

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 23, 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 June 23, 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

James Mason, DOT
Brian Dillon, JUD
Shane Mallory, DAS

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the June 20, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Board Members discussed and approved that the Monday, June 27, 2022 Regular Meeting will be canceled and there will be a Special Meeting on Tuesday, June 28, 2022, beginning at 9:30AM.

3. REAL ESTATE- UNFINISHED BUSINESS

<i>PRB File #:</i>	22-080
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT / DOT
<i>DOT Project #:</i>	301-176-030A
<i>Grantor:</i>	Koskerides, Antonios & Penelope
<i>Property:</i>	Norwalk, East Ave (180)
<i>Project Purpose:</i>	Norwalk Walk Railroad Bridge Replacement
<i>Item Purpose:</i>	Voucher

At 9:30 Mr. Mason joined the Meeting to participate in the Board's continued review of this Proposal. He left the Meeting at 9:36.

At the State Properties Review Board meeting held on June 16, 2022, the Board voted to suspend this file pending Board clarification of the following issue:

1. Pending receipt of information from DOT relative to this Project.

DOT Response: This is in response to the Board's memorandum dated June 16, 2022 and will confirm our conversation regarding the same.

Attached are plan sheets referencing the staged use the subject property will have during the Walk Bridge Program. As discussed, the property will be used as a staging yard for the East Ave. Bridge and roadway project, and also for replacement parking during the impacts to Station's current commuter parking lot.

See below approximate timeframe for each Stage Below: Parking/Staging Yard (PSY)

- PSY-001, Start: As soon as available as needed for staging; Complete: Spring 2024
- PSY-002, Start: Spring 2024 as needed for replacement commuter parking; Complete: Spring 2027
- PSY-003, Start: Spring 2027; Complete: 1 to 2 months to restore property.

As discussed, the subject property is a vacant parcel in proximity of the East Ave. train station and bridge. As such, it provides the Department with land for the Program without the need for displacement or demolition. As stated, given the length of our anticipated need combined with potential schedule changes (delays) the Department determine that a fee taking was more cost effective than securing a construction easement.

Staff Response: OK

RECOMMENDATION: Board approval of damages in the amount of \$3,850,000 is recommended for the following reasons:

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

DAMAGES: \$3,850,000

DOT PROJECT: The DOT project involves the Norwalk Railroad Bridge replacement project in the City of Norwalk.

Built in 1905, the East Avenue Railroad Bridge is over 100-years-old and needs to be replaced. The existing bridge is removed in two stages to take advantage of planned track outages and minimize disruptions to rail service. Horizontal clearance under the bridge widens to approximately 58-feet while vertical clearance increases from 12-feet 2-inches to 14-feet 3-inches.

The Program is working closely with the City of Norwalk on the East Avenue roadway project. The project includes the widening of approximately 1,600 feet of East Avenue with drainage improvements and new, wider sidewalks on both sides of the road. East Avenue will be lowered allowing for increased vertical clearance and new travel lanes will be added, increasing capacity to four 10 foot lanes under the bridge.

This project also includes improvements to East Norwalk Station. The station receives increased commuter parking including handicap parking on both sides of the tracks. The station platforms are

extended to accommodate six train cars in both directions. Additionally, the Walk Bridge Program is coordinating closely with the proposed development at 230 East Avenue.

Construction will begin approximately one year into construction of the Walk Bridge Replacement Project and last approximately four years.



SITE DESCRIPTION: The site consists of an irregularly shaped parcel containing 48,190 square feet with approximately 153' of frontage on East Avenue and an additional 300.18' of non-access frontage along I-95. This site was a former Howard Johnsons and is improved with the remains of an older parking lot.

The subject is located in the Neighborhood Business Zone and appears to conform to zoning.

Highest and Best Use of the Appraised Land as Vacant

The Highest and Best Use of the appraised property is for commercial development.

Highest and Best Use of the Appraised Land as Improved

The Highest and Best Use of the appraised land as improved is commercial development.

CONCLUSION

In arriving at our conclusion of highest and best use, I considered all of the factors noted above. Based on this analysis it is my opinion that the highest and best use of the subject property is for commercial development.



VALUATION: The DOT appraisal was completed January 19, 2022 by independent Appraiser Walter Kloss.

Land Valuation: Based on the sales comparison approach, the appraiser considered the following three sales (2021) of similarly zoned land and similar highest and best use:

ITEM	SUBJECT 180 East Avenue	COMPARABLE #1 17 Isaacs Street	COMPARABLE #2 512 Main Avenue	COMPARABLE #3 520 Main Avenue			
<i>Unadjusted Sale Price</i>	N/A	\$89.44	\$46.55	\$38.30			
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
FINANCING	N/A	N/A		N/A		N/A	
CONDITIONS OF SALE	Arm's Length	Arm's Length		Arm's Length		Arm's Length	
MARKET CONDITIONS	As of 1/19/22	As of 4/7/21		As of 3/1/21		As of 2/25/21	
ADJUSTED SALE PRICE		\$		\$		\$	
LOCATION/ZONE	GOOD/NB	GOOD/CBD		AVE/B-2	-11.64	AVE/B-2	-9.58
SIZE/SHAPE	1.10 AC/IRR	0.77 AC/RECT	-8.94	1.97 AC/RECT	+23.28	2.368 AC/RECT	+26.11
FRONTAGE/ACCESS	153.7' GOOD	151.63' GOOD		288.7' GOOD	-2.33	288.7' GOOD	-1.92
TOPOGRAPHY	F LEVEL	F LEVEL		F LEVEL		F LEVEL	
UTILITIES	ALL AVAIL	ALL AVAIL		ALL AVAIL		ALL AVAIL	
ENCUMBRANCES/APPURIENANCES	NONE	NONE		DRAIN/UTIL		SITE LINE	
PRESENT USE	COMMERCIAL	COMMERCIAL		COMMERCIAL		COMMERCIAL	
HIGHEST AND BEST USE	COMMERCIAL	COMMERCIAL		COMMERCIAL		COMMERCIAL	
TOTAL ADJUSTMENT			\$-8.94		\$+32.59		\$+33.77
ADJUSTED SALE PRICE			\$80.50		\$79.14		\$72.07

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$80/sf, calculated as follows:

Item	Calculation	Value
Land Valuation	48,190 sf x \$80/sf	\$3,855,200
	Rounded	\$3,850,000

RECOMMENDATION: Board approval of damages in the amount of \$3,850,000 is recommended for the following reasons:

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



4. REAL ESTATE – NEW BUSINESS

PRB File #: 22-106
Transaction/Contract Type: RE – Lease Renewal
Origin/Client: DAS/JUD
Property: Middletown, Main St (484) – 3rd Floor
Lessor: AG Enterprises, LLC
Project Purpose: JUD Support Enforcement Services
Item Purpose: Exercise 5-Year Renewal Option

At 9:36 Mssrs. Dillon and Mallory joined the Meeting to participate in the discussion of this Proposal, as well as the Proposal to be reviewed under PRB #21-107. Both left the meeting at 9:59.

Staff informed the Board that the Agenda inadvertently identified the location of the Property at 464 Main Street and it should reflect the Property is located at 484 Main Street.

Background

At the State Properties Review Board meeting held on April 2, 2017, under PRB #17-064, the Board approved a new 5 year Lease with two, 5-year renewal options, for the Judicial Branch Support Enforcement Services’ continued use of the premises. The initial rent was \$14.92/sf and the initial term of the Lease expires on June 28, 2022. Support Enforcement has occupied space in this building since 1989.



Courtesy: Google Maps

<i>Item</i>	<i>Original Lease</i>	<i>5-Year Renewal</i>
PRB #	#17-064	#22-106
Leased Area	3,214 NUSF, on 3 rd floor	Same
Lease Term	5 years	5 years
Base Rent	\$14.92	\$16.11(+8%) Inc. new carpet/paint
Annual Base Rent	\$47,952.88	\$51,789.12
Additional Rent	Electric, heat, hot water, interior janitorial, lamp & task lighting; 12.57% pro-rata share of tax escalations over base year	Same. The additional rent is currently estimated at \$4.92/SF.
Parking Spaces	8 (2.5 spaces per 1,000 SF rented)	Same
5 Yr. Renewal Option	1 st Renewal: \$16.11/NUSF \$51,789.12/year 2 nd Renewal: \$17.40/NUSF	2 nd Renewal: \$17.40/NUSF \$55,932.25/yr

There are nine employees at this location with three authorized vacant positions.

DAS initiated the RFS Process on January 20, 2021 and the RFS was approved by DAS Deputy Commissioner on March 15, 2021.

The need was advertised (LP 21-20) in the Middletown Press on February 24, 2022 with responses due March 2, 2022. The advertisement was for a total of 9,164 sf and parking for 23 cars. DAS states the advertisement reflected combining this JUD office with that of a second JUD office located on the fourth floor of the same building. No responses were received.

Milestone dates for renewal of this Lease prior to the June 28, 2022 termination are as follows:

- 3-15-2021 – RFS approved by DAS Deputy Commissioner Petra;
- 2-24-2022 – DAS advertised (LP 21-20) the need pursuant to CGS §4b-34;
- 3-02-2022 – Responses to advertisement due to DAS;
- 3-28-2022 – DAS sought and received a 45-day extension – to May 12, 2022;
- 3-30-2022 – deadline to meet 90-day notice required by Article 3.03 of Lease;
- 5-02-2022 – DAS sought and received a 45-day extension – to June 29, 2022;
- 6-16-2022 – OPM approves of Lease renewal; and
- 6-16-2022 – DAS submits Proposal to SPRB (3:25).

Staff inquired with DAS regarding the following:

1. Please provide copies of all affidavits, non-discrimination, campaign contribution (or successor affidavits) as required by statute;
DAS Response: DAS provided.
Staff Response: OK
2. Please provide a Certificate of Insurance as required by Article 9 of the Lease;
DAS Response: DAS provided.
Staff Response: Coverages meet minimum requirements of Article 9. OK
3. Please provide an updated Exhibit E – Statement of Financial Interest pursuant to Public Act 91-166.
DAS Response: DAS provided.
Staff Response: OK
4. Please provide relevant market data supporting your conclusions that “the proposed lease renewal is the best option and rate for the Judicial Branch in this area.”
DAS Response: DAS provided.
Staff Response: A Lease Proposal Evaluation and Summary was provided that included rental comparables from the Middletown area and a second spreadsheet of listings of available office space in the Middletown market area. OK

Recommendation: Staff recommend approval of this Lease Renewal Option with AG Enterprises, LLC as the renewal rates appear to be within current market rentals in the Middletown market area.

PRB File #:	22-107
Transaction/Contract Type:	RE – Lease Renewal
Origin/Client:	DAS/JUD
Property:	Middletown, Main St (484) – 4 th Floor
Lessor:	AG Enterprises, LLC
Project Purpose:	JUD Adult Probation
Item Purpose:	Exercise 5-Year Renewal Option

Staff informed the Board that the Agenda inadvertently identified the location of the Property at 464 Main Street and it should reflect the Property is located at 484 Main Street.

Background

At the State Properties Review Board meeting held on June 12, 2017, under PRB #17-065, the Board approved a new 5 year Lease with two, 5-year renewal options, for the Judicial Branch Adult Probation’s continued use of the premises. The initial rent was \$14.83/sf. Adult Probation has occupied space in this building since 1989.



Courtesy: Google Maps

<i>Item</i>	<i>Original Lease</i>	<i>5-Year Renewal</i>
PRB #	#17-065	#22-107
Leased Area	5,950 NUSF, on 4 th floor	Same
Lease Term	5 years	5 years
Base Rent	\$14.83	\$16.02(+8%) Inc. new carpet/paint
Annual Base Rent	\$88,238.52	\$95,297.64/year
Additional Rent	Electric, heat, hot water, interior janitorial, lamp & task lighting; 23.285% pro-rata share of tax escalations over base year	Same
Parking Spaces	15 (2.5 spaces per 1,000 SF rented)	Same
5 Yr. Renewal Option	1 st Renewal: \$16.02/NUSF \$95,297.64/year 2 nd Renewal: \$17.30/NUSF \$102,921.48/year	2 nd Renewal: \$17.30/NUSF \$102,921.48/yr

There are 14 employees at this location with three authorized vacant positions.

DAS initiated the RFS Process on January 20, 2021 and the RFS was approved by DAS Deputy Commissioner on March 12, 2021.

The need was advertised (LP 21-20) in the Middletown Press on February 24, 2022 with responses due March 2, 2022. The advertisement was for a total of 9,164 sf and parking for 23 cars. DAS states the advertisement reflected combining this JUD office with that of a second JUD office located on the fourth floor of the same building. No responses were received.

Milestone dates for renewal of this Lease prior to the June 28, 2022 termination are as follows:

- 3-12-2021 – RFS approved by DAS Deputy Commissioner Petra;
- 2-24-2022 – DAS advertised (LP 21-20) the need pursuant to CGS §4b-34;
- 3-02-2022 – Responses to advertisement due to DAS;
- 3-28-2022 – DAS sought and received a 45-day extension – to May 12, 2022;
- 3-30-2022 – deadline to meet 90-day notice required by Article 3.03 of Lease;
- 5-02-2022 – DAS sought and received a 45-day extension – to June 29, 2022;
- 6-16-2022 – OPM approves of Lease renewal; and
- 6-16-2022 – DAS submits Proposal to SPRB (3:25).

Staff inquired with DAS regarding the following:

1. Please provide copies of all affidavits, non-discrimination, campaign contribution (or successor affidavits) as required by statute;
DAS Response: DAS provided.
Staff Response: OK
2. Please provide a Certificate of Insurance as required by Article 9 of the Lease;
DAS Response: DAS provided.
Staff Response: Coverages meet minimum requirements of Article 9. OK
3. Please provide an updated Exhibit E – Statement of Financial Interest pursuant to Public Act 91-166.
DAS Response: DAS provided.
Staff Response: OK
4. Please provide relevant market data supporting your conclusions that “the proposed lease renewal is the best option and rate for the Judicial Branch in this area.”
DAS Response: DAS provided.
Staff Response: A Lease Proposal Evaluation and Summary was provided that included rental comparables from the Middletown area and a second spreadsheet of listings of available office space in the Middletown market area. OK

Recommendation: Staff recommend approval of this Lease Renewal Option with AG Enterprises, LLC as the renewal rates appear to be within current market rentals in the Middletown market area.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	22-090
Origin/Client:	DCS/DCS
Transaction/Contract Type	AE / On-Call Multi-Discipline Engineer Consulting Contract
Contract:	OC-DCS-MDE-0052
Consultant:	Tighe & Bond, Inc.
Item Purpose:	New On-Call Contract

At its June 16, 2022, the State Properties Review Board approved the following On-Call contracts:

- 22-083 - Fuss & O’Neill, Inc. - OC-DCS-MDE-0047
- 22-084 - AI Engineers, Inc. - OC-DCS-MDE-0048
- 22-085 - H.F. Lenz Co. - OC-DCS-MDE-0049
- 22-086 - Garg Consulting Services, Inc. - OC-DCS-MDE-0050
- 22-087 - Loureiro Engineering Associates, Inc. - OC-DCS-MDE-0051

During the Board's review of this Series of On-Call Contracts, DCS Staff stated the Consultant (BVH Integrated Services) ranked 1st by the State Selection Panel was excluded from further consideration as the Consultant cannot be on both an MEP and MDE On-Call Series. DCS has selected the Consultant that ranked 6th by the State Selection Panel to be awarded this On-Call Contract. This Consultant, Tighe & Bond, Inc. will be submitted at a later date under OC-DCS-MDE-0052.

Under PRB #22-090, DCS is now submitting this new contract under On Call Series OC-DCS-MDE-0052 for Tighe & Bond, Inc.

PRB 22-090 – Tighe & Bond, Inc (TBI) is located in Middletown, originally established in 1977, has 435± employees including 162 civil engineers, 12 electrical engineers, and 10 mechanical engineers. DCS reports the Consultant has been awarded three Contracts in the last five years with \$158,380 total volume of work. The company has not been awarded any Formal Contracts, On-Call Contracts or Task Letters for the prior two years.

TBI will be operating under its professional engineering corporation license PEC.0000398. Poole Professional reported that TBI has incurred 18 general liability or professional policy loss or claims during the past 5 years. Thirteen claims have been closed, five remain open. Total claims paid was \$74,512. None of the claims involved state-related projects. TBI scored a total of 274 out of a possible 320 points.

RECOMMENDATION – Staff recommends **APPROVAL** of the On-Call Contract for Tighe & Bond, Inc. that has a maximum total cumulative fee of \$1,000,000 and an expiration date of 09/30/2024.

FROM PRB #22-083 TO #22-087

This is the 9th series of On-Call MDE (Multi-Disciplined) Engineer Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The five (5) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 9/30/2024. The prior series of On-Call Contracts included a total cumulative fee of \$1,000,000 and expired on 4/01/2022.

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

Provide on call Multi-Disciplined Engineering services encompassing the entire spectrum of specialized and general engineering design, including but not limited to, maintenance and repair, design and related services. These services shall be provided to the Department of Administrative Services (DAS) for infrastructure work required by DAS for sites, properties, structures and/or buildings under the care and control of various state agencies. Engineers shall provide rapid response General Multi-Disciplined Engineering Services required for specific tasks as a Prime Consultant or as a sub-consultant for other DAS Prime Consultants or for work required for specific tasks directly for DAS. Services may involve both the design and construction phases of a project.

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

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

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

- Expansion of Article W language – Non-Discrimination;
- Removal of Article X language – Executive Orders regarding references to XO 49;

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

A Request for Qualifications (RFQ) for the consultant services was released on December 3, 2021 and elicited fifteen (15) responses at the January 11, 2022 due date for response. Seventeen (17) 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 the following Firms under this Series. The selection of the Firms was approved by DAS Deputy Commissioner Petra on 4-27-2022.

Notably, the Consultant (BVH Integrated Services) ranked 1st by the State Selection Panel was excluded from further consideration as the Consultant cannot be on both an MEP and MDE On-Call Series. DCS has selected the Consultant that ranked 6th by the State Selection Panel to be awarded this On-Call Contract. This Consultant, Tighe & Bond, Inc. will be submitted at a later date under OC-DCS-MDE-0052.

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

PRB 22-083 – Fuss & O’Neill, Inc (“FON”) originally established in 1971, has a local staff of 100± employees including over 20 professional engineers, civil, water resources, mechanical, structural and electrical disciplines. DCS reports the Consultant has been awarded seven Contracts in the last five years with \$1,450,000 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

F&O has been selected for the following task(s) under OC-DCS-MDE-0035:

•	Task Letter #1	Higgins Hall Renov – WCSU	\$18,760	(Informal)
•	Task Letter #2	Barnard Hall Renov.	\$18,761	(Informal)
•	Task Letter#3	CMHC Sprinklers, Ceiling & Lights	\$90,100	(#18-144)
•	Task Letter#3A	CMHC Sprinklers, Ceiling & Lights	\$42,780	(#20-022)
•	Task Letter#3B	CMHC Sprinklers, Ceiling & Lights	\$27,970	(#21-049)
			Total	\$198,371

FON will be operating under their Join Practice License (JPC#0000072). WTW reported that FON had eight general liability or professional policy losses or claims during the past 5 years. Two remain open. No payments were made on the closed claims. FON scored a total of 306 out of a possible 320 points.

PRB 22-084 – AI Engineers, Inc. (AI) is located in Middletown, originally established in 1991, has a staff of 100± employees including 40+ structural engineers, 20+ civil engineers, 5+ electrical engineers and 30+

construction managers. DCS reports the Consultant has been awarded seven contracts in the last five years with \$890,699 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

OC-DCS-MDE-0043:

- Task Letter #1 CAS Lafayette St Extension \$236,263.51 (#21-003-rejected)

OC-DCS-MDE-0037:

- | | | | |
|-------------------|-------------------------|-----------|-----------|
| • Task Letter #3A | CAS Thermal Feasibility | \$105,000 | (#20-133) |
| • Task Letter #3B | CAS Thermal Feasibility | \$39,900 | (#21-031) |
| | | Total | \$144,900 |

OC-DCS-CA-0022

- Task Letter #8B Hatchery Energy/Water Improvements \$9,834 (#21-068)

OC-DCS-CA-0034 - None

AI will be operating under its Joint Practice License (JPC#0000078). USI reported that AI had one general liability or professional policy losses or claims during the past 5 years and remains open. AI scored a total of 292 points out of a possible 320 points.

PRB 22-085 - H.F. Lenz Co (HFL) is located in Johnston, PA with an office in Middletown, was established in 1946, has a local staff of 5± employees including one electrical engineer and two mechanical engineers. DCS reports the Consultant has not been awarded any contracts in the last five years.

HFL will be operating under its Professional Engineering Corporation (PEC#0001008). RLI reported that HFL has had 10 professional or general liability policy loss or claims during the past 5 years; all are closed for a total incurred amount of \$271,493. None involved a State of CT project. HFL scored a total of 290 out of a possible 320 points.

PRB 22-086 – Garg Consulting Services, Inc. (“GCS”) originally established in 1990 is a certified SBE/MBE Enterprise. GCS has a local staff of 71 employees including 2 civil engineers, 7 electrical engineers and 3 mechanical engineers. DCS reports the Consultant has been awarded three contracts in the last five years with \$142,680 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

OC-DCS-MDE-0042

- | | | | |
|-------------------|---|----------|------------|
| • Task Letter #1 | Asnuntuck CC underground water infiltration | \$15,000 | (Informal) |
| • Task Letter #1A | Asnuntuck CC underground water infiltration | \$35,000 | (Pending) |
| • Task Letter #2 | Housatonic CC – Mech upgrades feasibility | \$26,880 | (Informal) |
| | | Total | \$41,880 |

OC-DCS-STR-0041 - None

GCS will be operating under its Professional Engineering Corporation License (PEC.0000815). Chadwick reported that GCS had no professional policy or liability loss or claims during the past 5 years. GCS scored a total of 288 out of a possible 320 points.

PRB 22-087 – 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 been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

OC-DCS- ENGY-0031 - None

LEA will be operating under its Professional Engineering Corporation (PEC#0000379). WTW 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 288 out of a possible 320 points

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

HOURLY RATE SCHEDULE

Labor Category	Per hour
Principal	\$215
Project Manager	\$195
Senior Mechanical Engineer	\$180
Mechanical Engineer	\$135
Senior Electrical Engineer	\$180
Junior Electrical Engineer	\$130
Plumbing/FP	\$170
Civil Engineer	\$170
Junior Civil Engineer	\$130
Structural Engineer	\$170
Junior Structural Engineer	\$130

Staff have requested clarification of the following issues:

1. Please provide a Task Log for the Consultants under OC-DCS-MDE-0041 to 0046.
DCS Response: See attached.
Staff Response: DCS provided. OK.
2. Please clarify how BVH Integrated Services was placed on the Long List, interviewed and ranked 1st after the interviews, when it was subsequently learned that the Consultant was recently approved for a MEP On-Call Contract and pursuant to DCS Policy a Consultant cannot be approved to be on both MEP & MDE On-Call Series.

DCS Response: There was some overlap in the timing of the advertisements and selections of the MEP and MDE series because some were extended and some were not. See attached approval memos. Also, that's exactly why BVH was not selected for an MDE on-call contract.
Staff Response: OK
3. Please reconcile the differences between the different hourly rates for Job Titles negotiated for the MEP On-Call Series submitted to the Board on March 16, with those same Job Titles under this MDE Series, submitted two months later.

<table border="1"> <thead> <tr> <th>Labor Category</th> <th>Per Hour</th> </tr> </thead> <tbody> <tr> <td>Principal</td> <td>\$ 215.00</td> </tr> <tr> <td>Project Manager</td> <td>\$ 165.00</td> </tr> <tr> <td>Senior Mechanical Engineer</td> <td>\$ 150.00</td> </tr> <tr> <td>Mechanical Engineer</td> <td>\$ 135.00</td> </tr> <tr> <td>Senior Electrical Engineer</td> <td>\$ 150.00</td> </tr> <tr> <td>Junior Electrical Engineer</td> <td>\$ 130.00</td> </tr> <tr> <td>Plumbing/FP</td> <td>\$ 145.00</td> </tr> </tbody> </table>	Labor Category	Per Hour	Principal	\$ 215.00	Project Manager	\$ 165.00	Senior Mechanical Engineer	\$ 150.00	Mechanical Engineer	\$ 135.00	Senior Electrical Engineer	\$ 150.00	Junior Electrical Engineer	\$ 130.00	Plumbing/FP	\$ 145.00	<table border="1"> <thead> <tr> <th>Labor Category</th> <th>Per hour</th> </tr> </thead> <tbody> <tr> <td>Principal</td> <td>\$215</td> </tr> <tr> <td>Project Manager</td> <td>\$195</td> </tr> <tr> <td>Senior Mechanical Engineer</td> <td>\$180</td> </tr> <tr> <td>Mechanical Engineer</td> <td>\$135</td> </tr> <tr> <td>Senior Electrical Engineer</td> <td>\$180</td> </tr> <tr> <td>Junior Electrical Engineer</td> <td>\$130</td> </tr> <tr> <td>Plumbing/FP</td> <td>\$170</td> </tr> <tr> <td>Civil Engineer</td> <td>\$170</td> </tr> <tr> <td>Junior Civil Engineer</td> <td>\$130</td> </tr> <tr> <td>Structural Engineer</td> <td>\$170</td> </tr> <tr> <td>Junior Structural Engineer</td> <td>\$130</td> </tr> </tbody> </table>	Labor Category	Per hour	Principal	\$215	Project Manager	\$195	Senior Mechanical Engineer	\$180	Mechanical Engineer	\$135	Senior Electrical Engineer	\$180	Junior Electrical Engineer	\$130	Plumbing/FP	\$170	Civil Engineer	\$170	Junior Civil Engineer	\$130	Structural Engineer	\$170	Junior Structural Engineer	\$130
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DCS Response: Rates are determined specific to contract type and as a whole of that particular group for that particular contract--not by job title across different on-calls. One list of hourly rates has nothing to do with the other. Additionally, as an aside, in most instances, the hourly rate per job title for each category has decreased since the last series for each particular on-call contract (see attached).

Rates for common categories for MEP and MDE on-call contracts compared for years 2020 and 2022
 2022 rates with blue shading are lower than rates from 2020 series

Rate Categories	MEP Rates 2020	MEP Rates 2022	Difference	MDE Rates 2020	MDE Rates 2022	Difference
Principal	220	215	-5	225	215	-10
Project Manager	180	165	-15	190	195	+5
Senior Mechanical Engineer	185	150	-35	185	180	-5
Mechanical Engineer	170	135	-35	170	135	-35
Senior Electrical Engineer	170	150	-20	170	180	+10
Junior Electrical Engineer	100	130	+30	100	130	+30
Plumbing/FP	165	145	-20	165	170	+5

Staff Response: OK

RECOMMENDATION – Staff recommend approval of the five On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 09/30/2024.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-080 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-080. The motion passed unanimously.

PRB FILE #22-106 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #22-106. The motion passed unanimously.

PRB FILE #22-107 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #22-107. The motion passed unanimously.

PRB FILE #22-090 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #22-090. The motion passed unanimously.

9. NEXT MEETING – Special Meeting, Tuesday, June 28, 2022.

The meeting adjourned.

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