

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 22, 2024

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

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on April 22, 2024. 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 Conference ID 917724280#.

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 Conference ID 917724280#. If you have any questions or need assistance to attend these Meetings, or for some reason the Call-In Numbers do not work, please contact SPRB Director Thomas Jerram, immediately, at thomas.jerram@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Staff Present – solely by means of electronic equipment:

Thomas Jerram

Guests Present – solely by means of electronic equipment:

David Barkin, DAS-RECS

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 April 18, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Members were reminded of the May 1, 2024 deadline to file their Statement of Financial Interest with the Office of State Ethics.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

EXECUTIVE SESSION

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:46. The motion passed unanimously.

PRB #: 24-060-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Upon completion of the Board’s review of this Proposal, Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:05. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 24-038
Origin/Client: DAS/DAS
Transaction/Contract Type AE / New ARC Contracts
Contract: OC-DCS-ARC-0073
Consultant: Friar Architecture, Inc.
Item Purpose: New On-Call Consultant Contracts

PRB # 24-039
Origin/Client: DAS/DAS
Transaction/Contract Type AE / New ARC Contracts
Contract: OC-DCS-ARC-0074
Consultant: Quisenberry Arcari Malik, LLC
Item Purpose: New On-Call Consultant Contracts

PRB # 24-040
Origin/Client: DAS/DAS
Transaction/Contract Type AE / New ARC Contracts
Contract: OC-DCS-ARC-0075
Consultant: Christopher Williams Architects, LLC
Item Purpose: New On-Call Consultant Contracts

PRB # 24-041
Origin/Client: DAS/DAS
Transaction/Contract Type AE / New ARC Contracts
Contract: OC-DCS-ARC-0076
Consultant: EDM Studio, Inc.
Item Purpose: New On-Call Consultant Contracts

PRB # 24-042
Origin/Client: DAS/DAS
Transaction/Contract Type AE / New ARC Contracts
Contract: OC-DCS-ARC-0077
Consultant: Maier Design Group, LLC
Item Purpose: New On-Call Consultant Contracts

PRB # 24-043
Origin/Client: DAS/DAS
Transaction/Contract Type AE / New ARC Contracts
Contract: OC-DCS-ARC-0078
Consultant: AE Design, LLC
Item Purpose: New On-Call Consultant Contracts

PRB # 24-044
Origin/Client: DAS/DAS
Transaction/Contract Type AE / New ARC Contracts
Contract: OC-DCS-ARC-0079
Consultant: Pirie Associates Architects, LLC
Item Purpose: New On-Call Consultant Contracts

This is the 11th series of On-Call Architect Consulting Contracts awarded by the Department of Administrative Services since 2002.

Under this Proposal DAS-RECS seeks the Board's approval of the seven (7) On-Call ARC Series Consultant Contracts with a maximum total cumulative fee of \$2,000,000 per contract and a common expiration date of 07/15/2026.

The six prior 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. Under PRB #23-140 to 23-145, the Board approved an extension of the contract expiration date to May 15, 2024. The \$1,000,000 maximum cumulative fee was unchanged.

DESCRIPTION: Provide on call architectural rapid response support services to the Department of Administrative Services for infrastructure work required by the CT DAS for work under its direction or for work under the direction of other CT agencies. The services to be provided require specific tasks as a Prime Consultant or as a sub-consultant for other CT DAS Prime Consultants or for work required for specific tasks directly for CT DAS. These contracts shall encompass the entire spectrum of elements associated with general architectural design and may involve the investigation, design and/or construction phases of any given project.

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

DAS-RECS has incorporated all Articles reflecting statutory changes/additions from the prior On-Call Series.

A Request for Qualifications (RFQ) for the consultant services was released on October 2, 2023 and elicited thirteen (13) responses at the November 3, 2023 due date for responses. All Respondents were interviewed. The State Selection Panel consisted of five members and rated each firm based upon a weighted ranking system (maximum 100 points per Panel Member).

At the completion of the State Selection Panel process; DAS-CS 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 Hobbs on January 11, 2024.

Rank	"Certified List" in "Order of Ranking"	Total Score	Most Recent Contract Signing Date	Awarded Within the Past Five Years		
				Total Number of Contracts	Total Volume of Work (\$)	MBE SBE
1.	Friar Architecture Inc.	486	06/30/23	3	\$3,116,814	SBE
2.	Quisenberry Arcari Malik, LLC (QA+M Architecture)	472	07/13/21	3	\$1,889,852	SBE
3.	Christopher William Architects LLC	468	06/20/22	1	\$1,077,659	SBE
4.	EDM Studio, Inc.	468	08/03/23	2	\$479,540	N/A
5.	Maier Design Group, LLC	466	07/08/21	2	\$874,602	SBE & MBE
6.	AE Design Group, LLC B	464	03/27/19	1	\$141,425	SBE
7.	Pirie Associates Architects	436	02/02/21	1	\$163,639	SBS & MBE

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

PRB 24-038 –Friar Architects, Inc. (FAI) is located in Farmington and was established in 1974. FAI currently has a staff of 19 employees including 6 professional architects and 1 interior designer. The company has been awarded the following on-call contract or formal contract in the past two years:

OC-DCS-ARC-0068	Friar Associates Inc	\$1,000,000	21-063
			23-142
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	

- PRB #23-099 - BI-2B-483-ARC - OCME Building Expansion and Renovation - \$1,669,742

FAI's Architecture Firm License (ARC.000113) is active. Victor Insurance Managers reported that FAI has experienced five general or professional policy loss or claims during the past 5 years, with four closed. None of these claims are related to projects funded by the State of Connecticut.

PRB 24-039 – Quisenberry Arcari Malik, LLC (QAM) was established in 2002. QAM is located in Farmington and has a staff of thirty-four (34) employees, including 17 architects. The company has been awarded the following on-call contract or formal contract in the past two years:

8/15/2023	OC-DCS-ARC-0066	Quisenberry Arcari Malik LLC	\$1,000,000	21-061
5/15/2024				23-140
	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	

QAM has an Architecture Firm License with the CT State DCP as ARC.000650 that is currently active. Maloney & Company 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.

PRB 24-040 – Christopher Williams Architects, LLC (CWA) originally established in 1986, has a local staff of 10 employees including 4 professional architects. The company has been awarded the following on-call contract or formal contract in the past two years:

8/15/2023	OC-DCS-ARC-0070	Christopher Williams Architects LLC	\$1,000,000	21-065
5/15/2024				23-144
	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	

CWA has an Architecture Firm 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.

PRB 24-041 – EDM Studio, Inc (EDM) originally established as EDM, CT in 1988 and formed EDM Studio, Inc in 2023. EDM is located in Unionville with a staff including 10 professional architects. The company has been awarded the following on-call contract or formal contract in the past two years:

OC-DCS-ROOF-0047	EDM Studio, Inc.	\$1,000,000	23-107
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EDM's Architecture Firm License (ARC.0000828) with the CT State DCP is active. Smith Brothers reported that EDM had no general liability or professional policy losses or claims during the past 5 years.

PRB 24-042 – Maier Design Group, LLC (MDG) was established in 1993 in Hartford and has a staff of 7 employees including 1 architect and 1 CAD technician. The company has been awarded the following on-call contract or formal contract in the past two years:

8/15/2023	OC-DCS-ARC-0067	Maier Design Group LLC	\$1,000,000	21-062
5/15/2024				23-141
	Task Letter #2	WCSU Newbury Hall Elevator	\$94,000	Informal
3/20/2023	Task Letter #5	Bridgeport Parole -Build Out	\$88,862	Informal
3/28/2023	Task Letter #6	Norwalk CC - Fire Alarm Door Replacement	\$41,339	Informal
	Task Letter #7	Thames River CC - GPA Renovation	\$75,000	Informal
1/2/2024	Task Letter #8	DVA Rocky Hill Campus Security & Access	\$39,448	Informal
		Total Informal TLs	\$338,649	
	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	\$533,672	
		Maximum Total Fee	\$1,000,000	
		Uncommitted (Remaining)	\$466,328	

- PRB #24-030 - BI-N-357-ARC - CSP Firing Range Reconstruction - \$791,682

MDG has an Architecture Firm License with the CT State DCP as ARC.000762 that is active. Smith Brothers Insurance, LLC reported that MDG had no general liability or professional policy losses or claims during the past 5 years.

PRB 24-043 – AE Design Group, LLC (AED) was established in 2015 in Southington and has a staff of 7 employees including 3 architects and 2 CAD technicians. The company has been awarded the following on-call contract or formal contract in the past two years: None.

AED has an Architecture Firm License with the CT State DCP as ARC.000891 that is active. Smith Brothers Insurance, LLC reported that AED had two general liability or professional policy losses or claims during the past 5 years. Both are closed with no claims paid.

PRB 24-044 – Pirie Associates Architects, LLC (PAA) was established in 2002 in New Haven and has a staff of 7 employees including 5 architects. The company has been awarded the following on-call contract or formal contract in the past two years:

	5/31/2023	OC-DCS-MBE-ARC-0016	Pirie Associates Architects LLC	\$500,000	20-238
Amend #1	9/15/2023			\$500,000	23-025
		Task Letter #1	Norwalk CC – Faculty Renov.	\$0	(Cancelled)
		Task Letter #2	QVCC – Playscape	\$0	(Cancelled)
		Task Letter #3	3 Rivers CC – Nursing Dept. Renov.	\$0	(Cancelled)
		Task Letter #4	Capital CC – GPA Renovation	\$0	(Exp to be Can)
		Task Letter #5	Manchester CC – GPA Renovation	\$0	(Cancelled)
		Task Letter #6	Austin Hawes Camp - Bath Replacement	\$218,950	(Pending)
		Task Letter #7	Above Ground Tank & Fueling Station	\$50,000	(Pending)
		Task Letter #8	Necropsy/Pathology Lab Study	\$37,395	Informal
			Total Committed Funds	\$306,345	
			Maximum Total Fee	\$500,000	
			Uncommitted (Remaining)	\$193,655	

PAA has an Architecture Firm License with the CT State DCP as ARC.000745 that is active. Smith Brothers Insurance, LLC reported that PAA had no general liability or professional policy losses or claims during the past 5 years.

A summary of the Consultant’s Hourly Rates is as follows:

HOURLY RATE SCHEDULE

Principal In Charge	\$205.00
Project Manager	\$175.00
Senior Engineer/Architect	\$170.00
Engineer/Architect	\$155.00
Senior Designer	\$145.00
Designer	\$120.00
Field Engineer	\$135.00
CAD/BIM Operator	\$100.00

RECOMMENDATION – Staff recommend approval of this new ARC On-Call Contract Series.

1. This on-call series that has a maximum cumulative fee of \$2,000,000/contract and a common expiration date of July 15, 2026

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #24-060-A – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILE #24-060-A, pending a Site Inspection of the Farm. The motion passed unanimously.

PRB FILES #24-038, 24-039, 24-040, 24-041, 24-042, 24-043 and 24-044 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILES #24-038, 24-039, 24-040, 24-041, 24-042, 24-043 and 24-044. The motion passed unanimously.

9. NEXT MEETING – Thursday, April 25, 2024 – will be held solely by means of electronic equipment.

The meeting adjourned.

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