

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 16, 2022 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on June 16, 2022 remotely via telephone conference at (866)-692-4541, passcode 85607781.

### Members Present:

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

### Members Absent:

### Staff Present:

Dimple Desai  
Thomas Jerram

### Guests Present

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

## OPEN SESSION

### 1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the June 13, 2022 Meeting. The motion passed unanimously.

### 2. COMMUNICATIONS

Director Desai informed the Board that Member Jeffrey Berger has been reappointed to the Board for a four-year term.

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

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

**DAMAGES: \$3,850,000**

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

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

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

This project also includes improvements to East Norwalk Station. The station receives increased commuter parking including handicap parking on both sides of the tracks. The station platforms are extended to accommodate six train cars in both directions. Additionally, the Walk Bridge Program is coordinating closely with the proposed development at 230 East Avenue.

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



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

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

**Highest and Best Use of the Appraised Land as Vacant**

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

**Highest and Best Use of the Appraised Land as Improved**

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

**CONCLUSION**

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



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

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

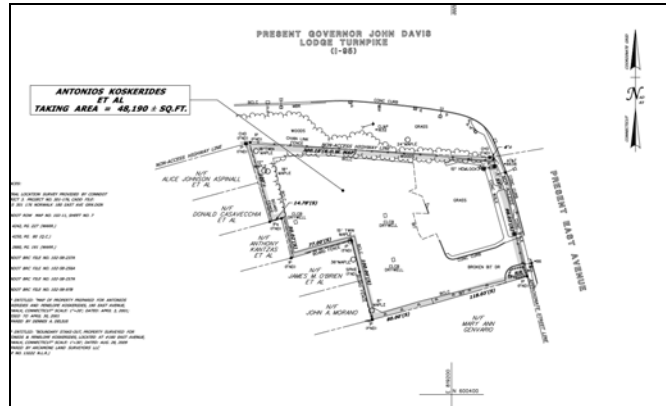
ITEM	SUBJECT 180 East Avenue	COMPARABLE #1 17 Isaacs Street	COMPARABLE #2 512 Main Avenue	COMPARABLE #3 520 Main Avenue			
<i>Unadjusted Sale Price</i>	N/A	\$89.44	\$46.55	\$38.30			
<b>ADJUSTMENTS</b>	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>+/- ADJ.</b>	<b>DESCRIPTION</b>	<b>+/- ADJ.</b>	<b>DESCRIPTION</b>	<b>+/- ADJ.</b>
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
FINANCING	N/A	N/A		N/A		N/A	
CONDITIONS OF SALE	Arm's Length	Arm's Length		Arm's Length		Arm's Length	
MARKET CONDITIONS	As of 1/19/22	As of 4/7/21		As of 3/1/21		As of 2/25/21	
<b>ADJUSTED SALE PRICE</b>		\$		\$		\$	
LOCATION/ZONE	GOOD/NB	GOOD/CBD		AVE/B-2	+11.64	AVE/B-2	-9.58
SIZE/SHAPE	1.10 AC/IRR	0.77 AC/RECT	-8.94	1.97 AC/RECT	+23.28	2.368 AC/RECT	+26.11
FRONTAGE/ACCESS	153'/GOOD	151.63'/GOOD		268.7'/GOOD	-2.33	268.7'/GOOD	-1.92
TOPOGRAPHY	F LEVEL	F LEVEL		F LEVEL		F LEVEL	
UTILITIES	ALL AVAIL	ALL AVAIL		ALL AVAIL		ALL AVAIL	
ENCUMBRANCES/APPURTENANCES	NONE	NONE		DRAIN/UTIL		SITE LINE	
PRESENT USE	COMMERCIAL	COMMERCIAL		COMMERCIAL		COMMERCIAL	
HIGHEST AND BEST USE	COMMERCIAL	COMMERCIAL		COMMERCIAL		COMMERCIAL	
<b>TOTAL ADJUSTMENT</b>			\$-8.94		\$+32.59		\$+33.77
<b>ADJUSTED SALE PRICE</b>		\$80.50		\$79.14		\$72.07	

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

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

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

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



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

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

**PRB #** 22-083  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call Multi-Discipline Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0047  
**Consultant:** Fuss & O'Neill, Inc.  
**Item Purpose:** New On-Call Contract

**PRB #** 22-084  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call Multi-Discipline Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0048  
**Consultant:** AI Engineers, Inc.  
**Item Purpose:** New On-Call Contract

**PRB #** 22-085  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call Multi-Discipline Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0049  
**Consultant:** H.F. Lenz Co.  
**Item Purpose:** New On-Call Contract

**PRB #** 22-086  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call Multi-Discipline Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0050  
**Consultant:** Garg Consulting Services, Inc.  
**Item Purpose:** New On-Call Contract

**PRB #** 22-087  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / On-Call Multi-Discipline Engineer Consulting Contracts  
**Contract:** OC-DCS-MDE-0051  
**Consultant:** Loureiro Engineering Associates, Inc.  
**Item Purpose:** New On-Call Contract

This is the 9<sup>th</sup> series of On-Call MDE (Multi-Disciplined) Engineer Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The five (5) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common

expiration date of 9/30/2024. The prior series of On-Call Contracts included a total cumulative fee of \$1,000,000 and expired on 4/01/2022.

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

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

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

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

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

- Expansion of Article W language – Non-Discrimination;
- Removal of Article X language – Executive Orders regarding references to XO 49;
- Expansion of Article Z language – Summary of State Ethics Laws to reflect new laws effective July 1, 2021;
- Changes to Article EE language – Related to an Attachment Notice for Campaign Contributions;
- Addition of Article JJ language – Access to Contract and State Data – requiring the Contractor to provide information to the Client Agency and State Auditors of Public Accounts;
- Addition of Article KK language – Large State Contract Representation for Contractor – requiring the Contractor to comply with Acting Governor Susan Bysiewicz’ Executive Order No.21-2, effective July 1, 2021 regarding gifts and the Contractor’s Principals or Key Personnel;
- Addition of Article LL language – Large State Contract Representation for Official or Employee of State Agency – requiring the State Official or Employee represents that the selection of a Contractor was not the result of collusion, gift, promise of a gift, etc;
- Addition of Article MM language – Iran Energy Investment Certification;
- Addition of Article NN language – Consulting Agreement Certification; and
- Addition of Article OO Language – Notices; and
- Addition of Exhibit A – Hourly Rate Schedule.

A Request for Qualifications (RFQ) for the consultant services was released on December 3, 2021 and elicited fifteen (15) responses at the January 11, 2022 due date for response. Seventeen (17) Respondents were interviewed. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system.

At the completion of the State Selection Panel process; DCS Management Team reviewed the results and recommended the approval of the following Firms under this Series. The selection of the Firms was approved by DAS Deputy Commissioner Petra on 4-27-2022.

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

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

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

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

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

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

PRB 22-084 – AI Engineers, Inc. (AI) is located in Middletown, originally established in 1991, has a staff of 100± employees including 40+ structural engineers, 20+ civil engineers, 5+ electrical engineers and 30+ construction managers. DCS reports the Consultant has been awarded seven contracts in the last five years with \$890,699 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

OC-DCS-MDE-0043:

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

OC-DCS-MDE-0037:

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

OC-DCS-CA-0022

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

OC-DCS-CA-0034 - None

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

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

HFL will be operating under its Professional Engineering Corporation (PEC#0001008). RLI reported that HFL has had 10 professional or general liability policy loss or claims during the past 5 years; all are closed for

a total incurred amount of \$271,493. None involved a State of CT project. HFL scored a total of 290 out of a possible 320 points.

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

OC-DCS-MDE-0042

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

OC-DCS-STR-0041 - None

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

PRB 22-087 – Loureiro Engineering Associates, Inc. (LEA) is located in Plainville and has a local staff of 134± employees including 15 civil engineers, 21 environmental engineers and four mechanical engineers. DCS reports LEA was awarded 3 contracts over the past five years with \$357,004 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

OC-DCS- ENGY-0031 - None

LEA will be operating under its Professional Engineering Corporation (PEC#0000379). WTW reported that LEA has incurred 2 general liability or professional policy losses or claims during the past 5 years. Both are closed. No claims were paid. LEA scored a total of 288 out of a possible 320 points

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

HOURLY RATE SCHEDULE

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

Staff have requested clarification of the following issues:

1. Please provide a Task Log for the Consultants under OC-DCS-MDE-0041 to 0046.  
DCS Response: See attached.  
Staff Response: DCS provided. OK.
2. Please clarify how BVH Integrated Services was placed on the Long List, interviewed and ranked 1<sup>st</sup> after the interviews, when it was subsequently learned that the Consultant was recently approved for a

MEP On-Call Contract and pursuant to DCS Policy a Consultant cannot be approved to be on both MEP & MDE On-Call Series.

**DCS Response:** There was some overlap in the timing of the advertisements and selections of the MEP and MDE series because some were extended and some were not. See attached approval memos. Also, that's exactly why BVH was not selected for an MDE on-call contract.

**Staff Response:** OK

- Please reconcile the differences between the different hourly rates for Job Titles negotiated for the MEP On-Call Series submitted to the Board on March 16, with those same Job Titles under this MDE Series, submitted two months later.

Labor Category	Per Hour	Labor Category	Per hour
Principal	\$ 215.00	Principal	\$215
Project Manager	\$ 165.00	Project Manager	\$195
Senior Mechanical Engineer	\$ 150.00	Senior Mechanical Engineer	\$180
Mechanical Engineer	\$ 135.00	Mechanical Engineer	\$135
Senior Electrical Engineer	\$ 150.00	Senior Electrical Engineer	\$180
Junior Electrical Engineer	\$ 130.00	Junior Electrical Engineer	\$130
Plumbing/FP	\$ 145.00	Plumbing/FP	\$170
		Civil Engineer	\$170
		Junior Civil Engineer	\$130
		Structural Engineer	\$170
		Junior Structural Engineer	\$130

**MEP Series submitted 3-16-2022**                      **Current MDE Series**

**DCS Response:** Rates are determined specific to contract type and as a whole of that particular group for that particular contract--not by job title across different on-calls. One list of hourly rates has nothing to do with the other. Additionally, as an aside, in most instances, the hourly rate per job title for each category has decreased since the last series for each particular on-call contract (see attached).

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

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

**Staff Response:** OK

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-080** – Mr. Berger moved and Mr. Halpert seconded a motion to suspend PRB FILE #22-080 pending receipt of information from DOT relative to this Project. The motion passed unanimously.



**PRB FILES #22-083, 22-084, 22-085, 22-086 & 22-087** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILES #22-083, 22-084, 22-085, 22-086 & 22-087. The motion passed unanimously.

**9. NEXT MEETING** – Monday, June 20, 2022.

The meeting adjourned.

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