

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 25, 2024

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United States, Hartford

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Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

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

Members Absent:

William Cianci

Staff Present – solely by means of electronic equipment:

Thomas Jerram

Guests Present – solely by means of electronic equipment:

Jenna Padula – 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 July 22, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

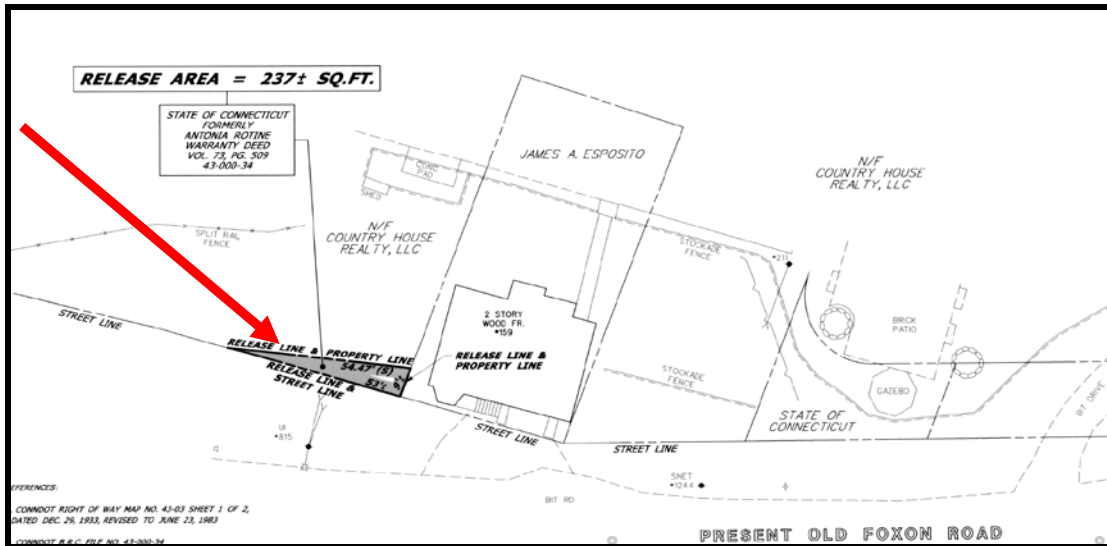
3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB # 24-106
Transaction/Contract Type: RE – Sale
Origin/Client: DOT/DOT
DOT Project #: 043-000-034A
Grantee: Country House Realty, LLC
Property: Old Foxon Road (237 sf) adjacent to Foxon Road (990)
Project Purpose: Sale by Abutter Bid
Item Purpose: Quit Claim Deed

Sale Price: \$6,750 plus \$1,000 Admin Fee

Under this Proposal (PRB #24-106) DOT seeks Board approval of a Sale by Sole Abutter Deed conveying approximately 237 sf of land to the Sole Abutter at 990 Foxon Blvd for \$6,750, plus a \$1,000 administrative fee.



Description:

The Release Parcel is a triangle-shaped remnant parcel containing 237 square feet, with 53'± of frontage on Old Foxon Road, and extends from a point to 9'± deep. The release land has upward sloping topography from the frontage and is overgrown with common vegetation.

Highest and Best Use:

After careful consideration, it is the opinion of the appraiser that the Highest and Best Use of the Release Land “As-Vacant,” is for assemblage purposes to an abutter. The release directly abuts two parcels that are contiguous, owned in common, and have an integrated highest and best use. A third lot (which does not abut to the release, however is similarly owned in common, contiguous, and with an integrated highest and best use) creates an assemblage operated as a banquet hall to the north of the subject being owned by James Esposito and an affiliate entity Country House Realty, LLC to which James Esposito is the principle.



Courtesy: Google Maps (2021 imagery)



Courtesy: Google Earth.

Sole Abutter Parcel:

The Sole Abutter is identified as an assemblage of three contiguous lots that are owned in common and have an integrated highest and best use. The appraisal considers an unrecorded survey composed by BL Companies which is provided in the addendum of this restricted appraisal report. The Sole Abutter is comprised of the following tax lots:

- 990 Foxon Road, East Haven Map 450, Block 5618, Lot 6

This lot is the assemblage's primary lot and measures 89,457± square feet (2.0537± acres). The site is zoned for commercial (CB-2) purposes and has an irregular shape.

This parcel is structurally improved with a banquet hall facility indicated to be originally constructed circa 1941, and totals 8,565± square feet with forced hot air heat, central cooling, and a full basement. A portion of the building's exterior is being renovated along the east façade and northeast corner. Ancillary site improvements include paved parking lot and driveway, light and end utility poles, and landscaping.

- 159 Old Foxon Road, East Haven Map 450, Block 5618, Lot 5

The parcel is supplementary to the assemblage and totals 5,027± square feet (0.1154± acre) of commercial land that is zoned for commercial (CB-2) purposes and is rectangular in shape.

This parcel is currently structurally improved with a two-story wood frame building with full walkout-level basement. Site improvements include concrete walkways and parking area.

- 511 Foxon Boulevard, New Haven Map 123, Block 1254, Lot 100

This site contains 15,837± square feet (0.3636± acre) of commercial land and is zoned General Business (BA) and is triangular in shape, corner lot, at the signalized intersection of Foxon Boulevard /Foxon Road (Route 80) and Old Foxon Road.

This parcel is improved with an ATM bank kiosk as well as assorted supplementary site improvements including but not limited to paved asphalt parking lot and driveway, pole lighting, signage and landscaping.

For the purposes of this appraisal, the site area utilized is 110,321± square feet, being the appraiser's understanding of all titled land owned in fee as of the effective date (Before).

It is notable the Sole Abutter assemblage was recently offered for sale to the open market, with its listing having since expired prior to the effective date of appraisal. The listing went active as of August 16, 2021 at an original list price of \$3,500,000. The MLS shows the property went under contract twice, but in each case returned to being actively marketed for sale, before the listing expired as of August 1, 2023. There were no list price reductions during the listing's tenure. The asking price is equivalent to \$31.27 per square foot of land value, which is inclusive of existing building and site improvements that generally provides substantial contributory value to the land. The property has not been actively marketed since said listing's expiration.

Staff verified the expired listing information cited in the DOT Appraisal Report. In the MLS Listing (#170429840) the Listing Broker included the following remarks:

Existing 8,500 SF wedding venue plus a single-family house on 2.2 acres of land. 523 FT of commercial land. Traffic count is 25,700 CPD. Value is in the land. Access to traffic signal. Directly opposite Aldi, TD Bank, Auto Zone and more. Heavy retail trade area.

As assembled, the sole abutting property will now consist of 110,558± square feet, or 2.538 acres.

The East Haven Zoning Board of Appeals (ZBA) Agenda for their October 19, 2023 Meeting the following Agenda Item for Public Hearings:

Application No. 23-27 – on behalf of James Esposito for Country House Realty, LLC. 990 Foxon Road, East Haven, CT, Assessor's Map 450, Block 5618, Lot 006, CB-2 District, requesting variances to Sections 25.1, Schedule B Lines 5, 6 and 7), 25.3, 25.4, 25.4.4 and 25.7.2 of the East Haven Zoning Regulations to allow the redevelopment of a commercial property that includes a self-storage building to come to a point 12.5 feet from the street line where 25 feet is required, and to allow the building at a height of 46 feet where 40 feet is the maximum height allowed. Also, to allow outside storage for a dumpster to be located within a street line setback area.

3b. Discussion and possible decision on Application No. 23-27

Minutes from the ZBA Meeting included the following:

Application No. 23-27 – on behalf of James Esposito for Country House Realty, LLC. 990 Foxon Road. John Mancini, with BL Industries, gave an overview of the existing property. He apologized for talking loudly earlier when he was talking to the neighbors of the property. The first map he showed was an aerial view. He pointed at a neighbor's driveway that crosses over the subject property. The applicant has decided to adjust the building and give a permanent easement so that the driveway does not have to move. The easement will be placed on the land records. He said the neighbors are happy with it. Mr. Budrow reminded Mr. Mancini that the Board does not have new site plans. Mr. Mancini went to get copies. Matt Bruton presented and described the proposal. He described three hardships. There are frontages on two roads. Only the self-storage building needs variances for the height and front setback, and a dumpster location. He said the shape of the lot is unique and eighty percent of the lot is a road frontage. The final hardship is the slope that runs from Foxon Road to Old Foxon Road. They are proposing the storage building at the lowest grade on the lot. Mr. Carbone questioned the interior traffic pattern.

Mr. James Esposito, the property owner, spoke. He said he has owned the property since 1959 and this proposal is a gateway to East Haven. He feels other developers will come in when they see this proposal get built. Mr. Gersz says this development is a great idea. Mr. Esposito said he has been closed for two years. Mr. Mancini added that he thinks there could be other economic improvements made along Route 80.

MOTION: Mr. Wobensmith made a motion to close the public hearing for Application No. 23-27. Mr. Gersz seconded the motion. All were in favor. Motion carried, 5-0. Deliberation: Mr. Gersz said it's a great thing for the Town. Mr. Wobensmith likes the fact that the self-storage building will be set down. It's a great layout. Ms. Sparago said there are hardships there. She would like the dumpster screened on all visible sides. Mr. Budrow confirmed a possible condition for the dumpster being screened with a fence and landscaping. Mr. Carbone doesn't want to see a big investment that might not work. He pointed out a nearby strip plaza with one tenant. MOTION: Ms. Sparago made a motion to approve Application No. 23-27 and referred to Section 51.7.1, 51.7.2 and 51.7.4 of the Zoning Regulations. She also recommended a deeded easement be granted to the neighbor and the dumpster be screened. Mr. Gersz seconded the motion. All were in favor. Motion carried, 5-0.

A Public Hearing was held on November 21, 2023 that included the following Agenda Item:

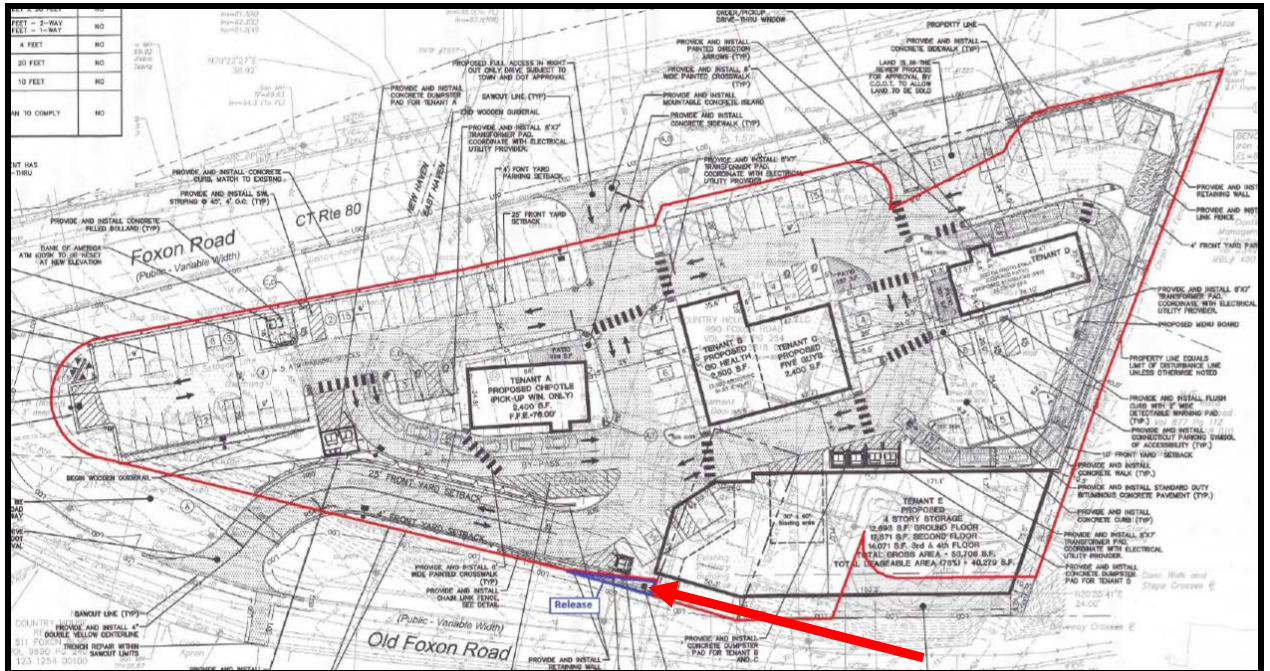
Application No. 23-23 – on behalf of CPDE East Haven, LLC., 990 Foxon Road. An Application for a Site Plan Review to redevelop a commercial property proposing the replacement of an existing banquet facility with a self-storage building and four commercial business.

From the Meeting Minutes:

Kevin Hixson of BL Companies presented. He introduced John Mancini, also with BL Companies. He showed the Commission a map showing various parcels. The State owns three parcels known as "excess land" and the applicant is looking to purchase them. Mr. Mancini described the process to purchase them. The proposal states the total acreage as inclusive of the State parcels. Mr. Hixson described the proposed project layout with three food serve establishments, a medical clinic and a self-storage building. In the New Haven portion of the property will be an ATM and additional parking spaces. The applicant has submitted the plans to the City of New Haven for review. He showed a lighting and photometric plan.

The Public Hearing was closed on that night.

Discussion and possible decision on Application No. 23-23 – on behalf of CPDE East Haven, LLC., 990 Foxon Road. Mr. Fusco felt that everything Mr. Mancini has done to help the neighbors is good. This property is a Gateway. Ms. Asid sees this as a nice development. Mr. Shaul feels they have covered all the bases. Mr. Tarducci agreed. Ms. Asid feels the record is substantial. MOTION: Mr. Tarducci made a motion to approve Application No. 23-23 with all nine conditions imposed. Mr. Shaul seconded the motion. A roll call vote was called and all were in favor. Motion carried, 5-0.



Red Arrow: Identifying general area of Release Parcel.

A Second Public Hearing was held on April 3, 2024 that included the following Agenda Item:

Application No. 24-10 – on behalf of James A. Esposito (Country House Realty, LLC.) An Application for a subdivision of property to create four new properties/lots.

The Public Hearing was closed on that night.

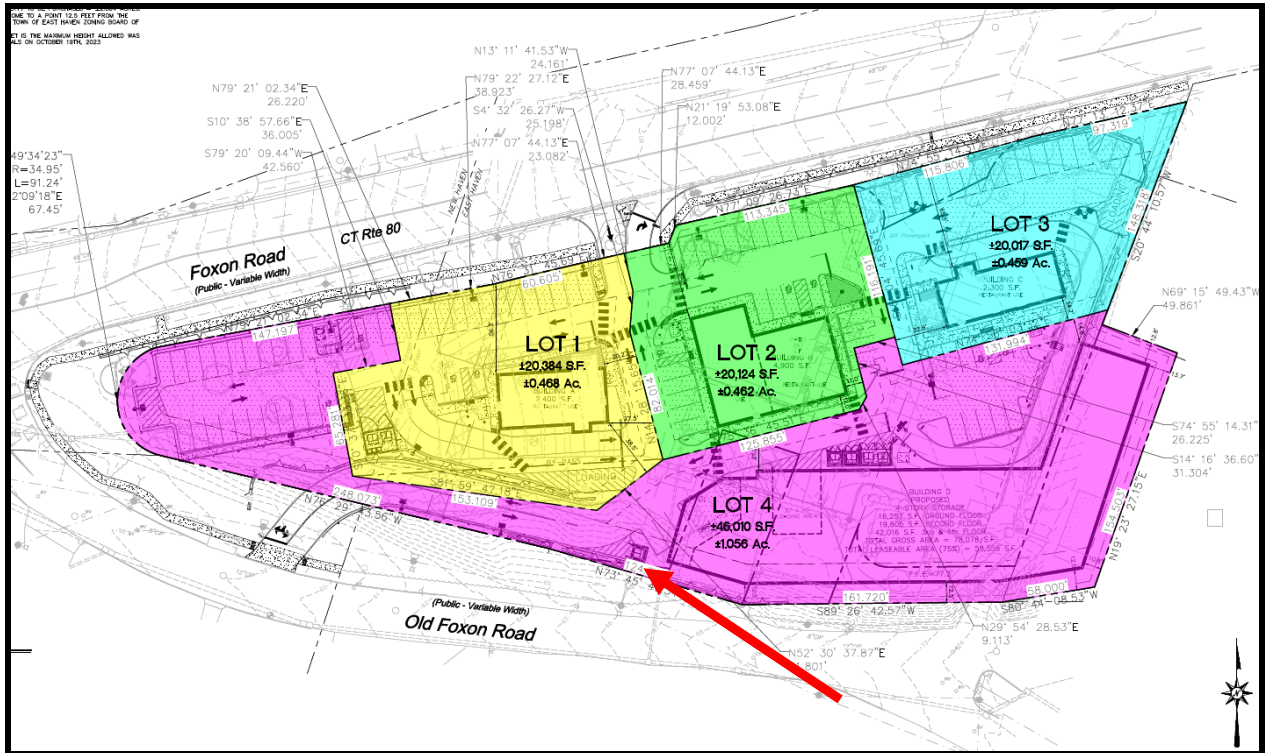
From the Meeting Minutes:

Application No. 24-10 – on behalf of James A. Esposito (Country House Realty, LLC.)

Kevin Hixson, senior project manager with BL Companies, presented. He displayed a lot line consolidation map. The property owner is closing on a purchase for the neighbor's lot. He said there were three other parcels that were being purchased. He then displayed a site plan showing four parcels. Ms. Asid asked what the benefit of doing this. Mr. Hixson it benefits the tenants, who would prefer their own lot. He stated there will be four lots all under one ownership. Mr. Tarducci asked if the storage building was purchased. Mr. Budrow told the Commission that there have been phone calls to the office regarding the self-storage part of the plan. Ms. Cindy Sparago asked what happens if one lot is sold off, what happens to the traffic. She also asked how the self-storage building is affected on its own lot. Mr. Budrow said all of the proposed lots are conforming. He added that the expanded storage building will not be nonconforming.

MOTION: Mr. Tarducci made a motion to close the public hearing for Application No. 24-10. Mr. Cubellotti seconded the motion. All were in favor. Motion carried, 4-0.

Application No. 24-10 – on behalf of James A. Esposito (Country House Realty, LLC.) The Commission didn't have any more comments. MOTION: Mr. Tarducci made a motion to approve Application No. 24-10. Mr. Cubellotti seconded the motion. All were in favor. Motion carried, 4-0.



Red Arrow: Identifying general area of Release Parcel.

The Four Parcels total 212,995 square feet, or 4.89 acres, includes other lands owned by the State, to be reviewed under PRB #24-107 and 24-108, as well as a 0.19 acre lot owned by Roca @ 141 Old Foxon Road, not considered as part of the Larger Parcel.



Before Valuation – With the release of this parcel via a Sale by Abutter Bid, DOT Appraiser Steven C. Miller appraised the abutter property, as of November 7, 2023. Based on the sales comparison approach, the Appraiser utilized four sales of land in East Haven (2), North Haven and North Branford that sold between 2021 and 2023.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$9.25/square foot x 110,321 sf = or \$1,020,469, rounded to \$1,020,000.

After Valuation – Based on the sales comparison approach, the Appraiser considered the same four sales of land as in the Before Valuation and after adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land, as assembled, was unchanged at \$9.25/sf and calculated a direct valuation as follows:

$$\$9.25/\text{sf} \times 237 \text{ sf} = \$2,192, \text{ rounded to } \$2,200.$$

DOT provided the following narrative in support of this Proposal:

Attached are a deed and map for the proposed release of 237± square feet, more or less, of State land located on the northerly side of Old Foxon Road in the Town of East Haven. The subject property was acquired by the Department of Transportation (Department) in 1929 for the construction of Foxon Road before it was relocated to its current location.

The abutting property owner, James A. Esposito, the Manager of Country House Realty, LLC, reached out to acquire three parcels of State land abutting his property in East Haven in order to redevelop the site.

On November 7, 2023, an appraisal was prepared by staff appraiser Steven C. Miller who established a release value of \$2,200.00 for this parcel. An abutter bid was held on February 21, 2024 with an asking price of \$9,000.00. Mr. Esposito submitted a bid in the amount of \$6,750.00 which was accepted by the Department.

This conveyance is for the final sale price of \$7,750.00, which is the accepted bid amount plus a \$1,000.00 administrative fee.

Recommendation – Staff recommend approval of this Proposal - Sale by Abutter Bid - in the amount of \$6,750 (plus \$1,000 Admin Fee = \$7,750 in QC Deed).

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of East Haven declined to purchase and the legislative delegation received the required notification on November 13, 2023.
- The release value of \$6,750 is 306% of the appraised value, and it will return the property to the East Haven tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the survey map filed in the local Land Records.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #:	24-103
Origin/Client:	DAS/DAS-FM
Transaction/Contract Type:	AE / ARC Services Contract
Project Number:	BI-2B-498
Contract:	BI-2B-498-ARC
Consultant:	The S/L/A/M Collaborative, Inc.
Property:	Hartford, Columbus Blvd (450)
Project purpose:	450 Columbus Blvd. Building/Agency Space Consolidation
Item Purpose:	New Consultant Contract

PROPOSED AMOUNT: \$1,914,410

Project Background:

On December 13, 2012 the Board, under PRB #12-313 approved Contract BI-2B-358-ARC to retain the Consultant – Tecton Architects – for the initiation of a pre-design study and then completion of schematic design documents related to the Hartford Acquisition Project – the acquisition of two buildings in Hartford – 450 Columbus Blvd and 55 Farmington Ave. Subsequently, under PRB #13-015, Commission Letter #1 to the ARC contract was approved to retain ARCADIS US to develop an inventory of the existing furniture, artwork and equipment which is intended to remain on the premises as part of the purchase and sale agreement.

On March 4, 2013 the Board, under PRB #13-005, approved a Purchase and Sale Agreement for the purchase of this property. The State of Connecticut acquired this property from CT River Plaza, LLC for \$34,500,000, as recorded in on August 23, 2013 in a Warranty Deed beginning on page 77 of volume 6722 of the Hartford Land Records. OPM's 2023 Building Inventory noted 1,724 employees were assigned to this facility.

450 Columbus Boulevard, a Class A office complex situated along the Connecticut River, consists of two office buildings totaling 556,000 square feet. The Facility is located at the intersection of I-91 and I-84 (The Crossroads of New England) with convenient access to all major thoroughfares. The property was originally constructed in 1984 by Richard Gordon, former owner of the Hartford Whalers. The Building was revitalized in 2010, and after being purchased by the State of Connecticut in 2013 underwent major renovation in 2015/2016. The Building began accepting tenants in June 2016 (Courtesy: Konover Commercial).

From Form 1105:

In 2020, as a result of the Covid Pandemic, the State of Connecticut was forced to limit the majority of state workers to telework to avoid spreading the disease. Telework proved to be successful for most workers as they were able to maintain productivity and quality of work. In 2021, the State signed an agreement with the unions allowing up to 80% telework for most unionized positions. State office use is at 20% of pre-Covid usage. Our initial focus is a goal of reducing average square footage per Division/Agency by 50%.

The State of Connecticut is planning to capitalize on the success of telework by consolidating into our larger and most efficient properties and eventually dispossessing less efficient properties in an effort to reduce the states cost of doing business by reducing the total amount of office square footage owned and operated by the state.

In support of this project DAS advertised for BI-2B-498-ARC on May 11, 2023 with responses due by June 12, 2023. The construction budget was estimated at \$4,200,000. This RFQ is currently

identified as 'Under Evaluation.'

Under this proposal (PRB #24-103), DAS-RECS is now seeking Board approval of a new Consultant Contract – BI-2B-498-ARC to expend \$1,914,410 for design and construction administration services to support the Project - 450 Columbus Blvd. Building/Agency Space Consolidation.

DAS provided the following narrative in support of this request.

This project includes two pieces.

The first main piece is a pilot study with implementation of approximately 558,000 GSF at 450 Columbus Blvd. office building complex; scope shall include evaluation of existing state agencies in the building to determine operational needs. Development of the Space Utilization Master Plan to consolidate the existing agencies in 450 Columbus Blvd. and allow for the additional agencies to be consolidated into the building. The agencies to be relocated to 450 Columbus Blvd. are as follows;

- ~ 450 DMV Staff from 60 State St. in Wethersfield, CT
- ~ 120 BITs Staff from 55 Farmington Ave. in Hartford, CT
- ~ 100 CTECS Staff from 39 Woodland St. in Hartford, CT

Design and implementation of new commissioner suites for each of the relocated agencies. Replanning through the re-configuration of the existing furniture, electrical, and information technology (IT) to support densified floor plates. Provide additional furniture specifications to augment the existing inventory to meet the new strategy requirements. Recommend and advise on scheduling software for desk and room reservations.

The second piece is based on the strategies agreed upon for the 450 Columbus project, provide space planning for a full restack of the 55 Farmington complex. This study shall include floor plate layouts, furniture plans, and cost estimating. The effort should provide an approximate cost of implantation so the owner can make an informed decision if full implementation should be considered for 55 Farmington.

In May 2023 DAS issued a Request for Qualifications for Architect/Engineer (A/E) Consultant Services related to the Design Bid Build Project - 450 Columbus Blvd. Building/Agency Space Consolidation. DAS-RECS elicited seven (7) responses to the advertisement. The State Selection Panel consisted of 5 members. Using the ratings of the QBS Selection Panel the DAS/CS Policy & Procurement Unit created a certified list of the three (3) most highly qualified Consultants. These firms were as follows, Heery Architecture dba CBRE Design Collective, Perkins Eastman Architects, DPC and The S/L/A/M Collaborative, Inc.

Each of the three (3) most highly qualified Consultants will be required to complete and submit to the DAS-RECS Policy and Procurement Unit an initial cost proposal, cost proposal template spreadsheet, a list of all proposed subconsultants and their respective scopes of work, and clarifications and/or exclusions to the Consultant's fee proposal. The DAS-RECS Policy & Procurement Unit will then forward each proposal to the DAS-RECS Negotiation Committee for evaluation. The Negotiation Committee will hold a meeting with each Consultant to review the scope and determine if the Consultant wants or needs to adjust any aspect of its proposal. The Negotiation Committee will determine which of the top three Consultants they deem most likely to provide the best value to the State considering qualitative ratings, fee proposal, past volume of work with DAS, and other statutory and regulatory requirements. The Negotiation Committee will then meet with best value firm to discuss and negotiate the final fee. If the firm is unwilling to adjust their fee if requested, the Negotiation Committee may review the next highest best value firm and negotiate their fee accordingly. The same process will be applied to the remaining firm if warranted. After negotiations have concluded, the Negotiation Committee will then present to the

Deputy Commissioner a *Letter of Recommendation*.

Heery Architecture dba CBRE Design Collective was initially recommended for contract award as representing the best value for the State, but failed to provide documentation to DAS-RECS pursuant to their selection. DAS-RECS subsequently terminated their selection on May 2, 2024.

DAS-RECS then selected the second best value to the State - The S/L/A/M Collaborative, Inc. (“SLAM”).

The overall construction and total project budget have been established at \$1,203,850 and \$8,000,000 respectively. DAS confirmed funding is available in the amount of \$2,052,621.

The overall compensation rate for this basic service is \$1,708,460 with an additional \$205,950 for Special Services, for a total fee of \$1,914,410.

S/L/A/M Collaborative Basic Service Fee (#24-103)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
55 Farmington Ave Study (60 days from NTP)	\$147,180				
450 Columbus Boulevard Study (120 days from NTP)	\$332,600				
Schematic Design Phase (75 days from NTP)	\$285,050				
Design Development Phase (75 days from NTP)	\$295,850				
Construction Document Phase (90 days from NTP)	\$251,480				
Bidding and Review Phase	\$44,400				
Change Management (NTE)	\$30,000				
Construction Administration Phase (12 months)	<u>\$321,900</u>				
TOTAL BASIC SERVICE FEE (#24-103) (A)	\$1,708,460		\$1,708,460	\$1,203,850	141.92%
S/L/A/M Collaborative Special Services Fee (#24-103)					
Furnishings and Furniture System Procurement Support		\$90,000			
Space Reservation and Booking Software		\$27,810			
Acoustical Engineering Services		\$42,500			
Security Design and Electronic/A-V & Telecommunications		<u>\$45,640</u>			
TOTAL SPECIAL SERVICES (B) (24-103)		\$205,950			
TOTAL FEE #24-103 (A) + (B)			\$1,914,410	\$1,203,850	159.02%

DAS has authorized the Consultant to retain the following Sub-Consultants as follows:

1. STV, Inc to provide Furnishings and Furniture System Procurement Support services = \$90,000;
 - Coordinate the purchasing of the required FF&E items through the State’s vendors.
 - Integrate the FF&E delivery and installation with the construction activities.
 - Coordinate delivery schedules.
 - Accept deliveries of FF&E.
 - Conduct quality control reviews.
 - Post occupancy follow-up with staff.

2. STV, Inc. to provide Space Reservation and Booking Software = \$27,810;

The scope of the Space Reservation and Booking Software Selection Services shall include the following services:

 - Research and recommend software programs for desk and room reservations.
 - Work with the States Information Technology group to determine compatibility with existing infrastructure.
 - Determine the needs of the software through coordination with DAS leadership.
 - Present at least 3 software options to the DAS team comparing; features, remote access, ease of use, cost, and integration.
 - Facilitate training and attend meetings and education session as needed.
 - Create an inventory of all assignable spaces, offices, conference rooms and cubicles to provide to the selected software company.

3. Cavanaugh Tocci Associates Inc. to provide Acoustical Engineering Services = \$42,500;
The scope of the Acoustical Engineering Services shall include the following services:
 1. Sound Isolation
 - a. Review of demising wall sound isolation for the occupied areas which are renovated with general recommendations for offices, meeting rooms, MEP equipment rooms.
 - b. Glazing and door types separating occupied spaces.
 2. Room Acoustics
 - a. Review of typical room finishes for occupied areas such as open plan office areas, private offices, meeting rooms and other amenity spaces.
 3. Open Office Acoustics
 - a. Review of room finishes, HVAC systems, sound masking levels and office furniture as they relate to their contributions to speech intelligibility between open office cubicles.
 4. HVAC Noise and Vibration
 - a. Review of vibration isolation for new mechanical systems
 - b. Review and recommendations for control of duct borne sound transmitted from new HVAC equipment to typical worst case paths served by the equipment.

4. BVH Integrated Services, Inc. to provide Security Design and Electronic/Audio-Visual & Telecommunications Consultant = \$45,640;
 1. Audio/Visual & Telecommunications System Engineering
 - a. 450 Columbus Boulevard Study Phase;
 - b. 55 Farmington Study Phase;
 - c. Schematic Design Phase;
 - d. Design Development Phase;
 - e. Construction Documents Phase;
 - f. Bid and Negotiation Phase;
 - g. Construction Administration Phase;
 2. Electronic Safety and Security System Engineering
 - a. 450 Columbus Boulevard Study Phase;
 - b. 55 Farmington Study Phase;
 - c. Schematic Design Phase;
 - d. Design Development Phase;
 - e. Construction Documents Phase;
 - f. Bid and Negotiation Phase;
 - g. Construction Administration Phase.

5. STV, Inc to provide Change Management services = \$30,000 (NTE);
 - Provide Change Management services as requested by CT DAS which may include but is not limited to the following items below:
 - Create action plans.
 - Create communication documents.
 - Assist DAS Change Staff as required.

Staff followed up with DAS-RECS and asked following to clarify:

1. Please confirm funding is in place for pre-construction phase services as it was identified as 'expected to be in place on 7-17-2024' in the supporting material provided.
DAS Response: DAS/RECS will upload confirmation of funding to the SPRB SharePoint site under separate cover.
Staff Response: DAS-RECS has provided confirmation of funding. OK

2. Please provide 1264 Consultant Services Fee Proposal Spreadsheet and QBS Submittal Booklet from the other top-three firms - Perkins Eastman Architects, DPC and Heery Architecture dba CBRE Design Collective.
DAS Response: DAS/RECS has uploaded the requested spreadsheet and QBS Submittal Booklets to the SPRB SharePoint site.
Staff Response: DAS-RECS provided the QBS Submittal Booklets and Form 1264 for each of the two Consultants not selected. All were reviewed. OK

3. Please provide Letter of Recommendation referenced in Form 1267, Item #5, from the Negotiation Committee (also referenced in Item 3.5 of RFQ) wherein it was concluded The S/L/A/M Collaborative, Inc. provided the best value for the State.
DAS Response: DAS/RECS has uploaded the Letter of Recommendation. Please note, this letter recommends CBRE but discusses the qualifications of S/L/A/M, as well. We have also uploaded the letter to CBRE explaining why DAS/RECS ended negotiations and moved to the second firm.
Staff Response: While Heery Architecture dba CBRE Design Collective (CBRE) had the lowest fee/quality point, DAS-RECS subsequently terminated the negotiations as CBRE was unresponsive to supplying requisite information. It should be noted that the S/L/A/M fee proposal was approximately \$7,000 more than the CBRE proposal. Perkins Eastman propose a significantly higher fee structure.

RECOMMENDATION: Staff recommend approval of this Contract with The S/L/A/M Collaborative. This Project, when completed, will further consolidate the State's overall real estate footprint and at the same time better utilize the State's most efficient office space.

- The May 2023 RFQ elicited seven responses. The Selection Panel interviewed five firms and ultimately recommended the retention of The S/L/A/M Collaborative, Inc. The selection was approved by Deputy Commissioner Hobbs on 5/14/2024.
- SLAM is located in Hartford, was established in 1976 and has a staff of 285 employees including 175 professional architects. SLAM has a Joint Practice License with the CT State DCP as JP.0000005.
- Smith Brothers reported that SLAM had two general or professional policy loss or claims during the past 5 years. Both are closed (\$0 paid).
- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 5/24/2024.

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #24-106 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #24-106. The motion passed unanimously.

PRB FILE #24-103 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #24-103. The motion passed unanimously.

9. **NEXT MEETING** – Monday, July 29, 2024 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

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

