

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 16, 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 16, 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 December 13, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	21-174
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	011-158-001
<i>Grantor:</i>	TBCC Investor, LLC
<i>Property:</i>	Bloomfield, Simsbury Rd (376)
<i>Project Purpose:</i>	Replacement of Bridge No. 05576 Route 185 over Tumbledown Brook Channel
<i>Item Purpose:</i>	Voucher

DAMAGES: \$11,000

DOT PROJECT:

The purpose of Project 0011-0158 is to replace Bridge 05576, which was originally constructed in 1956. The project is being initiated to address the structural deficiencies of the existing structure to also

improve the condition of the bridge to a state of good repair. Bridge 05576 carries Simsbury Road with one lane of traffic in each direction. The 2015 estimated average daily traffic is approximately 9,100 vehicles. Full structure replacements have been recommended due to the deterioration of the existing structure, with components of the existing bridge rated in "poor condition".

The bridge replacement project will require a full road closure and detour. For the replacement of Bridge 05576 at Route 185, the road will be closed for approximately 14 consecutive days. The proposed 3.9 mile detour route will use Route 178, Route 189 and Route 218.

Construction of the project is anticipated to begin in spring of 2022 based on the availability of funding and receipt of permits. The estimated construction cost for project 0011-0158 is approximately \$1.2 million with 80 percent federal funds and 20 percent state funds. Construction for both projects is anticipated to be completed by fall of 2022.

SITE DESCRIPTION: The subject parcel contains 179.77± acres with approximately 1,280± frontage along the Maple Avenue, 770± frontage on Hall Boulevard (Route 218) corridor and 3,100± frontage along the Simsbury Road (Route 185). The property has varying topography and is utilized as a 27-hole golf course. The property is residentially zoned within the R-20, R-30, and R-40 districts. The R-30 zone comprises a majority of the property.

The site is improved with a one-story stone/masonry restaurant constructed in 1964 with 29,789± square feet of finished area, a stone/masonry clubhouse built in 1956 with 6,413± square feet of finished area, a service shop is constructed in 1966 with 5,040± square feet and a second service shop constructed in 1967 with 1,440± square feet. Site improvements include three tennis courts, two paddleball courts, sheds, parking lots, paved and gravel paths, an in-ground pool, sheds, and other ancillary accessory buildings on the site.

The Appraiser opines the highest and best use of the site, "As-Vacant" is for the subject's open space residential subdivision and development, which is a use demonstrated by a comparable nearby use and is one that is in harmony with neighboring property improvements. "As-Improved" is for the continuation of the passive, recreational golf course/country club use as an interim use until residential development is feasible.





BEFORE VALUATION: The DOT appraisal was completed March 26, 2021 by DOT Appraiser Steven C. Miller.

Land Valuation: Based on the sales comparison approach, the Appraiser considered three sales in the greater area (2018-2021) of similarly-zoned land with similar highest and best use and concluded that the fair market value of the subject land was \$21,750/acre (\$0.50/sf, rounded), calculated as follows:

Item	Calculation	Value
7,830,781 square feet in Fee Simple	7,830,781 sf x \$0.50/sf	\$3,915,391
Affected Site Improvements	Lump Sum-Contributory Value	\$10,000
	Total	\$3,925,391
	Rounded	\$3,925,000

The DOT appraiser has identified existing site improvements that require removal to facilitate the permanent and temporary easements in harmony with the bridge replacement project. Native vegetation, trees, and pipe fencing will be removed as a result of the State's project. The area encompassing the temporary construction easement of moderately wooded with a variety of underbrush and deciduous trees, and provides screening to the putting green of the red course's second hole and tee of the third hole. The acquisition area is also in close proximity to the driving range's 'landing zone', which is more well screened naturally due to rolling terrain features/and natural vegetation and trees that shall remain. A section of old pipe fencing shall be acquired and removed and is estimated to measure 27'± lineal feet. No other site improvements impacted by the State's acquisition are worthy of compensation. The total contributory value of the impacted site improvements is \$10,000.

The Taking: DOT will acquire the following:

- A partial take in fee simple of 1,312± square feet of land;
- A construction easement for the purpose of access, clearing and grubbing, material and/or equipment staging, installation of temporary cofferdams, earth retention system and water handling devices and channel stabilization during the replacement of Bridge Number 05576 acquired over an area of 4,526± square feet; and
- An easement to easement to slope for the support of the highway acquired over an area of 275± square feet.

AFTER VALUATION:

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

Extraordinary Assumptions:

As of the Effective Date, the world is engaged in a struggle to contain a viral pandemic known as 'COVID-19,' which has significantly incapacitated many nations and economies on a global scale. Countries around the world are struggling to control this novel coronavirus outbreak, causing widespread panic in most, if not all, markets and asset classes on a global scale. The pandemic is an ongoing situation on an unprecedented global scale. The effects of this outbreak are not fully quantified within real estate markets by way of sales and leasing activity, in addition to the impact of rising unemployment, non-payment of taxes and debt instruments, cash liquidity, availability or mortgage money, decreased rates of absorption, and a myriad of other variables integral to real estate valuation and buyer/seller decision making, which further influence the dynamics of supply and demand. The impact of the pandemic will likely not be fully understood for several months. As such, it must be noted that the value presented within this report considers transactions having occurred prior to and during the outbreak, with limited sales activity available as of the Date of the Report which captures the scope and severity of the pandemic's impact on value on a short-term or long-term basis. It is noted and stressed within the Appraisal Report that conditions may change and could impact future opinions of value.

That the acreage provided by the assessor is accurate and precise. If it were found that the acreage of the subject property deviates from actual physical conditions, your appraiser reserves the right to consider its impact on value.

No other Extraordinary Assumptions are necessary for the execution of this assignment. If these assumptions are proven to be different, your appraiser reserves the right to change the 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 Hypothetical Conditions are necessary for the execution of this assignment. If these assumptions are proven to be different, your appraiser reserves the right to change the opinion of value.

After Land Valuation: Based on the sales comparison approach, the Appraiser considered the same three sales and concluded that the fair market value of the subject land was unchanged at \$21,750/acre (\$0.50/sf, rounded), calculated as follows:

Item	Calculation	Value
7,829,194 square feet in Fee Simple	7,829,194 sf x \$0.50/sf	\$3,914,597
Slope Easement	275 sf x \$0.50/sf x 50%	\$69
Site Improvements	Lump Sum	\$0
	Total	\$3,914,666
	Rounded	\$3,914,500

Calculation of Permanent Damages

Item	Value
Before Valuation	\$3,925,000
After Valuation	\$3,914,500
<i>Permanent Damages</i>	\$10,500

Calculation of Temporary Damages

Construction Easement Area #1	4,526 sf x \$0.50/sf x 12% x 1 year	\$272
	Rounded	\$275

Total damages are then Permanent Damages plus Temporary Damages, \$10,500 + \$275 = \$10,775, rounded to \$11,000 (rounded).

RECOMMENDATION: Board approval of damages in the amount of \$11,000 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.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 21-188
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call Series
Contract: OC-DCS-CIV/SUR/LA-0046
Consultant: Zuvic, Inc.
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 #21-188, DCS is now submitting this new contract under On Call Series CIV/SUR/LA-0046 for Zuvic, Inc.

PRB 21-188 – Zuvic, Inc. (ZUV) originally established in 1988 and is locally located in Rocky Hill. ZUV has staff of 15 employees. DCS reports ZUV was awarded 1 contract over the past five years with \$325,065 total volume of work. The company has not been awarded any Formal Contracts with DCS over the past two years. ZUV has been awarded the following Tasks over the past two years.

OC-DCS-MBE-CIV-0009

• Task Letter #3	Walnut Drive Relocation	\$88,250	(Informal)
• Task Letter #3A	Walnut Drive Relocation	\$32,800	(PRB #20-062)
		Total	\$121,050

ZUV 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. ZUV will be operating under their Professional Engineering Corporation License (PEC#0000731). AssuredPartners reported that ZUV had incurred one (1) general liability or professional policy losses or claims during the past 5 years, not related to state funded project. Legal fees totaling \$16,239 were paid and no funds were paid on the settlement. ZUV scored a total of 264 out of a possible 320 points and is a DAS Certified MBE.

RECOMMENDATION – Staff recommends APPROVAL of the On-Call Contract for Zuvic, Inc. 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>
<u><i>Problem Solving Capabilities</i></u>	<u><i>20 Points</i></u>
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 #21-174 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 21-174. The motion passed unanimously.

PRB FILE #21-188 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 21-188. The motion passed unanimously.

9. NEXT MEETING – Monday, December 20, 2021.

The meeting adjourned.

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