	
Senior Engineer/SPM	John Wiley	Sr. Project Engineer	\$210.00
	Ben Gallow	Sr. Project Engineer	
	Seeth Harris	Sr. Project Engineer	
	Brent Terry	Sr. Project Engineer	
Engineer	Tyler Reibell	Project Engineer	\$180.00
	Joan Krontzels	Project Engineer	
	Musa Alshedi	Project Engineer	
Senior Designer	N/A		N/A
Designer	N/A		N/A
Field Engineer	N/A		\$180.00
CAD/BIM Operator	N/A		N/A

Firm Name: Loureiro Engineering Associates, Inc.
On-Call Energy Consultant

Firm Name: GreenerU, Inc.
On-Call Energy Consultant

EXHIBIT A

EXHIBIT A

ON-CALL CONTRACT OC-DCS-ENGY-0031

ON-CALL CONTRACT OC-DCS-ENGY-0032

HOURLY RATE SCHEDULE

HOURLY RATE SCHEDULE

Labor Category	Team Member	Title	Per hour
Principal in Charge	Nathan Stroz	Principal in Charge	\$215.00
Project Manager	Rick Boswell	Senior Project Manager	\$165.00
	Hansen Klein	Project Manager	
Senior Engineer-SPM	Richard Casera	Sr. Engineer	\$140.00
Engineer	Michael Andette	Engineer	\$125.00
Senior Designer			\$ 89.50
Designer			\$ 90.00
Field Engineer			\$105.00
CALL/BIDD Operator	Chris Leadbetter	Call/BIDD Operator	\$ 79.50

Labor Category	Team Member	Title	Per hour
Principal in Charge	David Adamson	Project Executive	\$234.00
Project Manager	Chris Lewis	Project Manager	\$175.00
Senior Engineer-SPM		Sr. Energy Engineer	\$164.00
Engineer	Nicole Lutz	Energy Engineer II	\$142.00
Senior Designer	Anthony Duarte	Lighting Designer	\$166.00
Designer		Director of Change Mgmt.	\$142.00
Field Engineer		Energy Engineer I	\$134.00
CALL/BIDD Operator			
Administrative			\$130.00

Staff Response: DCS notified staff that they are confirming the above tables with the firms.

RECOMMENDATION – Recommendations will depend on DCS response based on their confirmation with the firms for the On-Call ENGY Series.

PRB #19-181 to #19-184 approved December 19, 2019.

December 16, 2019 Update:

At its meeting held on September 5, 2019, the State Properties Review Board voted to suspend this series of On-Call Contracts pending response to the following issues:

1. DCS clarification whether the 48 general liability or professional policy loss or claims over the last five years against Fuss and O’Neill were discussed in general and whether the outcomes of the claims will impact the Consultant’s insurance coverage/liability and qualification of this consultant.

DCS Response: Interviews are not part of the on-call procurement process. Selections are based upon submitted qualifications. The forty eight claims identified by SPRB, therefore, were not discussed with the firm prior to selection. See Conn. Gen. Stat. Sec. 4b-57(c); Form 1300 RFQ Web Advertisement For On-Call Energy Consultant Services, Paragraph 16; and, 0330 On-Call Consultant Services Selections & Task Assignment Procedure Manual (Manual). The final selection of the firm is conditional upon the firm submitting various professional credentials, business credentials and insurance requirements for DAS review and approval. See Manual, Article 13.1. Information about the requirements for professional credentials, business credentials and insurance requirements are explained in Form 1150 Credentials and Insurance Requirements. Concerning the insurance requirements, the Consultant is required to provide an insurance certificate with the mandated coverages, a statement from the Consultant’s insurance agent or company, and five year professional liability and claims history. The statement of the agent or company confirms that he or she has reviewed the current claims and that the Consultant has sufficient coverage reserves to handle open claims while still providing the required coverage reserves for the DAS contract. Please note, in addition, that the on-call contract states in Paragraph R that, “If any claims are paid against its professional services liability insurance policy, Engineer agrees to purchase additional insurance in order to maintain the minimum coverage of \$1,000,000 each occurrence and per aggregate.”

For this on-call contract, the Consultant’s insurance company’s statement (Statement) identified forty eight claims/incidents reported by the Consultant to its professional liability policy carrier. As to the claims at issue, there are three open items, \$1,951 paid on three closed claims and thirty nine claims carrying the status of “N/O” or *notice only*. Of the three open claims, two are personal injury claims. In this case, the firm is carrying professional liability insurance in the amount of \$5,000,000 per claim and \$5,000,000 aggregate, or five times the amount mandated by the DAS contract. OK

2. DCS clarification whether the 20 general liability or professional policy loss or claims over the last five years against WSP USA were discussed in general and whether the outcomes of the claims will impact the Consultant's insurance coverage/liability and qualification of this consultant.

DCS Response: As to the number of claims in general, the Consultant employs over 6,500 professional and support personnel, who are located throughout North America. Its work encompasses the design of complex highway interchanges, new commuter rail systems, bridges, parks, schools and greenways. It would seem reasonable that a large multi-state company engaged in these types of projects, would experience a higher number of incidents or claims. That being said, the claims history provided was for a period of ten years and if looking at the five year horizon there were only five claims made with three remaining open. Of these three claims, one involves the work of a subconsultant to the Consultant. All three of these claims occurred in states other than Connecticut, and are being contested by the firm. OK

3. Please clarify the divergence between the Consultant's hourly rates and whether those rates were negotiated between DCS and the Consultants.

DCS Response: We received rates from each of the four firms. Upon receipt, I reviewed the rates. I requested a reduction in rates from one firm for certain positions, in order to bring the rates more in line with the other three firms. While there may remain difference among the firms' rates, there are difference among the firms themselves, from smaller Connecticut based firm to firms with offices along the East coast and Midwest. In addition, the rates assigned by the firms can vary by position. For example, one firm may have the highest Principal in Charge Rate, but the lowest rate for a Senior Engineer. Taking the rates for each firm and all the firms as a whole, DAS believes that the rates are reasonable under the circumstances. OK

RECOMMENDATION – Staff recommend **APPROVAL** of the four On-Call Contracts that have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 11/30/2021.

This is the 6th series of On-Call Engineer-Energy Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2003. The four (4) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 11/30/2021. The prior series of On-Call Engineer-Energy Consulting Contracts expired on 04/30/2019.

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 5th series of On-Call Engineer-Energy Consulting Contracts was approved by the Board in January 2015 under PRB Files #15-005 and #15-008. A contract amendment extending the expiration date until April 30, 2019 was approved under PRB #16-290 to #16-292 for three of the four Consultants. Only two (2) of the firms under this current 6th series RFP submittal have been previously approved for *Engineer-Energy Consulting On-Call Contracts*: Fuss & O'Neill, Inc. and Diversified Technology Consultants, Inc.

A Request for Qualifications (RFQ) for the consultant services was released on April 11, 2019 and elicited nine 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 four firms under this series. This submittal is for SPRB review and approval of the following four firms under this series.

PRB 19-181 – Fuss & O’Neill, LLC (“MEL”) 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. FO has been awarded the following contracts:

OC-DCS- OC-DCS-ENGY-0020

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

OC-DCS- OC-DCS-MDE-0035

- Task Letter #1 Higgins Hall Reno. WCSU, Danbury \$18,760 (Informal)
 - Task Letter #2 Barnard Hall Reno. CCSU, New Britain \$18,761 (Informal)
 - Task Letter#3 CT Mental Health Center, New Haven \$90,100 (PRB #18-144)
-

\$127,621

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 300 out of a possible 300 points and was identified as the most qualified firm.

PRB 19-182 – Colliers Project Leaders USA NE, LLC (CPL) established in 2019 with its acquisition of Strategic Building Solutions, has a local staff of 8± employees including 1 senior director, 1 project director and 2 senior project managers. CPL has retained RZ Design Associates, Inc. as a sub-consultant for design and construction documents. The company has been awarded the following On-call or Formal Contract with the DCS in the past two years.

OC-DCS-CA-0026

- Task Letter #1 Parking Garage Repairs, Housatonic CC \$277,400 (PRB #17-151*)
 - Task Letter #2 Ana Grace Academy of the Arts \$489,000 (PRB #18-209)
 - Task Letter #3 Harkness Mansion – Maintenance Plan \$15,400 (Informal)
-

Total Fee to Date: \$781,800

*PRB 17-151, approved by the Board on July 6, 2017, was originally presented under DCS Contract OC-DCS-CA-0019, Task Letter #8. Subsequent to Board approval, the contract expired on June 30, 2017. DCS Staff informed Board Staff that at that time it was agreed to utilize the new On-Call Contract approved by the Board on June 8, 2017.

CPL will be operating under its Senior Director’s Engineering License (**PEN#.0020393**). Smith Brothers Insurance reported that CPL has incurred two general liability or professional policy loss or claims during the past 5 years. One claim with the City of Hartford was closed (\$0) and one claim with O&G remains open. CPL scored a total of 298 out of a possible 300 points.

PRB 19-183 – WSP USA, Inc (WSP) is located in New York City. Parsons Engineering was established in 1985. WSP acquired Parson Brinckerhoff, Inc. in 2014 and rebranded the firm as **WSP USA, Inc.** in 2016. The company has not been awarded an On-call Contract with DCS in the past two years.

DCS presented BI-JA-465-ARC in the amount of \$2,967,170, for WSP USA, Inc. to provide ARC Services for the York Correctional Central Plant & Distribution System Project approved by the Board under PRB #17-197.

WSP will be operating under its professional engineering corporation license PEC.0000055. Arthur J. Gallagher & Co. reported that WSP has incurred 20 general liability or professional policy loss or claims during the past 5 years. Three claims remain open. None of these claims involved state-related projects. WSP scored a total of 258 out of a possible 300 points and was the third most qualified firm.

19-184 – Diversified Technology Consultants, Inc., LLC (DTC) 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 been awarded _____ On-call Contracts and has not been awarded a formal contract with the DCS in the past two years. DTC has been awarded the following contracts:

DTC’s Engineering Corporation License (PEC.0000234) with the CT State DCP is active. Smith Brothers Insurance, LLC reported that DTC has been exposed to one professional policy or liability loss or claim during the past 5 years and that it is closed. It was not determined if it was related to a project with the State of Connecticut. DTC scored a total of 244 out of a possible 300 points and was identified as the fourth most qualified firms.

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

Fuss & O'Neill	Proposed	Colliers Project Leaders	Proposed
Officer/Principal	\$220	Officer/Principal	\$215
Project Manager	\$162	Project Manager	\$150
Senior Engineer	\$108	Senior Engineer	\$165
Engineer 2		Engineer 2	
Engineer	\$100	Engineer	\$150
Senior Designer	\$108	Senior Designer	
Designer	\$100	Designer	
Field Engineer	\$96	Field Engineer	\$120
CAD Operator	\$96	CAD Operator	
Administrative Assistant	\$69	Administrative Assistant	\$110
WSP USA, Inc.	Proposed	Diversified Technology	Proposed
Officer/Principal	\$220	Officer/Principal	\$200
Project Manager	\$185	Project Manager	\$180
Senior Engineer	\$175	Senior Engineer	\$165
Engineer 2		Engineer 2	
Engineer	\$155	Engineer	\$140
Senior Designer	\$155	Senior Designer	\$165
Designer	\$145	Designer	\$120
Field Engineer	\$155	Field Engineer	\$95
CAD Operator	\$125	CAD Operator	\$90
Administrative Assistant	\$72	Administrative Assistant	\$85

Staff have requested clarification of the following issues:

1. Please provide a Task Log for the Consultants under OC-DCS-ENGY – 0021-0024.
2. DCS clarification whether the 48 general liability or professional policy loss or claims over the last five years against Fuss and O’Neill were discussed in general and whether the outcomes of the claims will impact the Consultant’s insurance coverage/liability and qualification of this consultant.

3. DCS clarification whether the 20 general liability or professional policy loss or claims over the last five years against WSP USA were discussed in general and whether the outcomes of the claims will impact the Consultant's insurance coverage/liability and qualification of this consultant.
4. Please clarify the divergence between the Consultant's hourly rates and whether those rates were negotiated between DCS and the Consultants.

RECOMMENDATION – Staff recommend **suspension** of the four On-Call Contracts that have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 11/30/2021, pending a response to Board inquiries.

From PRB #16-290-#16-292

This series of On-Call Energy Consulting Contracts was approved by the Board in January 2015 under PRB Files #15-005 through #15-008. This was the 5th series of On-Call Energy Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2003 and included four firms. DCS is resubmitting three of the four firms to the Board for approval under a contract amendment to extend the expiration date until April 2019. The current maximum contract value will remain at \$300,000. The fourth firm Alternative Resource Management is no longer in business in CT.

RECOMMENDATION – **Board approval for the following firms to have the contract expiration date extended to April 30, 2019 while maintaining the current contract value of \$300,000 is recommended. Each consultant has also provided the required updated Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.**

- PRB # 16-290, Fuss & O’Neill, Inc.....Contract #OC-DPW-ENGY-0021**
PRB # 16-291, SourceOne, Inc.....Contract #OC-DPW-ENGY-0022
PRB # 16-292, Diversified Technology Consultants, Inc....Contract #OC-DPW-ENGY-0024
-

From PRB #15-005-#15-008

The original project approval memo is as follows:

This is the 5th series of On-Call Energy Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2003. The four (4) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 4/30/2017. This contract series has been developed for the purposes of procuring consultant services required for energy management and conservation related building improvement and upgrade projects. DCS has made some minor revisions to the boilerplate contract for this series to include the following; updated DAS statutory references, updated DAS Sexual Harassment Policies and revised sovereign immunity language.

The 4th series, awarded in 2011, had a term of 24 months and a maximum total cumulative fee of \$400,000/contract. Out of the first four (4) selected firms recommended under this current 5th series RFQ, Fuss & O’Neill Inc. was awarded contracts under the 2nd, 3rd and 4th series. Alternative Resource Management was awarded a contract under the 1st, 2nd series and 4th series. Diversified Technology Consultants, Inc. was awarded a contract under the 4th series and this is the first time that SourceOne, Inc. has been awarded a contract under this on-call series.

A Request for Qualifications (RFQ) for the consultant services was issued in February 2014 and elicited 13 responses. All of the respondents were considered “responsive”. Thereafter, the DCS selection panel began the process of evaluating all 13 proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<i>Experience with Work of Similar Size & Scope</i>	<i>35 Points</i>
<i>Organizational / Team Structure</i>	<i>30 Points</i>
<i>Past Performance Record</i>	<i>20 Points</i>
<i>Partnering Experience</i>	<i>15 Points</i>
TOTAL POINT VALUE	100 Points

RECOMMENDATION – Board approval of the following four (4) firms as potential energy consultants for projects of various sizes and scope is recommended. All four consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. The four firms recommended for approval at this time are the following:
PRB # 15-005, Fuss & O’Neill, Inc.....Contract #OC-DCS-ENGY-0021
PRB # 15-006, SourceOne, Inc.....Contract #OC-DCS-ENGY-0022
PRB # 15-007, Alternative Resource Management, Inc..... Contract #OC-DCS-ENGY-0023
PRB # 15-008, Diversified Technology Consultants, Inc..... Contract #OC-DCS-ENGY-0024

Fuss and O’Neill Inc.(FO) 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 one (1) 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. FO has been awarded the following contract:

1. 6/2012 On-Call CIV Consultant PRB #12-055 NTE \$300,000

FO’s Joint Practice Corporation License (JPC.0000072) with the CT State DCP is active. Ames and Gough Inc. reported that FO has had over thirty professional or general liability policy loss or claims during the past 5 years; five of these claims were dismissed, seven of the claims were settled for less than \$5,000 each and the balance of the claims are still open without loss reserves identified. FO scored a total of 305 out of a possible 400 points and was identified as one of the most qualified firms.

SourceOne Inc., (SOI) is located in Boston was originally established in 1997. More recently the company was acquired by Vieola Energy, Inc. SOI operates an independent subsidiary of Vieola Energy. SOI has a local staff of 20± employees including 2 project executives, over 10 professional engineers and 1 construction project manager. The company has not been awarded an On-call Contract or Formal Contract with the DCS in the past two years.

SOI’s Engineering Corporation License (PEC.0001401) with the CT State DCP is active. Marsh Insurance Company reported that SOI has not had a professional policy loss or claim during the past 5 years. SOI scored a total of 293 out of a possible 400 points and was identified as one of the most qualified firms.

Alternative Resource Management Inc., LLC (ARM) originally established in 1983, has a staff of 5± employees including 1 project executive and 2 professional engineers. ARM will be partnering with Musco Engineering Associates Inc. to increase personnel capacity for this project. The company has not been awarded an On-Call Contract or a formal contract with DCS over the past two years.

ARM’s Engineering Corporation License (PEC.0000483) with the CT State DCP is active. Camilleri and Clarke Insurance Company reported that ARM has not had a professional policy loss or claim during the past 5 years. ARM scored a total of 312 out of a possible 400 points and was identified as one of the most qualified firms.

Diversified Technology Consultants, Inc., LLC (DTC) established in 1979, has a staff of 70± employees including 2 project executives, over 10 professional engineers and 5 construction project

managers. The company been awarded one (1) On-call Contract with the DCS in the past two years but has not been awarded a formal contract over the past two years. DTC has been awarded the following contract:

- | | | | | |
|----|-----------|------------------------|-------------|-----|
| 1. | 9/2012 | On-Call MEP Consultant | PRB #12-239 | NTE |
| | \$500,000 | | | |

DTC's Engineering Corporation License (PEC.0000234) with the CT State DCP is active. RSA Insurance Company reported that DTC has had five (5) professional policy or general liability losses or claims during the past 5 years. All of these claims are currently open with loss reserves not yet established. DTC scored a total of 306 out of a possible 400 points and was identified as the one of the most qualified firms.

PRB #	22-037
Origin/Client:	DCS/CT MIL
Transaction/Contract Type	AE / Task Letter
Project Number:	BI-Q-720
Contract:	OC-DCS-ARC-0067
Property:	Maier Design Group, LLC
Consultant:	East Lyme (Niantic), Smith St (38) – Camp Nett
Project Purpose:	Building 54 Renovations
Item Purpose:	Task Letter #1

At 9:32 Mr. Gallagher and Ms. Harabasz joined the Meeting to participate in the Board's discussion of this Proposal. Both left the Meeting at 9:51.

PROPOSED AMOUNT: \$138,005

At the State Properties Review Board meeting held on May 17, 2021, under PRB #21-062, the Board approved Maier Design Group, LLC (MDG) and the On Call Contract OC-DCS-ARC-0067. The On-Call Contract has a maximum total cumulative fee of \$1,000,000 and an expiration date of 04/15/2023.

Project Background

The project will entail the renovation of approximately 2,000 square feet of an existing building, as well as a small addition for men's and women's restrooms for the CT National Guard Base at Camp Nett at Niantic as outlined in the scope of work below. All exterior windows and doors to be energy efficient and meet current Antiterrorism and Force Protection (ATFP) requirements including structural elements and building alterations as required.

Under this Proposal (PRB #22-037) DCS and CT MIL are seeking Board approval to expend \$138,005 to retain the Consultant to provide architectural design and construction administration services in conjunction with this Agency-Administered Project: Building 54 Renovations project at Camp Nett.

The project scope of work was described as:

Interior Renovations:

1. Selective demolition and disposal of all items called out to be replaced on the drawings.
2. Removal, disposal, and replacement of existing Vinyl Composite Tile (VCT) flooring and repair of the sub-flooring as necessary.
3. Removal, disposal and replacement of existing suspended ceilings and lights. Installation of new

suspended ceiling and LED light fixtures with emergency lighting function. Decorative hanging pendant lights to remain.

4. Demolition and disposal of existing stove, microwave, refrigerator, sink and supporting millwork. Reconstruction of existing kitchen area. New kitchen will support catering and contain a refrigerator, sink, existing ice maker and electrical sufficient to support a warming oven provided by an outside vendor.
5. Removal and disposal of existing masonry chimney and repair of the exterior wall and roof.
6. Removal, disposal, and replacement of existing gas wall heaters with new wall mounted HVAC split system with outside compressor.
7. Patching, repair and repainting of all existing interior walls.
8. Demolition and disposal of existing Male and Female restrooms.
9. Construction of a new addition on the west end of the building to house new fully ADA compliant Male and Female restrooms. Addition to extend existing building not to exceed 12 feet.
10. Existing smoke detectors to remain if code compliant.
11. Installation of a new plumbing system, which shall include the distribution of hot and cold water, vent and waste piping and hot water generation.
12. Addition of miscellaneous fire alarm equipment, connecting to the building's central fire alarm system, as necessary to meet the specific code requirements.

Exterior Renovations:

1. Removal of existing wood shake siding and installation of new vinyl shake siding to match adjacent building.
2. Demolition and replacement of existing deck flooring and railings with composite materials.
3. Construction of new ADA compliant Ramp and walkway from main entry door to Perimeter Road.
4. Installation of new ADA automatic door operators at main entry doors. Main entry door to receive new electronic card reader compatible with Onity key system.
5. Replacement of all existing windows and exterior doors. New windows and doors shall have a blast resistance in accordance with UFC 4-010-01. The threat level is determined to be Low.
6. Construction of two new accessible parking spaces on Perimeter Road.

A breakdown of the Consultant's proposed fee (\$138,005) is as follows:

- 2A. Limited Topographic Survey: \$2,500 (28 calendar days);
- 2B. Geotechnical Investigation and Report: \$6,200 (28 calendar days);
- 2C. Construction Cost Estimates for 90% CD and T&M Phase: \$8,488 (28 calendar days);
- 2D. Schematic Design Phase: \$17,673 (28 calendar days);
- 2E. Design Development Phase: \$23,564 (28 calendar days);
- 2F. 90% Contract Documents Phase: \$29,455 (28 calendar days);
- 2G. Tracing & Masters/Bid Documents Phase: \$5,891 (7 calendar days);
- 2H. Bid Phase: \$5,891; and
- 2E. Construction Administration Phase: \$35,346 (12 weeks/84 calendar days).

DCS/CTMIL confirmed funding (100% Federal) is available for this request.

Since the award of this contract OC-DCS-ARC-0067, MDG has been approved for the following tasks under this series:

- Task Letter #2 WCSU – Newbury Hall Elevator Replacement \$94,000 (Pending)

The overall construction and total project budget for the Building 54 Renovations project at Camp Nett is **\$1,269,000** and **\$1,565,608**.

Task Letter #1- MDG (PRB #22-037)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design	\$17,673				
Design Development	\$23,564				
90% Contract Documents	\$29,455				
Tracing & Masters/ Bid Documents Phase	\$5,891				
Bidding	\$5,891				
Construction Administration	\$35,346				
BDG BASE FEE (A)	\$117,820			\$1,296,000	9.09%
SPECIAL SERVICES:					
Limited Topographic Survey		\$2,500			
Geotechnical Investigation & Report		\$6,200			
Construction Cost Estimates for 90% CD and T&M Phase		\$8,488			
TOTAL SPECIAL SERVICES (B)		\$17,188			
TOTAL FEE (PRB #22-037) (A) + (B)			\$135,008	\$1,565,608	8.62%

RECOMMENDATION:

It is recommended that SPRB **APPROVE** Task Letter #1 for in the amount of \$135,008.

- DCS confirmed funding (100% Federal) is available for the Task Letter.
- The basic service rate of 9.09% is within the established guideline rate of 12.50% for this Group B Renovation Project.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-014 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 22-014.

PRB FILE #22-036 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 22-036.

PRB FILE #22-037 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 22-037.

9. NEXT MEETING – Thursday, March 10, 2022.

The meeting adjourned.

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