

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On August 14, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on August 14, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at [dimple.desai@ct.gov](mailto:dimple.desai@ct.gov) to make appropriate arrangements.

#### **Members Present – solely by means of electronic equipment:**

Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert  
Jeffrey Berger  
William Cianci

#### **Members Absent:**

#### **Staff Present – solely by means of electronic equipment:**

Dimple Desai  
Thomas Jerram

#### **Guests Present – solely by means of electronic equipment:**

Shane Mallory, DAS Leasing  
Tom Piacenza, DAS Leasing  
Henry Altman, CCSU  
Keith Epstein, CSCU  
Jennifer Vigneault, DAS-CS  
Tony DiNapoli, DAS-CS

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 August 10, 2023 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

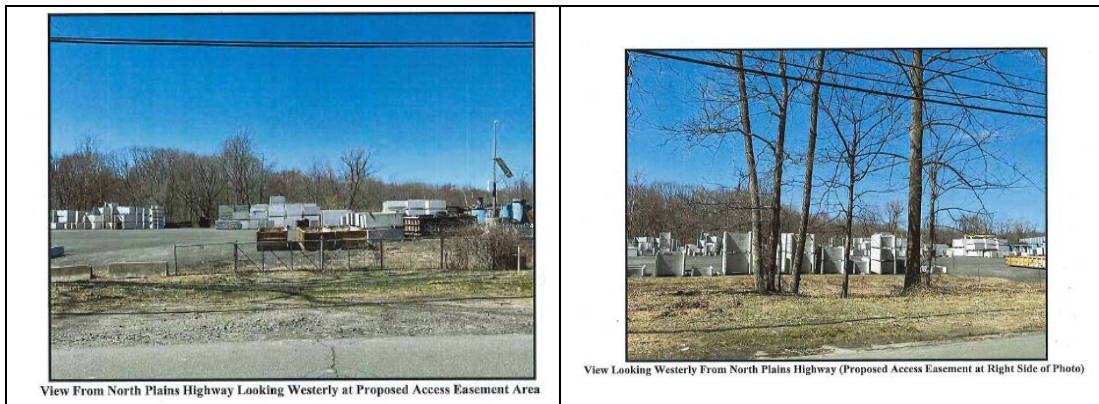
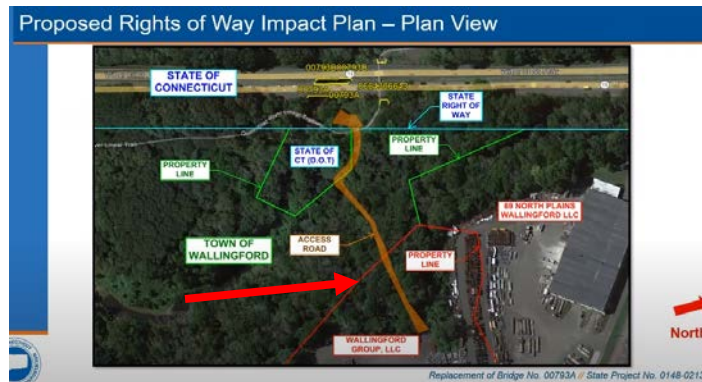
#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### 4. REAL ESTATE – NEW BUSINESS

**PRB #** 23-120  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 148-213-001  
**Grantor:** Wallingford Group, LLC  
**Property:** Wallingford, North Plains Highway (59)  
**Project Purpose:** Rehabilitation Of Bridge NO. 00793A Carrying Route 15 Over The Quinnipiac River  
**Item Purpose:** Voucher

**DAMAGES: \$65,000**

The purpose of the project is to rehabilitate the existing bridge. Constructed in 1946, the existing structure is comprised of two simply supported spans with a reinforced concrete deck supported by 5 rolled steel beams resting on reinforced concrete abutments and a reinforced concrete pier wall. The existing substructure is founded on timber piles. The existing structure has a maximum span of 51 feet and has a 31-foot curb-to-curb width and a bituminous concrete overlay with woven glass fabric waterproofing membrane. The existing structure length is 107 feet. The average daily traffic (ADT) is approximately 29,600 vehicles per day (2020). The concrete deck deterioration shows deep spalls with exposed rusted rebar and section loss.



**SITE DESCRIPTION:** The subject property consists of three parcels totaling 20.56± acres (per survey). The property is irregular in shape with generally level to rolling topography. It is noted

that the subject property is located within the X and AE flood hazard areas as determined by flood mapping, with the AE indicating a portion of the land is within the 100 year flood zone.

The subject site conforms to the minimum lot area and setback requirements for I-40 industrial zone class.

The site is improved with a 65,800 square foot warehouse constructed in 1969.

Highest and Best Use – As Vacant: The highest and best use, as vacant, is considered to be industrial development as allowed by current zoning regulations. The highest and best use, as improved, is considered to be continued industrial use.

**VALUATION:** The DOT appraisal was completed on March 30, 2023 by DOT Appraiser John Kerr.

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

**EXTRAORDINARY ASSUMPTIONS:**

The subject property was inspected on an exterior basis from the public street. All information regarding the interior of the improvements is based on assessor information. In addition, the interior of the improvements are assumed to be in a condition similar to the exterior. If these assumptions are proven to be different, I reserve the right to reconsider my opinion of value.

This appraiser reserves the right to alter his damages accordingly if an interior inspection is conducted and additional information is provided that is contrary to what was known at the time of the exterior inspection.

This appraiser makes the extraordinary assumption that the "Larger Parcel" is owned under common ownership with the same principal owners. If this assumption is proven to be different, I reserve the right to reconsider my opinion of value.

**HYPOTHETICAL CONDITIONS:**

The methodology used in this report is a standard State appraisal format in the form of a before and after valuation appraisal 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 value.

Before Land Valuation: Based on the sales comparison approach, the appraiser considered three sales (2020-2022) of similarly zoned land in the greater market area, with a similar highest and best use, as follows:

LAND SALES SUMMARY OF ADJUSTMENTS - BEFORE							
ITEM	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3			
	59, 65, 69 North Plains Hwy, Wallingford	932 Northrop Road, Wallingford	1300 Highland Avenue, Cheshire	50 & 70 Commerce Drive, Cromwell			
Unadjusted Sale Price Per Acre	N/A	\$152,672	\$43,138	\$103,306			
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	+/- ADJ.	DESCRIPTION	+/- ADJ.	
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple	Fee Simple		
FINANCING	N/A	None Recorded		Promissory Note	None Recorded		
CONDITIONS OF SALE	N/A	Arm's Length		Arm's Length	Arm's Length		
MARKET CONDITIONS	As of 3/30/2023	As of 7/1/2021		As of 12/23/2020	As of 3/7/2022		
Adjusted Sale Price Per Acre		\$152,672	\$43,138	\$103,306			
LOCATION	Average	Good/Hwy Access	-15,267	Good/Hwy Access	-4,314	Average	
SIZE	20.56 +/- Acres	11.79 +/- Acres	-30,534	18.545 +/- Acres		8.47 +/- Acres	-25,827
FRONTAGE/ACCESS	1,102 +/- FF/Average	867 +/- FF/Average		279 +/- FF/Average	4,314	52 +/- FF/Average	15,496
TOPOGRAPHY	Mostly Level/Rolling	Mostly Level		Mostly Level/Back Gr.	4,314	Mostly Level	
ZONE	Ind-40 (Industrial)	WI (Watershed Interchange)		I-2 (Industrial)		I (Industrial)	
UTILITIES	All Public Avail	All Public Avail		All Public Avail		All Public Avail	
ENCUMBRANCES/SHAPE	Utility/Access/Irregular	None Noted/Mostly Rect.	-15,267	Access ROW/Irregular		Typical Util./Mostly Rect.	-10,331
PRESENT USE	Industrial	Approved Office		No Approvals Noted	2,157	Approved Industrial	
HIGHEST AND BEST USE	Industrial	Industrial/Office		Industrial		Industrial	
TOTAL ADJUSTMENT			-61,068	6,471			-20,662
ADJUSTED SALE PRICE PER ACRE		\$91,604	\$49,609	\$81,644			

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$75,000/acre (\$1.72/sf), calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	895,594 sf x \$1.72/sf	\$1,540,422
	<b>Rounded</b>	<b>\$1,541,000</b>

Before Building Valuation: Based on the sales comparison approach, the appraiser considered four sales (2021-2022) of industrial buildings in Wallingford, with a similar highest and best use, as follows:

IMPROVED SALES SUMMARY OF ADJUSTMENTS - BEFORE									
ITEM	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4				
	59, 65, 69 North Plains Hwy, Wallingford	34 Barnes Industrial Park Rd, Wallingford	4 Laser Lane, Wallingford	789 North Colony Road, Wallingford	9 Fairfield Blvd, Wallingford				
Unadjusted Sale Price	N/A	\$4,800,000	\$6,200,000	\$6,625,000	\$2,300,000				
Unadjusted Sale Price Per Sq. Ft.	N/A	\$93.52	\$99.26	\$77.00	\$70.24				
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple	
FINANCING	N/A	Conventional		None Recorded		None Recorded		None Recorded	
CONDITIONS OF SALE	Arm's Length	Arm's Length		Arm's Length		Arm's Length		Arm's Length	
MARKET CONDITIONS	As of 3/7/2023	As of 1/9/2021		As of 9/7/2021		As of 3/28/2022		As of 12/7/2022	
Adjusted Sale Price Per Sq. Ft.		\$93.52	\$99.26	\$77.00	\$70.24				
LOCATION/ZONE	Average/40	Avg/Good/IX	-9.35	Avg/Good/IX&WI	-9.93	Good/RF40	-11.55	Avg/Good/IX	-7.02
SIZE/SHAPE	20.56 +/- Ac./Irreg.	5.91 +/- Ac./Rect.	9.35	9.28 +/- Ac./Irreg.	4.96	5.12 +/- Ac./Irreg.	7.70	3.63 +/- Ac./Irreg.	10.54
FRONTAGE/ACCESS	1,102 +/- FF/Average	553 +/- FF/Average		983 +/- FF/Average		684 +/- FF/Average		332 +/- FF/Average	
TOPOGRAPHY	Mostly Level/Rolling	Ab./Gr./Grd./Rolling		Mostly Level		Mostly Level		Mostly Level	
UTILITIES	All Public Available	All Public Available		All Public Available		All Public Available		All Public Available	
ENCUMBRANCES	Utility & Access Easements	None Noted	-2.34	Typical Utility	-2.48	Typical Utility	-1.93	None Noted	-1.76
PRESENT USE	Industrial Warehouse	Industrial Warehouse		Industrial Warehouse		Industrial Warehouse		Industrial Warehouse	
HIGHEST AND BEST USE	Industrial	Industrial		Industrial		Industrial		Industrial	
BUILDING AREA	65,800 +/- SF	51,328 +/- SF	-9.35	62,464 +/- SF		86,016 +/- SF	7.70	37,745 +/- SF	-17.56
BELOW GRADE/BASEMENT	Slab	Slab		Slab		Slab		Slab	
AGE/CONDITION	1969/Average	1976/Good	-9.35	1999/Good	-14.89	1970/Good	-7.70	1998/Good	-10.54
HEATING/COOLING	Gas/HA/Partial A.C.	Gas/FA/Partial A.C.		Gas/FA/Partial A.C.		Gas/FA/Partial A.C.		Gas/FA/Partial A.C.	
CONSTRUCTION QUALITY	Average	Average/Good	-14.03	Good	-19.85	Average/Good	-11.55	Average	
TOTAL ADJUSTMENT			-35.07	-42.19	-17.33				-26.34
ADJUSTED SALE PRICE		\$58.45	\$57.07	\$59.67	\$43.90				

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject building was \$55/sf x 65,800 sf = \$3,619,000, rounded to \$3,620,000.

Reconciliation and Value Conclusion - Before

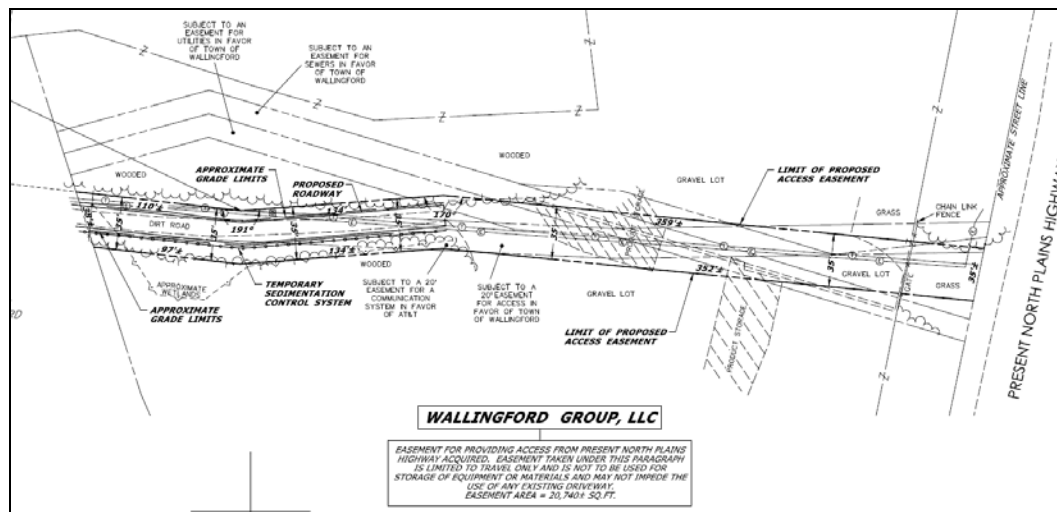
Approach	Opinion of Market Value
Sales Comparison Approach – Land	\$1,541,000
Sales Comparison Approach	\$3,620,000

Income Capitalization Approach	n/a
Conclusion of Market Value	\$3,620,000

**TAKING DESCRIPTION:**

DOT will acquire the following:

- An easement for providing access from present North Plains Highway acquired. Easement taken under this paragraph is limited to travel only and is not to be used for storage of equipment or materials and may not impede the use of any existing driveway, acquired over an area of 20,740± square feet.



Effects of Taking: As a result of a project known as "Rehabilitation Of Bridge No. 00793A Carrying Route 15 Over The Quinnipiac River", a partial acquisition of the subject property is necessary by the State of Connecticut D.O.T. The acquisition consists of a permanent easement for providing access from North Plains Highway across the subject property to the westerly abutter property which is owned by the Town of Wallingford. The easement will allow construction vehicles and equipment to gain access to a bridge located westerly of the subject property. The proposed access easement encompasses 20,740± square feet and is rectangular in shape. The proposed easement has a width of 35± feet, a length of 583± feet along its southerly boundary, and a length of 603+/- feet along its northerly boundary. The easement is located at the southerly portion of the subject property on land identified as 59 North Plains Highway. This portion of the subject property has stored concrete materials that are related to a concrete operation at the subject property. The proposed access easement is limited to travel only and is not to be used for storage of equipment or materials and may not impede the use of any existing driveway. It is noted that the proposed Access Easement area will overlap portions of existing utility and access easements that currently encumber the subject property. It is additionally noted that the rear portion of the proposed access easement encompasses an area of trees on either side of the existing access easement. Given the industrial use of the subject property, the trees are not considered to contribute value to the property.

At the time of inspection, concrete materials related to the operation at the subject property are located within the limits of the proposed access easement area. It is understood that the DOT Acquisition/Relocation Section will be responsible for the relocation of the stored materials that are currently within the limits of the proposed access easement area. It is additionally noted that a

chain link fence with a gate is located within the limits of the access easement area. It will be the responsibility of the contractor to coordinate with the property owner for ingress/egress purposes. The project is anticipated to take two construction seasons to complete. It is anticipated that during the first construction season, the access easement will be utilized by the contractor on a daily basis during daytime hours. Intermittent use of the access easement will be needed by the contractor during the winter shutdown period spanning from December 1<sup>st</sup> to April 1<sup>st</sup> between the two anticipated construction seasons. During the second construction season, the contractor may still require daily (& nightly) access to the bridge by way of the access easement, however the traffic within the access easement is anticipated to be much less than the traffic required during the first construction season. For future maintenance and inspection activities, the access easement will be utilized a minimum of once every 2 years.

After the acquisition, the lot size of the subject property remains the same but the property will be encumbered with a 20,740± square foot access easement. The site will remain improved with an industrial warehouse building that contains 65,800± square feet. The property will remain conforming to the I-40 zone.

**AFTER VALUATION:**

After Land Valuation: Based on the sales comparison approach, the appraiser considered the same sales as in the Before Valuation and concluded that the fair market value of the subject land was unchanged at \$1.72/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	874,854 sf x \$1.72/sf	\$1,504,749
Easement	20,740 x \$1.72/sf x 50%	\$17,837
	Total	\$1,522,586
	<b>Rounded</b>	<b>\$1,523,000</b>

After Building Valuation: Based on the sales comparison approach, the appraiser considered four sales (2021-2022) of industrial buildings in Wallingford, with a similar highest and best use and after adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject building was diminished by \$1.00/sf to \$54/sf x 65,800 sf = \$3,553,200, rounded to \$3,555,000.

Reconciliation and Value Conclusion – After

Approach	Opinion of Market Value
Sales Comparison Approach – Land	\$1,523,000
Sales Comparison Approach	\$3,555,000
Income Capitalization Approach	n/a
Conclusion of Market Value	\$3,555,000

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$3,620,000
After Valuation	\$3,555,000
Permanent Damages	\$65,000

**RECOMMENDATION:** Board approval of damages in the amount of \$65,000 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 DOT appraisal report.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:02. The motion passed unanimously.

Mssrs. Mallory and Piacenza, both of DAS Leasing, were invited to attend the session to participate in the Board's review of this Proposal.

**EXECUTIVE SESSION**

***PRB #:*** 23-121  
***Transaction/Contract Type:*** RE / Lease  
***Origin/Client:*** DAS / WCC

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:42. The motion passed unanimously.

**OPEN SESSION**

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

***PRB #*** 23-127  
***Origin/Client:*** DAS/DOC  
***Transaction/Contract Type:*** AE / Amendment  
***Project Number:*** CF-RC-403  
***Contract:*** CF-RC-403-ARC  
***Consultant:*** Silver Petrucelli & Associates, Inc.  
***Property:*** New Britain, Stanley St (1615) – CCSU  
***Project purpose:*** Memorial Hall Renovations  
***Item Purpose:*** Amendment #1

Mr. Altman of CCSU, Mr. Epstein of CSCU, Ms. Vigneault and Mr. DiNapoli, both of DAS-CS, joined the Meeting to participate in the Board's discussion of this Proposal.

**PROPOSED AMOUNT: \$39,200**

At the May 27, 2021 SPRB Meeting, the Board approved under PRB #21-078, the Consultant's Contract (CF-RC-403-ARC) Memorial Hall Renovations Project at Central Connecticut State University in New Britain, CT. The overall compensation rate approved for this basic service was \$220,896 with an additional \$22,919 for special services, for a total fee of \$243,815.



The CD Phase ended on November 10, 2022. DAS had informed the SPRB that the CD Documents were reviewed and corrections were required of the Design Team. The project was scheduled to be bid in May 2023 and for Construction to begin in July 2023; however, no evidence of bidding was noted in BizNet, the on-line Bid Board portal.

And, at the December 29, 2022 SPRB Meeting, the Board approved under PRB #22-202, Task Letter #2 to the Consultant's On-Call Contract (OC-DCS-CA-0036) to provide CA and CxA Services for the Memorial Hall Renovations Project. The approved fee was \$345,555 and included the following scope of work:

The scope of work for the current project consists of HVAC upgrades throughout, replacement of sanitary piping in food preparation areas, installation of a new underground grease separator, electrical work to support the HVAC upgrades, cutting and patching of walls/ceilings/floors to facilitate the MEP work.

The CA's scope of work shall include, but is not limited to the following:

Construction Administration and MEP Commissioning Services to support the Memorial Hall project.

The Construction Administration (hereafter the "OC-DCS-CA-0036") requires the following construction administration services:

- Preconstruction Phase CA Services during the Construction Documents (CD) and Bid Phases.
- CA Services during Construction
- MEP System Commissioning

There is a 13-month construction phase (440 days) for this Project (per CA).

Under this proposal (PRB #23-127), DAS is now seeking Board approval of Amendment #1 to the ARC Consultant Contract to compensate the ARC an additional \$39,200 for additional ARC Design and CA Services, including:

Additional and supplemental design services for scope of work changes related to roof replacement and locating mechanical units at roof level, including:

- **SITE INVESTIGATION RELATED TO ADDED ROOF SCOPE OF WORK**
  - Perform a site investigation to evaluate existing roof conditions and identify a viable roofing system;
  - Perform a site visit for data collection;
  - Attend one (1) review meeting with project stakeholders;
  - Submit a progress set of roof drawings with estimate, for review.
- **REVISED CONSTRUCTION DOCUMENTS TO INCLUDE ROOF WORK**
  - Perform additional site investigations as needed;
  - Finalize detailed building heating and cooling loads;
  - Finalize roof design;
  - Finalize selections of proposed rooftop HVAC equipment;
  - Design of roofing, architectural, and structural details;
  - Analyze structural support of roof and rooftop equipment;
  - Finalize specifications, schedules, and project manual;
  - A complete set of Construction Documents suitable for bidding by a qualified contractor; including Demolition, Architectural, Mechanical, Electrical, Schedules, Details, etc. Produce finalized MasterSpec technical specification sections.



- **BID PHASE SUPPORT FOR ADDED ROOF SCOPE OF WORK**
  - Attend one (1) Pre-Bid Conference;
  - Inclusion of up to two (2) Supplemental Bids;
  - Respond to all bidder's inquiries and Requests for Information (RFI's);
  - Prepare Addenda as required to clarify and confirm the scope of work.
- **CONSTRUCTION ADMINISTRATION FOR ADDED ROOF SCOPE OF WORK**
  - Attend Scope Review Meeting with the Apparent Low Bidder;
  - Attend the Pre-Construction Meeting;
  - Review all contractor submittals and shop drawings;
  - Provide contract interpretations and issue design modifications and sketches when necessary;
  - Provide periodic site visits to assure general conformity with the Construction Documents-A total of six (6) site visits are included specifically for the roof replacement;
  - Prepare and submit field reports for all site visits;
  - Attend all coordination meetings, preinstallation meetings, Owner/Architect/Contractor (OAC) meetings, and other construction phase meetings;
  - Review and comment on all contractor payment requisitions;
  - Review and comment on all change order proposals from the contractor;
  - Perform two (2) punch lists of pre-final and final installation to determine that the work is complete and in compliance with the Contract Documents;
  - Review of contractor's closeout documents (warrantees, operation and maintenance (O & M) manuals, as-built drawings, etc.) and accomplish closeout.

**All of the above services shall be completed by January 31, 2026.**

DAS provided the following narrative in support of this request:

The scope of work is being amended to include replacement of the building's roof, which is leaking and at end of life. Replacement of the roof, along with required structural modifications will allow the new HVAC units to be installed at the roof level.

The overall construction and total project budget are unchanged at **\$4,550,000** and **\$7,657,828** respectively. DCS/CSCU confirmed bond funding is available.

SPA Basic Service Fee (#21-078)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$55,240				
Design Development Phase	\$66,420				
Construction Document Phase	\$47,326				
Bidding Phase	\$5,860				
Construction Administration Phase	<u>\$46,050</u>				
<b>TOTAL BASIC SERVICE FEE (#21-078) (A)</b>	\$220,896			\$4,550,000	4.86%
PRB #23-127					
Roof Design - CD Phase (A1)	\$30,800				
Roof CA Phase (A1)	<u>\$8,400</u>				
Total Roof Design & CA (A1)	\$39,200				
<b>TOTAL BASIC SERVICE FEE (#23-127) (A) + (A1)</b>	\$260,096			\$4,550,000	5.72%
SPA Special Services Fee (#21-078)					
Civil Engineer Consultant		\$15,516			
Kitchen/Food Service Design Consultant		\$7,403			
<b>TOTAL SPECIAL SERVICE FEE (#21-078) (B)</b>		\$22,919			
<b>TOTAL FEE ( PRB #23-127) (A)+ (A1) + (B)</b>			\$283,015	\$4,550,000	6.22%

Staff have requested clarification of the following issue:

1. Please confirm the Project Budget estimated at \$4,550,000 properly reflects the expanded scope of construction to include roof replacement. If the Project Budget is incorrect, please update the Form 1105 and confirm funding is available for this Project.

DAS Response: The Project Budget has adequate funding for the additional design work. The cost of the roof replacement, structural work, and revised HVAC scope will be determined via the AE and CA Estimates once the revised design is complete. If there is insufficient funding for Construction, then the project will be placed on hold.

Staff Response: OK

2. What is the status of the project?

DAS Response: The project is in the CD Phase. CD Plans were prepared but not accepted by the Agency because they did not like the appearance of the ground-mounted HVAC units placed around the building. See #4 below.

Staff Response: OK

3. Why is the new under slab sanitary piping in food preparation areas and installation of an underground grease separator a new scope? Wasn't it part of the original scope of work?

DAS Response: The under slab sanitary piping replacement and grease separator is part of the original scope of work, not new scope. The added design cost of \$39,200.00 is for the roof replacement, structural modifications, and revised HVAC scope of work. The A/E Budget Item (\$644,445.00) has sufficient available funding for this added fee. Refer to the budget spreadsheet on the SPRB Memo.

Staff Response: OK

4. What was the reason/s to change the ground mounted HVAC to roof mounted?

DAS Response: The Agency was not OK with the concept of placing the HVAC units around the building because this was not aesthetically pleasing. CCSU asked DAS and the Design Team to investigate the possibility of placing the units in grass areas away from the building. However, this would have required a significant amount of sitework, excavation, larger pipe and wiring sizes, and landscape restoration. All these factors would have significantly increased the cost of construction.

Staff Response: OK

5. What is the impact on the project schedule?

DAS Response: Per the original baseline schedule, the project was planned to be bid in late July of 2022, start Construction in late October of 2022, and be Substantially Completed by early December of 2023. Currently, pending approval of the Amendment, we are looking at bidding in January-February 2024, Starting Construction in May 2024, and completing in the Summer of 2025.

Staff Response: OK

**RECOMMENDATION:** Staff recommend approval of Amendment #1 in the amount of \$39,200 to provide expanded ARC Services for the Project.

- CSCU has confirmed for that funding is available for this Amendment.
- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 6/05/23.



From PRB #21-078

PROPOSED AMOUNT: ~~\$273,815~~ \$243,815

Project Background:

Through a Design-Bid-Build project type delivery method, the renovation focuses on mechanical, electrical, plumbing, and fire suppression system upgrades and replacement to current codes and standards, as well as the architectural and structural components to support these upgrades and replacements, to Memorial Hall, which is the original food service facility on the Central Connecticut State University campus, built in approximately 1971. Memorial Hall is comprised of existing dining rooms, kitchens, offices, meeting rooms, delivery/receiving garage and loading area, two freight elevators and one passenger elevator, mechanical and electrical rooms, lounges, multipurpose rooms, and other common areas. It is primarily used for all meals of student residents on the campus, commuting students, and staff.

Memorial Hall will be occupied through design and construction phases. This project will need to be phased to maintain operation of the building. A safe working environment is necessary for all food service staff and students, as well as visitors dining within this building. All Work must follow requirements of local and State offices, such as the Health Department. Summer construction is preferred.

Notification of the project to the Department of Economic Community Development – State Historic Preservation Office: the Architect is to complete the Project Review Cover Form and associated attachments, existing building details, and proposed design details as required by the State Historic Preservation Office.

Licensed mechanical, electrical, plumbing, fire protection and structural professional engineering services and professional architectural services are to be included. Contract Document phase submissions are required to be sealed and signed by professional architectural and engineering firms having the appropriate permissions and licenses for the proposed design.

The existing sanitary, wastewater, and floor drains that support the kitchens are to be upgraded as part of the project scope. The existing waste water stream does not flow through properly installed and sized grease traps. The piping systems are located under concrete kitchen floors and are in deteriorating condition due to use and age. Camera and investigation are required to field verify locations and conditions of piping.

A replacement dirty dish conveyor system is included with the scope of this project.

As the construction budget permits, the kitchen and server areas are to be renovated as they are original to the building.

As the construction budget permits, cosmetic upgrades are included, such as window shades or glass film, to help minimize heat transmission into the building.

Coordination with hazardous materials surveying and abatement will be required by the Architect and any Sub-Consultants. The Department of Administrative Services (DAS) will be issuing a separate contract to have the building surveyed for hazardous materials prior to the Design Development Phase. Areas of the building shown to be impacted in the Schematic Design submission will be tested for any hazardous materials as necessary. Remediation that can take place prior to and during construction will be coordinated by the DAS. Testing reports and any remediation reports that occur prior to the final design submission will need to be included with the Project Manual by the Architect.

Proprietary components will need to be incorporated into design as provided by Central Connecticut State University. Components include, but are not limited to, the fire alarm system, fire alarm system programming, energy management system, electrical metering, and electrical power monitoring.

In February 2020 DAS/DCS (“DCS”) issued a Request for Qualifications for Architect/Engineer (A/E) Consultant Services related to the Design-Bid-Build project – Memorial Hall Renovations at CCSU in New Britain. DCS elicited 9 responses to the advertisement of which all submittals were considered “responsive”. DCS then proceeded to review the submittals and after the completion of the internal review process, five (5) firms were selected for short-listed interviews. These firms were as follows, Silver Petrucelli & Associates, Inc., Antinozzi Associates, Inc., BVH Integrated Services, P.C., Diversified Tech Consultants Inc., and EDM Services, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Silver Petrucelli & Associates, Inc. (“SPA”) as the most qualified firm.

The overall construction and total project budget have been established at **\$4,550,000** and **\$7,657,828** respectively. DCS/CSCU confirmed bond funding is available.

The overall compensation rate for this basic service is \$220,896 with an additional ~~\$52,919 for special services, for a total fee of \$273,815~~ \$22,919 for special services, for a total fee of **\$243,815**. ~~The contract includes \$30,000 for A/E Design and Construction Phase Contingency.~~

<b>SPA Basic Service Fee (#21-078)</b>	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$55,240				
Design Development Phase	\$66,420				
Construction Document Phase	\$47,326				
Bidding Phase	\$5,860				
Construction Administration Phase	<u>\$46,050</u>				
<b>TOTAL BASIC SERVICE FEE (#21-078) (A)</b>	\$220,896			\$4,550,000	4.86%
<b>SPA Special Services Fee (#21-078)</b>					
Civil Engineer Consultant		\$15,516			
Kitchen/Food Service Design Consultant		\$7,403			
Design Allowance/contingency	-	<u>\$30,000</u>			
<b>TOTAL SPECIAL SERVICE FEE (#21-078) (B)</b>		\$22,919			
<b>TOTAL FEE ( PRB #21-078) (A)+ (B)</b>			\$273,815	\$4,550,000	6.02%
<b>TOTAL FEE ( PRB #21-078) (A)+ (B)</b>			\$243,815	\$4,550,000	5.4%

- The February 2020 RFQ elicited 9 responses. The Selection Panel interviewed five firms and ultimately recommended the appointment of Silver Petrucelli & Associates, Inc. (SPA). The selection was approved by Deputy Commissioner Petra on 2/4/2021.
- SPA is located in Hamden. This firm was established in 1991 and is also an SBE. The firm has 45 employees including 9 architects and 16 professional engineers. SPA is operating under its Joint Practice license No. JPC.0000037. The license is valid until 04/30/2022.
- Smith Brothers Insurance reported that SPA has reported one general liability or professional policy loss or claim during the past 5 years, which was closed. The claim was not involved with a State project.
- The submittal is accompanied by a Consulting Agreement Affidavit notarized on 2/10/21.

**RECOMMENDATION:** Staff recommends **APPROVAL** of this consultant contract in the amount of \$273,815, of which \$220,896 is for basic services and an additional \$52,919 for special services. The A/E basic fee of 4.86% of construction cost is within the DCS guideline of 9.0%. (Group B Renovation - per RFQ)

Upon the Board’s review of this proposal, their approval was contingent upon DCS removing the \$30,000 contingency from the Contract. The fee approved by the Board is \$243,815.

**PRB #** 23-140  
**Origin/Client:** DAS/DAS  
**Transaction/Contract Type** AE / Amendment  
**Contract:** OC-DCS-ARC-0066  
**Consultant:** Quisenberry Arcari Malik, LLC  
**Item Purpose:** Amendment #1 to Extend Expiration Date to May 15, 2024

**PRB #** 23-141  
**Origin/Client:** DAS/DAS  
**Transaction/Contract Type** AE / Amendment  
**Contract:** OC-DCS-ARC-0067  
**Consultant:** Maier Design Group, LLC  
**Item Purpose:** Amendment #1 to Extend Expiration Date to May 15, 2024

**PRB #** 23-142  
**Origin/Client:** DAS/DAS  
**Transaction/Contract Type** AE / Amendment  
**Contract:** OC-DCS-ARC-0068  
**Consultant:** Friar Architecture, Inc.  
**Item Purpose:** Amendment #1 to Extend Expiration Date to May 15, 2024

**PRB #** 23-143  
**Origin/Client:** DAS/DAS  
**Transaction/Contract Type** AE / Amendment  
**Contract:** OC-DCS-ARC-0069  
**Consultant:** Svigals + Partners, LLP  
**Item Purpose:** Amendment #1 to Extend Expiration Date to May 15, 2024

**PRB #** 23-144  
**Origin/Client:** DAS/DAS  
**Transaction/Contract Type** AE / Amendment  
**Contract:** OC-DCS-ARC-0070  
**Consultant:** Christopher Williams Architects, LLC  
**Item Purpose:** Amendment #1 to Extend Expiration Date to May 15, 2024

**PRB #** 23-145  
**Origin/Client:** DAS/DAS  
**Transaction/Contract Type** AE / Amendment  
**Contract:** OC-DCS-ARC-0071  
**Consultant:** Northeast Collaborative Architects, LLC  
**Item Purpose:** Amendment #1 to Extend Expiration Date to May 15, 2024

At the State Properties Review Board meeting held on May 17, 2021, the Board approved PRB Files #21-061 to #21-066, six Consultant Contracts under the 10<sup>th</sup> series of On-Call Architect Consulting Contracts awarded by the Department of Administrative Services (“DAS”) since 2002. The six On-Call Contracts approved had a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 08/15/2023. As of August 8, 2023, DAS has not advertised for a new series of ARC On-Call Contracts.

Under this Proposal (23-140 to 23-145), DAS is now resubmitting these Firms to the Board for approval under Contract Amendment #1 to the On-Call Architect Consulting Contracts to extend the contract expiration date to May 15, 2024. The \$1,000,000 maximum cumulative fee is unchanged.

In addition to extending the contract expiration date, DAS has made other revisions to the contract for this series to include:

- Updated Article P language – Indemnification;
- Updated Article V language – Confidentiality of Documents;
- Updated Article W language – Non-Discrimination;
- Updated Article X language – Executive Orders and other Enactments;
- Updated Article Z language – Summary of Ethics Laws;
- Updated Article AA language – Whistleblowing;
- Updated Article EE language – Campaign Contribution Restriction;
- Update Article HH language – Audit & Inspection of Plants, Places of Business and Records;
- Updated Article II language – Disclosure of Records;
- Updated Article JJ language – Access to Contract and State Data;
- Updated Article KK language – Large State Contract Representation for Contractor;
- Updated Article LL language – Large State Contract Representation for Official or Employee of State Agency;
- Updated Article MM language – Iran Energy Investment Certification;
- Updated Article NN language – Consulting Agreement Certification; and
- Addition of Article OO language – Access to Contract and State Data.

A summary of Task Letters for each Consultant under this Series is as follows:

OC-DCS-ARC-0066	Quisenberry Arcari Malik LLC	\$1,000,000	21-061
Task Letter #1	MXCC – Advance Mfg Renov.	\$99,695	Informal
Task Letter #2	Capital CC – Mfg Feasibility Study	\$29,850	Informal
Task Letter #4	Capital CC Advance MFG	\$99,370	Informal
	Total Informal TLs	\$228,915	
Task Letter #3	Aircraft Storage-Maintenance Hangar	\$458,025	22-142
Task Letter #3A	Aircraft Storage-Maintenance Hangar	\$9,240	23-067
	Total Committed Funds	\$696,180	
	Maximum Total Fee	\$1,000,000	
	Uncommitted (Remaining)	\$303,820	
OC-DCS-ARC-0067	Maier Design Group LLC	\$1,000,000	21-062
Task Letter #2	WCSU Newbury Hall Elevator	\$94,000	Informal
Task Letter #5	Bridgeport Parole -Build Out	\$88,862	Informal
Task Letter #6	Norwalk CC - Fire Alarm Door Replacement	\$41,339	Informal
Task Letter #7	Thames River CC - GPA Renovation	\$75,000	Informal
	Total Informal TLs	\$299,201	
Task Letter #1	Camp Nett, Bldg #54 Renov	\$135,008	22-037
Task Letter #3	Capitol Avenue Complex Code Compliance	\$60,015	22-097
	Total Committed Funds	\$494,224	
	Maximum Total Fee	\$1,000,000	
	Uncommitted (Remaining)	\$505,776	
OC-DCS-ARC-0068	Friar Associates Inc	\$1,000,000	21-063
Task Letter #1	Class A Burn Building – str repairs	\$31,250	Informal
Task Letter #2	Juvenile Training Center Study	\$74,350	Informal
Task Letter #3	WCSU Berkshire Hall Fitness Center	\$39,000	Informal
Task Letter #4	HCC Pre-Design Study AMTC	\$27,200	Informal
Task Letter #5	Asnuntuck CC ADA-OCR Phase 2A	\$22,500	Informal
Task Letter #6	SCSU Lyman Hall Roof Replacement	\$20,926	Informal
Task Letter #7	DPH Lab and Warehouse	\$75,600	Informal
Task Letter #10	Bldg Insp. & Minor Arc Services – various	\$40,000	Informal
Task Letter #11	HCC AMTC Renovations	\$90,000	Informal
	Total Informal TLs	\$420,826	
Task Letter #8	CDECCA-CAS Plant Upgrades	\$307,500	23-095
Task Letter #9	Naugatuck Valley CC – ADA Imp.	\$145,000	23-096
	Total Committed Funds	\$873,326	
	Maximum Total Fee	\$1,000,000	
	Uncommitted (Remaining)	\$126,674	



OC-DCS-ARC-0069	Svigals + Partners LLP	\$1,000,000	21-064
Task Letter #1	Housatonic CC – Renovations	\$72,000	Informal
Task Letter #2	QVCC Building Conditions Assmt	\$19,840	Informal
Task Letter #3	Camp Nett, Bldg 801 Door & Window	\$99,600	Informal
Task Letter #4	ECSU Sports Center – Survey	\$30,775	Informal
Task Letter #6	Low Rise Building 200 Walkway repl	\$28,130	Informal
	Total Informal TLs	\$250,345	
Task Letter #5	Bridgeport & New Haven Court study	\$448,880	22-094
	Total Committed Funds	\$699,225	
	Maximum Total Fee	\$1,000,000	
	Uncommitted (Remaining)	\$300,775	
OC-DCS-ARC-0070	Christopher Williams Architects LLC	\$1,000,000	21-065
Task Letter #2	CTMD - Classroom Renovations	\$88,426	Informal
Task Letter #3	ECSU, Science Building Greenhouse Renovation & Expansion - Feasibility Study	\$31,900	Informal
Task Letter #5	Three Rivers CC - Student Activity Center Pre-Design Study	\$24,800	Informal
	Total Informal TLs	\$145,126	
Task Letter #4	Russell Hall Window Replacement at CVH	\$310,000	Pending
Task Letter #1	Library Renovations	\$77,983	22-066
	Total Committed Funds	\$533,109	
	Maximum Total Fee	\$1,000,000	
	Uncommitted (Remaining)	\$466,891	
OC-DCS-ARC-0071	Northeast Collaborative Architects LLC	\$1,000,000	21-066
Task Letter #1	ECSU 347 Prospect Structural Repairs	\$81,800	Informal
Task Letter #4	DOC Vocational Village Building	\$85,450	Informal
	Total Informal TLs	\$167,250	
Task Letter #3A	DESPP - Troop B, I, and D Prototype	\$3,520	Pending
Task Letter #2	21 Spring Lane Facility Renovations – Phase II	\$73,466	22-073
Task Letter #3	DESPP - Troop B, I, and D Prototype	\$126,460	22-198
	Total Committed Funds	\$370,696	
	Maximum Total Fee	\$1,000,000	
	Uncommitted (Remaining)	\$629,304	

**RECOMMENDATION** – Staff recommend **APPROVAL** of Amendment #1 to the On-Call Contracts to extend the common expiration date to May 15, 2024. The total cumulative fee of \$1,000,000 per contract remains unchanged.

#### FROM 21-061 TO 21-066

This is the 10<sup>th</sup> series of On-Call Architect Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The prior series of On-Call Architect Consulting Contracts expires on 05/15/2021.

Under this Proposal DCS seeks the Board’s approval of the 10<sup>th</sup> Series of the On-Call Contract. The six (6) 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 08/15/2023. 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:

- Section G - by adding “Notwithstanding the preceding sentence, a pre-approved hourly rate shall not exceed a reasonable rate, as determined by the Commissioner, taking into consideration the skills and experience of the person providing the services.” and
- Addition of Exhibit A to include the Consultant’s hourly rates.

A Request for Qualifications (RFQ) for the consultant services was released on December 17, 2020 and elicited twenty (20) responses at the January 19, 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 six firms under this series. The selection of the firms was approved by DAS Deputy Commissioner Petra on 2-24-2021.

This proposal before the SPRB is for review and approval of the following firms under this series.

**PRB 21-061 –Quisenberry Arcari Malik, LLC (QAM)** was originally established in 1999. QAM, located in Farmington, has a local staff of thirty (30) employees, including 14 architects. DCS reports QAM was awarded 1 contract over the past five years with \$199,560 total volume of work. The company has not been awarded an on-call contract or formal contract in the past two years.

QAM has an Architecture Corporation License with the CT State DCP as ARC.000650 that is currently active. Hanover Insurance reported that QAM has experienced five general liability or professional policy losses or claims during the past 5 years. None of these claims are related to work with the State of Connecticut. QAM scored a total of 310 out of a possible 320 points.

**21-062 – Maier Design Group, LLC (MDG)** originally established in 1993 and is also a MBE. MDG has a local staff of 7 employees including 1 architect and 1 CAD technician. DCS reports MDG was awarded 1 contract over the past five years with \$460,345 total volume of work. The company has not been awarded an on-call contract or formal contract in the past two years.

MDG has an Architecture Corporation License with the CT State DCP as ARC.000762 that is currently active. with the CT State DCP which is active until 7/31/2019. Smith Brothers Insurance, LLC reported that MDG has been exposed to one professional policy or liability loss or claims during the past 5 years, not related to a DCS project. MDG scored a total of 304 out of a possible 320 points.

**PRB 21-063 –Friar Architects, Inc. (FAI)** is locally located in Farmington and was originally established in 1985. FAI currently has a local staff of 19 employees including 7 professional architects and 1 interior designer. DCS reports FAI was awarded 2 contracts over the past five years with \$688,746 total volume of work. The company has been awarded the following on-call contract or formal contract in the past two years:

- OC-DCS-ARC-0058 - Roof and HVAC Upgrades at Lyman Hall (SCSU) - \$129,040.

FAI has an Architecture Corporation License with the CT State DCP as ARC.000113 that is currently active. Smith Brothers Insurance Company reported that FAI has experienced no general or professional policy loss or claims during the past 5 years. None of these claims are related to projects funded by the State of Connecticut. FAI scored a total of 300 points out of 320 points.

**PRB 21-064 – Svigals + Partners, LLP (SPL)** established in 1983. SPL has a staff of 29 employees including 13 professional architects. DCS reports SPL was awarded 2 contracts over the past five years with \$6,300,000 total volume of work. The company has been awarded the following on-call contract or formal contract in the past two years:

- BI-RC-394-ARC (A3) - Additions and Renovations to Barnard Hall (CCSU) - \$54,089.
- BI-RS-329-ARC (A1) - Health & Human Service Building (SCSU) - \$154,250

SPL is operating under individual Architecture Licenses (ARC.00005135/ ARC.00009755/ ARC.00010242) with the CT State DCP. All are current. Fenner & Esler reported that SPL has had three general or professional policy loss or claims during the past 5 years. One these claims was related to a UConn project and was closed (\$0). SPL scored a total of 294 out of a possible 320 points.

**21-065 – Christopher Williams Architects, LLC (CWA)** originally established in 1986, has a local staff of 7 employees including over 3 professional architects. DCS reports CWA was awarded 2 contracts over the past five years with \$1,029,018.40 total volume of work. The company has been awarded the following on-call contract or formal contract in the past two years:

- OC-DCS-ARC-0052 (TL5B) – Sloane Museum Interior/Exterior Renovations - \$4,530.98.
- OC-DCS-ARC-0052 (TL1D) – Library Renovations @ Three Rivers Community College - \$126,040.

CWA has an Architecture Corporation License with the CT State DCP as ARC.000758 that is currently active. Maloney & Company reported that CA has not had a professional policy loss or claim during the past 5 years. CWA scored a total of 288 points out of a possible 320 points.

**PRB 21-066 - Northeast Collaborative Architects, LLC (NCA)** originally established in 1982 as Bianco Giolitto Weston Architects, is also an MBE. NCA currently has a local staff of 11 employees including 8 professional architects. DCS reports NCA was awarded 2 contracts over the past five years with \$1,164,519 total volume of work. The company has been awarded the following on-call contract or formal contract in the past two years:

- OC-DCS-ARC-0059 (TL2) – New Britain, Main St (185) CCSU-ITBD - \$425,500.
- OC-DCS-ARC-0059 (TL2A) – New Britain, Main St (185) CCSU-ITBD - \$2,475.
- OC-DCS-ARC-0059 (TL3) – 10,000 sf Advanced Mfg Technology Program at TXCC - \$149,200.

NCA has an Architecture Corporation License with the CT State DCP as ARC.000630 that is currently active. Smith Brothers Insurance, LLC reported that NCA has not had any professional policy claim during the past 5 years. NCA scored a total of 298 out of a possible 300 points and was identified as the most qualified firm.

A summary of the Consultants' Hourly Rates is as follows:

Labor Category	Per hour
Principal in Charge	\$ 190.00
Project Manager	\$ 160.00
Senior Engineer/Architect	\$ 160.00
Engineer/Architect	\$ 150.00
Senior Designer	\$ 140.00
Designer	\$ 110.00
Field Engineer	\$ 110.00
CAD/BIM Operator	\$ 85.00

SPRB Staff had asked following questions regarding this new On-Call Consultant Contract.

1. Please provide the Task Logs for OC-DCS-ARC-0059, 61, 63 and 64.  
**DCS Response: DCS Provided.**  
**Staff Response: OK.**

**RECOMMENDATION** – Staff recommends **APPROVAL** of the six On-Call Contracts that has a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 08/15/2023.



From PRB #19-068 to #19-072

This is the 9<sup>th</sup> series of On-Call Architect Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The five (5) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 05/15/2021. The prior series of On-Call Architect Consulting Contracts expires on 03/15/2019.

Two additional Consultants are not being submitted at this time, for the following reasons:

- OC-DCS-ARC-0062 – Antinozzi Associates, P.C. – credentials not yet complete.
- OC-DCS-ARC-0065 – Newman Architects, PC – waiting for resolution of affidavit issue.

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 8<sup>th</sup> series of On-Call Architect Consulting Contracts was approved by the Board in January 2017 under PRB Files #17-005 through #17-010. Only three (3) of the firms under this current 9<sup>th</sup> series RFP submittal have been previously approved for *Architecture Consulting On-Call Contracts*: edm Services, Inc., Friar Architecture, Inc. and Northeast Collaborative Architects.

A Request for Qualifications (RFQ) for the consultant services was released on December 10, 2018 and elicited sixteen (16) responses. Fifteen (15) of the 16 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 seven firms under this series. This submittal is for SPRB review and approval of the following five firms (two not submitted at this time) under this series.

**PRB 19-068 - Northeast Collaborative Architects, LLC (NCA)** originally established in 1982 as Bianco Giolitto Weston Architects. NCA currently has a local staff of 17 employees including two office administrators, 10 professional architects and 5 interior designers. The company has not been awarded an On-call Contract or Formal Contract with the DCS in the past two years.

NCA has an Architecture Corporation License with the CT State DCP as ARC.000630 that is currently active. Smith Brothers Insurance, LLC reported that NCA has had one professional policy claim during the past 5 years. This claim was related to an undefined project with the Town of Glastonbury. This claim is still open. NCA scored a total of 298 out of a possible 300 points and was identified as the most qualified firm. NCA is also identified by DAS as a Small/Minority Business Enterprise (through 3-21-20).

**PRB 19-069 – A/E Design Group, LLC (“AED”)** originally established in 1984, has a local staff of 4± employees including 2 professional architects and an interior designer. The company has been awarded the following Task Letters under the 7<sup>th</sup> series of On-call Architect Consultant Contracts:

- Task Letter #8A Asnuntuck CC, Manufacturing Center \$8,500 (PRB-18-046)

AED is operating under Mr. Lamontagne’s Architect’s License Number is ARI.0011219 and is currently active with the CT State DCP. Smith Brothers Insurance, LLC reported that AED had no professional policy claims during the past 5 years. AED scored a total of 293 out of a possible 300 points and was identified as the second most qualified firm.

**PRB 19-070 – Quisenberry Arcari Malik, LLC (QAM)** was originally established in 1999. QAM, located in Farmington, has a local staff of thirty-four (34) employees, including 13 architects. The company has not been awarded an on-call contract or formal contract in the past two years.

Maloney & Company, LLC reported that QAM has experienced seven general liability or professional policy losses or claims during the past 5 years. None of these claims are related to work with the State of Connecticut. QAM scored a total of 287 out of a possible 300 points and was the third most qualified firm.

**19-071 – Friar Associates, Inc. (FAI)** is locally located in Farmington and was originally established in 1985. FAI currently has a local staff of 20± employees including one office executives, 8 professional architects and 1 interior designer. The company has not been awarded an On-call Contract or Formal Contract with the DCS in the past two years.

FAI has an Architecture Corporation License with the CT State DCP as ARC.000113 that is currently active. Smith Brothers Insurance Company reported that FAI has experienced nine general or professional policy loss or claims during the past 5 years. None of these claims are related to projects funded by the State of Connecticut. FAI scored a total of 273 points out of 300 points and was identified as the fifth most qualified firm.

The company has been awarded the following Task Letters under the 8<sup>th</sup> series of On-call Architect Consultant Contracts:

• Task Letter #1	Statewide Courthouse Security Study	\$84,750	(Informal)
• Task Letter #2	Three Rivers CC Science Lab Renov.	\$28,000	(Informal)
• Task Letter #3	Osborne CI Elevator	\$0	(Not Assigned)
• Task Letter #4	Granoff Hall Holding Cells	\$18,500	(Informal)
• Task Letter #5	DVA ADA Renovations	\$204,890	(PRB-18-146)
Total Fee to Date:		\$336,140	

**19-072 – edm-CT, Inc. (EDM)** originally established in 1988. EDM is locally located in Unionville with a staff of 7± employees including one office executive, 3 professional architects and 1 interior designer. The company has been awarded the following Task Letters under the 8<sup>th</sup> series of On-call Architect Consultant Contracts:

- Task Letter #1 Three Rivers CC – HVAC Upgrades \$168,000 (PRB-18-191)

EDM has a Joint Practice License for Architecture with the CT State DCP as JPC.000172 that is currently active. Michael J. Hall & Company reported that EDM has not experienced any general or professional policy loss or claims during the past 5 years. EDM scored a total of 269 points out of a possible 300 points due and was identified as the sixth most qualified firm.

**RECOMMENDATION** – Staff recommends **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

05/15/2021. Upon staff review comment, DCS amended NCA's Administrative Assistant hourly rate from \$110 to \$75.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #23-120** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-120. The motion passed unanimously.

**PRB FILE #23-121** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #23-121. The motion passed unanimously.

**PRB FILE #23-127** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-127. The motion passed unanimously.

**PRB FILES #23-140, 23-141, 23-142, 23-143, 23-144 and 23-145** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILES #23-140, 23-141, 23-142, 23-143, 23-144 and 23-145. The motion passed unanimously.

**9. NEXT MEETING** – Special Meeting, Thursday, August 17, 2023.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary