

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 2, 2021 – 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 December 2, 2021 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

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

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the November 29, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	21-170
<i>Transaction/Contract Type:</i>	RE – Town Road Release
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	42-216-9C
<i>Grantee:</i>	Town of East Hartford
<i>Property:</i>	East Hartford, Roberts St @ Brookside Ln – 1.9 acres land
<i>Project Purpose:</i>	Relocation of Interstate 84
<i>Item Purpose:</i>	Quit Claim Deed

CONVEYANCE FEE: \$0

From 1982 to 1984 DOT acquired five parcels of land totaling 15.12 acres (\$2,194,346) for the construction of Interstate 84.

Under this Proposal (PRB #21-170), DOT is seeking SPRB approval to release this 1.9 acre parcel of land to the Town of East Hartford for Highway Purposes. There is no monetary consideration.

Background from the Town of East Hartford

As you know, the State of Connecticut first offered to convey the State property known as Brookside Lane to the Town in 2016. Brookside Lane was constructed as part of the Interstate 84 widening in the mid-1980s. For a better understanding of the location of the road, I attach a draft deed and survey presented to the Town in 2016.

At the time Brookside Lane was first offered, however, the road was in poor repair. Through your efforts, the State has recently repaired and repaved Brookside Lane such that it meets the Town's road standards. While I expect to get an updated deed and survey shortly, I would ask that the question of the acceptance of Brookside Lane as a Town road be placed on the next Town Council agenda as a referral to the Real Estate Acquisition and Disposition Committee. That committee may then review the matter, refer the acceptance of Brookside Lane to the Planning and Zoning Commission (as required under Connecticut General Statutes Section 8-24) and make its required recommendation concerning Brookside Lane to the full Town Council. Tom Baptist, Eileen Buckheit, and I will be available at that meeting to review the requirements of Town Ordinance Section 10-18 and Connecticut General Statutes Section 13a-48 as they apply to the acceptance of Brookside Lane as a Town road.

DOT has informed staff that there are many older acquisitions that were not subject to an Agreement, requiring release to the host municipality. DOT conveys these parcels as they are utilized and maintained by the host municipality.

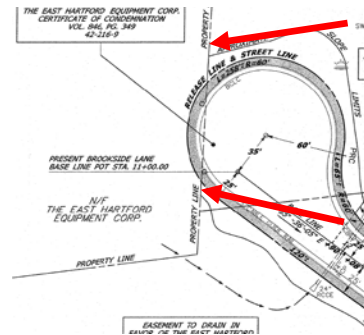
The Quit-Claim deed releases the following:

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/SZ.	DATE OF DEED
42-216-9	The East Hartford Equipment Corp.	Cert. of Cond./ Vol. 846 Pg. 349	\$1,255,000.00/ 7.01± acres w/buildings	12/19/1983
42-216-10	Town of East Hartford	Quit Claim Deed/ Vol. 866 Pg. 87	no monetary consideration 2.08± acres of land	2/27/1984
42-216-3	EMF Incorporated	Cert. of Cond./ Vol. 785 Pg. 80	\$299,846.00/ 1.05± acres with buildings	5/19/1982
42-216-4	Emil L. Downey et al	Cert. of Cond./ Vol. 814 Pg. 120	\$318,000.00/ 1.75± acres w/buildings	4/5/1983
42-216-1	Texaco, Inc.	Cert. of Cond./ Vol. 834 Pg. 66	\$321,500.00/ 3.25± acres w/buildings	8/31/1983

Staff inquired with DOT regarding the following:

1. Please clarify if the Release Line & Street Line described below in both the Quit Claim Deed and Map is releasing land over private property (see 'Property Line')

WESTERLY, NORTHERLY and EASTERLY by said land of the State of Connecticut (D.O.T.), land now or formerly of the East Hartford Equipment Corp., and land now or formerly of the Town of East Hartford, each in part, 258 feet, more or less, along a curve having a radius of 60 feet, by a line designated, "RELEASE LINE & STREET LINE", as shown on said map;

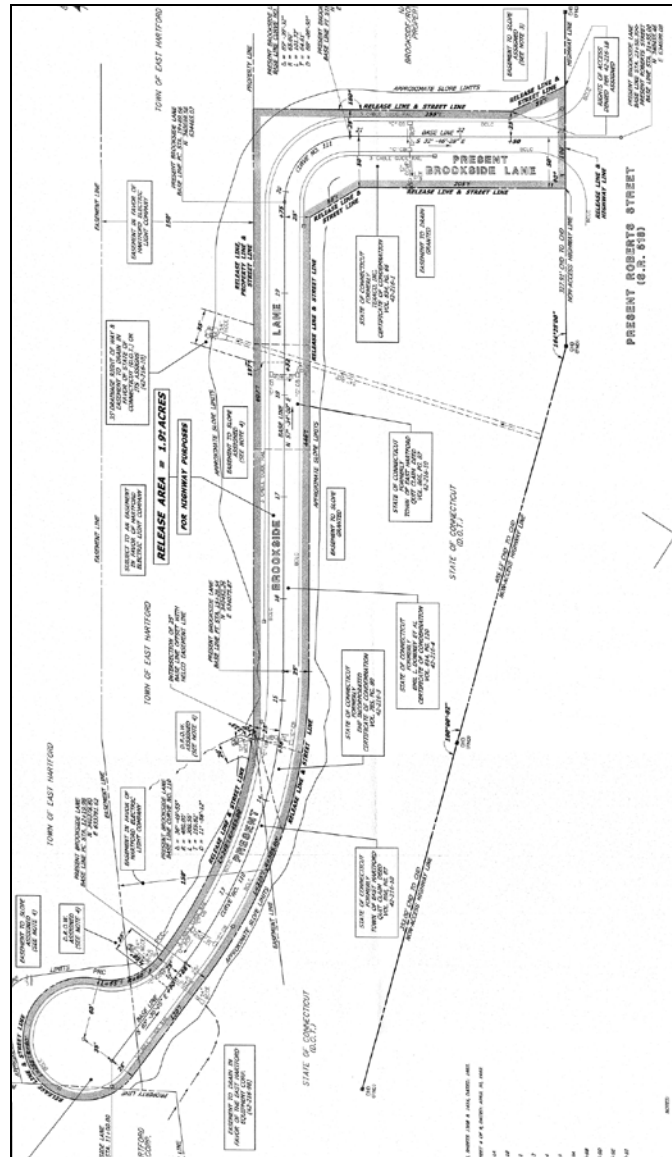


DOT Response: Those lines you are referencing just show the original property lines of what was acquired. They are just used as a reference for the surveyors as it is a compilation map. The description in the deed is accurate.

Staff Response: OK

RECOMMENDATION: Staff recommend approval of this Quit Claim Deed to assign the land and easements acquired by the State to the Town of East Hartford is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property and easements by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT release map.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 21-179
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call Series
Contract: OC-DCS-CIV/SUR/LA-0040
Consultant: Macchi Engineers, LLC
Item Purpose: New On-Call Contract

At its September 30, 2021 Meeting, the State Properties Review Board approved the following On-Call contracts:

- 21-142 – Langan Engineering and Environmental Services, Inc. - OC-DCS-CIV/SUR/LA-0041
- 21-143 – SLR International Corporation - OC-DCS- CIV/SUR/LA-0042
- 21-144 – Alfred Benesch & Co., Inc. - OC-DCS- CIV/SUR/LA-0043
- 21-145 – BSC Group – Connecticut Inc. - OC-DCS- CIV/SUR/LA-0045
- 21-146 – BL Companies Connecticut, Inc. - OC-DCS- CIV/SUR/LA-0047

Three on-call contracts were withheld from the series as follows:

- OC-DCS-CIV/SUR/LA-0040 – Macchi Engineers, LLC – pending license approvals.
- OC-DCS-CIV/SUR/LA-0044 – Towers Golde, LLC – pending license approvals.
- OC-DCS-CIV/SUR/LA-0046 – Zuvic, Inc. – pending license approvals.

Under PRB #21-179, DCS is now submitting this new contract under On Call Series CIV/SUR/LA-0040 for Macchi Engineers, LLC.

PRB 21-179 – Macchi Engineers, LLC (MEL) originally established in 1945 and is locally located in Hartford. MEL has a staff of 11 employees including 5 civil/structural engineers, 1 construction inspector and 2 CADD techs. DCS reports MEL was awarded 4 contracts over the past five years with \$1,270,034 total volume of work. The company has been awarded the following Tasks with the DCS in the past two years:

OC-DCS-VEH-0025:

• Task Letter #1	Lafayette Street Garage Inv. & Repairs	\$88,200	(Informal)
• Task Letter #1A	Lafayette Street Garage Inv. & Repairs	\$10,000	(Informal)
• Task Letter #1B	Lafayette Street Garage Inv. & Repairs	\$222,900	(PRB #21-131)
Total Fee to Date:		\$321,100	

OC-DCS-STR-0031

• Task Letter #4	Htfd Armory, Access Bridge & Floor Str Repairs	\$40,000	(Informal)
• Task Letter #5	WCSU – Parking Garage repairs	\$4,000	(Informal)
• Task Letter #6	NVCC – Plaza Renovations	\$35,000	(Cancelled)
• Task Letter #7	NVCC - Core Garage Repairs	\$309,600	(PRB #20-193)
• Task Letter #8	DOC – Soffit Repairs - 24 Wolcott Hill Rd	\$4,000	(Informal)
Total Fee to Date:		\$414,600	

MEL does not have staff with a Land Surveyor License or Landscape Architecture License assigned to this on-call series and will retain sub-consultants with proper credentials when necessary. MEL will be operating under their Professional Engineering Corporation License (PEC#0000720). Fenner & Esler Insurance Inc. reported that MEL has incurred three (3) general liability or professional policy losses or claims during the past 5 years. Two of these claims are related to state funded projects: Ella Grasso Regional THS and UCONN

Stamford parking garage. Both claims are closed with no funds paid. A third claim is not state related and closed with no funds paid. MEL scored a total of 308 out of a possible 320 points.

RECOMMENDATION – Staff recommends **APPROVAL** of the On-Call Contract for Macchi Engineers, LLC that has a maximum total cumulative fee of \$500,000 and an expiration date of 01/15/2024.

FROM PRB 21-142 TO #21-146

This is the 9th series of On-Call Civil-Survey 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 \$500,000 per contract and a common expiration date of 1/15/2024. Three other firms under this series are pending license approvals and will be submitted at a later date (0040, 0044 and 0046).

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

On-Call Civil Engineering Consultants: the entire spectrum of services of civil engineering type projects including, but not limited to, maintenance and repair, design, and related services.

On-Call Surveying Consultant Services: project assignments such as topographic, boundary, construction, bathymetric, as-built, and other surveys as required for sanitary sewer, sidewalk and trails, storm drainage, stream and storm facility rehabilitation, campus and roadway improvement.

On-Call Landscape Architectural Services: the entire spectrum of services of landscape architecture type projects including but not limited to maintenance and repair, design and related services.

These services shall be provided to the Department of Administrative Services for infrastructure work required by DAS for sites, properties, structures and/or buildings under its care and control and/or as requested for sites, properties, structures and/or buildings under the care and control of various other state agencies. Selected firms may function as a prime vendor or as a support resource for other DAS consultants. Tasks may also include support of in-house work performed by the DAS Technical Support Services Unit and/or DAS Facilities Management. Services may involve both the design and construction administration 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 S language – Suspension of the Work;
- 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;
- 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 May 14, 2021 and elicited 14 responses at the June 8, 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 eight firms under this series. The selection of the firms was approved by DAS Deputy Commissioner Petra on 7-22-2021.

This proposal before the SPRB is for review and approval of the following firms under this series (three firms to be submitted are pending license approvals and will be submitted at a later date).

Langan Engineering and Environmental Services, Inc. (LEE) operating as a subsidiary of Langan Engineering, Inc. originally established in 1971. LEE has various offices located across North America with over 1,100 employees. The local office is located in New Haven with a staff of 600± employees including 21 civil engineers, 5 landscape architects and 8 surveying professionals. DCS reports LEE was awarded 3 contracts over the past five years with \$296,816 total volume of work. The company has been awarded the following tasks under the prior series:

• Task Letter #1	Three Rivers CC Site Improvements	\$71,600	(Informal)
• Task Letter #2	SCSU – Campus Wide Ext Sign Impr.	\$199,000	(#18-018)
• Task Letter #3	CCSU – New Garage A2/T2 Surveys	\$10,620	(Informal)
• Task Letter #3A	CCSU – Manafort Dr Parking Garage	\$2,800	(Informal)
• Task Letter #3B	CCSU – Manafort Dr Parking Garage	\$1,500	(Informal)
Total Fee to Date:		\$285,520	

LEE will be operating under its Professional Engineering Corporation (**PEC#0000603**). Lockton Companies reported that LEE has incurred over 130 general liability or professional policy losses or claims during the past 5 years. Only one claim remains open with no incurred or reserve value. None of these claims are related to state funded projects. LEE scored a total of 306 out of a possible 320 points.

SLR International Corporation (SLR) has 37 branches throughout the US and entered Connecticut by acquiring Milone & MacBroom, Inc. originally established in 1984. SLR has over 400 employees. The local office is located in Cheshire with a staff of 112± employees including 14 civil engineers, 11 landscape architects and 8 surveying professionals. DCS reports SLR was awarded 6 contracts over the past five years with \$293,061.22 total volume of work. The company has not been awarded any formal contracts for the prior two years, but has been awarded the following tasks:

SLR (formerly Milone & MacBroom) was approved for the following task(s) under OC-DCS-CIV-LA-0034:

• Task Letter #1	SCSU – Women’s Softball Field	\$22,000	(Informal)
• Task Letter #2	DVA – Cemetery Master Plan	\$122,000	(#18-138)
• Task Letter #3	CCSU-New Engineering Building	\$11,750	(Informal)
• Task Letter #4	Statewide DESPP Infrastructure Review	\$144,700	(#20-121)
• Task Letter #5	ECSU-Fine Arts Building Plumbing Remed	\$9,000	(Informal)
• Task Letter #5A	ECSU-Fine Arts Building Plumbing Remed	\$30,540	(Informal)
Total Fee to Date:		\$339,990	

SLR will be operating under its Professional Engineering Corporation (**PEC#0001904**). Crum & Forster reported that SLR has incurred 10 general liability or professional policy losses or claims during the past 5 years. All are closed. None of these claims are related to state funded projects. SLR scored a total of 300 out of a possible 320 points

Alfred Benesch & Co., Inc. (ABC) originally established in 1946, has a national staff of 781 employees, a local staff of 23 employees including 15 civil/structural engineers and 1 transportation engineers. ABC is locally located in Rocky Hill through its 2012 acquisition of Purcell Associates. DCS reports ABC was awarded 3 contracts over the past five years with \$612,924.22 total volume of work. The company has not been awarded any formal contracts for the prior two years, but has been awarded the following tasks:

OC-DCS-CIV/SUR/LA-0035

• Task Letter #1	SCSU-Parking Lot #9 Renovation	\$97,300	(Informal)
• Task Letter #2	New CSP Forensic Laboratory	\$199,275	(PRB #18-196)
• Task Letter #2A	New CSP Forensic Laboratory	\$5,700	(PRB #19-272)
• Task Letter#3	Eastern CT Fire School	\$9,505	(Informal)
• Task Letter#4	York CI Central Plant & Distrib.	\$64,692	(Informal)
• Task Letter#5	DPH Intermittent Power Source Upgrades	\$50,000	(Pending)
Total Fee to Date:		\$426,472	

OC-DCS-MDE-0022

• Task Letter #4B	Enfield C.I. Water Tower	\$114,910	(PRB #17-046)
• Task Letter #4C	Enfield C.I. Water Tower	\$4,099	(PRB #18-048)
Total Fee to Date:		\$119,009	

ABC will be operating under its Professional Engineering Corporation License (**PEC#.0001421**). Ames & Gough Insurance Inc. reported that ABC has incurred 43 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. ABC scored a total of 300 out of a possible 320 points.

BSC Group – Connecticut Inc. (BSC) originally established in 1965, has a local staff of 118 employees including 24 civil/structural engineers and 13 transportation engineers. BSC is locally located in Glastonbury. DCS reports BSC was awarded 1 contract over the past five years with \$68,000 total volume of work. The company has not been awarded any formal contracts or tasks for the prior two years.

BSC will be operating under its Professional Engineering Corporation License (**PEC#.0000563**). Ames & Gough Insurance Inc. reported that BSC has incurred 3 general liability or professional policy loss or claims during the past 5 years. Two claims remain open. One of these claims is related Plainville High School and is closed. BSC scored a total of 280 out of a possible 320 points.

BL Companies Connecticut, Inc. (BLCC) originally established in 1981 as Barakos and Landino Engineering is locally located in Meriden. The office has a local staff of 30± employees including 1 project executive, 15+ professional engineers, 5 Surveyors and 6 construction project manager. DCS reports BSC was awarded 1 contract over the past five years with \$68,000 total volume of work. The company has not been awarded any formal contracts for the prior two years, but was approved for the following task(s) under this series:

• Task Letter #1	MIL-New Readiness Center	\$40,300	(Informal)
• Task Letter #1A	MIL-New Readiness Center	\$4,200	(Informal)
Total Fee to Date:		\$44,500	

BLCC's Joint Practice Engineering License (**JPC.0000064**) with the CT State DCP is active. Smith Brothers Insurance Company reported that BLCC has experienced seven professional policy or general liability claims

during the past 5 years. None of these claims are related to state funded development projects. BLCC scored a total of 266 out of a possible 320 points.

Staff have requested clarification of the following issues:

1. Please provide a Task Log for the Consultants under OC-DCS- CIV/SUR/LA-0033-0039.
DCS Response: Provided on 9-14-21.
Staff Response: OK

RECOMMENDATION – Staff recommend **approval** of the four On-Call Contracts that have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 01/15/2024.

PRB #17-251 to #17-254 approved September 14, 2017.

This is the 8th series of On-Call Civil-Survey Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The four (4) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 10/30/2019.

DCS has made some minor revisions to the boilerplate contract for this series to include the following; state’s rights for inspections, state ethics law, updated executive orders, new non-discrimination language and sovereign immunity language. The 7th series, awarded in 2015, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. All of the firms under consideration for this submittal have been previously approved for *Civil-Survey-Landscape Architecture On-Call Contracts*. Both **Langan Engineering & Environmental Services, Inc.** and **Martinez Couch & Associates, LLC** were both awarded contracts under the most recent 7th series. **Milone and MacBroom, Inc.** was awarded contracts under the 1st through 3rd as well as the 6th Series. **BL Companies Connecticut, Inc.** was also awarded contracts on the 1st through 3rd series. It is the intent of DCS to award six (6) contract under this series; four of the six are being submitted at this time.

A Request for Qualifications (RFQ) for the consultant services was released in May 2017 and elicited 22 responses. All of the respondents were considered “responsive”. Thereafter, the DCS selection panel began the process of evaluating all 22 proposals. The State Selection Panel consisted of 3 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<i>Experience with Work of Similar Size & Scope</i>	<i>30 Points</i>
<i>Organizational / Team Structure</i>	<i>25 Points</i>
<i>Past Performance Record</i>	<i>10 Points</i>
<i>Approach to Contract Work</i>	<i>15 Points</i>
<i>Problem Solving Capabilities</i>	<i>20 Points</i>
TOTAL POINT VALUE	100 Points

Up to 20 additional points were also provided for micro-business status and MBE certification. As such the maximum allowable score for each firm was 320 points.

RECOMMENDATION – Board approval of the following four (4) firms as potential civil-survey-landscape architecture consultants for projects of various sizes and scope is recommended. All of the consultants have 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 # 17-251, Langan Engineering & Environmental Services, Inc...Contract #OC-DCS-CIV/SUR-0033
PRB # 17-252, Milone & MacBroom, Inc..... Contract #OC-DCS-CIV/SUR-0034

PRB # 17-253, BL Companies Connecticut, Inc.....Contract #OC-DCS-CIV/SUR-0037
PRB # 17-254, Martinez & Couch Associates, LLC.....Contract #OC-DCS-CIV/SUR-0039

Langan Engineering & Environmental Services, Inc. (“LEE”) operating as a subsidiary of Langan Engineering, Inc. originally established in 1971. LEE has various offices located across North America with over 1,000 employees. The local office is located in New Haven with a staff of 30± employees including 14 civil engineers, 3 landscape architects and 8+ surveying and construction professionals for various disciplines. The company has been awarded one On-call Contract and has not been awarded a formal contract with the DCS in the past two years. LEE has been awarded the following contract:

1. 08/2015 On-Call MDE Consultant PRB #15-160 NTE \$500,000

LEE will be operating under its Professional Engineering Corporation (**JPC#0000603**). Greyling Insurance Inc. reported that LEE has incurred over 60 general liability or professional policy losses or claims during the past 5 years. None of these claims are related to state funded projects. LEE scored a total of 310 out of a possible 320 points.

Milone & MacBroom, Inc. (MMI) established in 1986, has a staff of 50± employees including 2 project executives, 20+ professional engineers and 10+ construction project managers. MMI is locally located in Cheshire. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

MMI will be operating under its Joint Practice License for Architecture, Surveying and Engineering (**JPC#0000074**). Smith Brothers Insurance Inc. reported that MMI has not incurred any general liability or professional policy loss or claims during the past 5 years. MMI scored a total of 302 out of a possible 320 points.

BL Companies Connecticut, Inc. (BLCC) originally established in 1981 as Barakos and Landino Engineering is locally located in Meriden. The office has a local staff of 30± employees including 1 project executive, 15+ professional engineers, 5 Surveyors and 6 construction project manager. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

BLCC’s Joint Practice Engineering License (**JPC.0000064**) with the CT State DCP is active. Smith Brothers Insurance Company reported that BLCC has experienced five professional policy or general liability claims during the past 5 years. None of these claims are related to state funded development projects. BLCC scored a total of 278 out of a possible 320 points and was identified as one of the most qualified firms.

Martinez & Couch Associates, LLC (MCA) was originally established in 2009. MCA has a local staff of 30± employees including 5 civil engineers and 20+ surveying and construction professionals for various disciplines. The company has not been awarded an On-call Contract or Formal Contract with DCS in the past two years.

MCA will be operating under its Joint Practice License for Architecture, Surveying and Engineering (**JPC#.0000084**). Maloney and Company Insurance, LLC reported that MCA has not incurred any general liability or professional policy losses or claims during the past 5 years. This claim has been closed with a loss of approximately \$22K. MCA scored a total of 261 out of a possible 320 points. MCA was identified as the most qualified MBE Firm for this submittal.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-170 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 21-170. The motion passed unanimously.

PRB FILE #21-179 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB 21-179. The motion passed unanimously.

9. NEXT MEETING – Monday, December 6, 2021.

The meeting adjourned.

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