

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

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.

Microsoft Teams Meeting Join on your computer, mobile app or room device. Click here to join the meeting Meeting ID: 273 299 692 323 Passcode: uLQBFw Download Teams Join on the web	Or call in (audio only) +1 860-840-2075, 917724280# United States, Hartford Phone Conference ID: 917 724 280#
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Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
Mark A. Shiffrin, Secretary
Eric Coleman
Russell Morin

Staff Present – solely by means of electronic equipment:

Thomas Jerram

Members Absent:

Guest Present – solely by means of electronic equipment:

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Coleman moved and Mr. Berger seconded a motion to approve the Minutes of the June 26, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

Town of Shelton



Land Sale to Sole Abutter – CGS 3-14b(c) – Town Option to Purchase

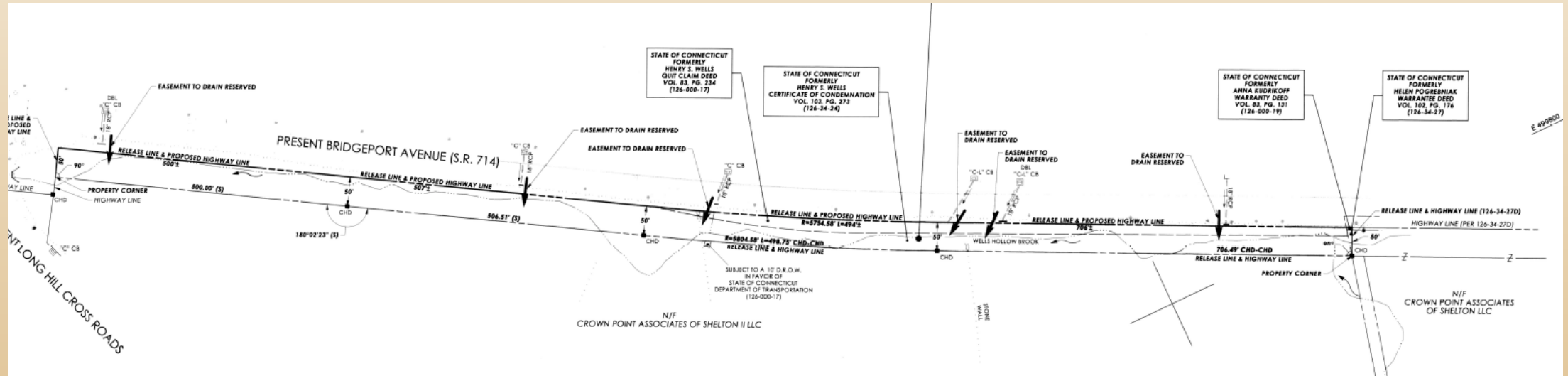
<i>PRB #</i>	25-090
<i>Transaction/Contract Type:</i>	RE – Sale
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	126-034-024A
<i>Grantee:</i>	Town of Shelton
<i>Property:</i>	Bridgeport Avenue - 2.54 acres within ROW
<i>Project Purpose:</i>	Sale Pursuant to CGS §3-14b(c)
<i>Item Purpose:</i>	Quit Claim Deed
<i>Date:</i>	June 30, 2025

CONVEYANCE FEE: \$221,000 (inclusive of Administrative Fee = \$1,000)

PROJECT BRIEF

Under this Proposal (PRB #25-090) DOT seeks Board approval of a Sale pursuant to CGS §3-14b(c) conveying to the Town of Shelton approximately 2.54± acres of land located within the Route 714 highway right of way, approximately 2,200' long by 50' wide for \$221,000, inclusive of \$1,000 Admin Fee.

CGS §8-24 requires the municipality's Planning & Zoning Commission provide a favorable recommendation prior to a purchase. This was received on June 25, 2025. <https://www.youtube.com/watch?v=iRh2dc7mfP0>



MAP SHOWING LAND RELEASE

State Properties Review Board

PRB #25-090

Google Street View



Google Street View



Courtesy: Google Maps

Appraiser Photos



View of Wells Hollow Brook Looking Northerly.



**View of Release Parcel Looking Southwesterly.
Bridgeport Avenue on Right Side of Photo.**

Appraiser Photos



View of Release Parcel Looking Northerly Towards Bridgeport Avenue.



View of Frontage Along Bridgeport Avenue Looking Southwesterly. Release Parcel Left of Telephone Pole.

Appraiser Photos



View of Bridgeport Avenue Frontage Looking Northeasterly. Release Parcel on Right Side of Photo Near Treeline.



View of Bridgeport Avenue Frontage Looking Northeasterly. Release Parcel on Right Side of Photo.

Brief Narrative of Release Parcel

The State of Connecticut is proposing to release a parcel of land consisting of 2.54± acres. The release parcel represents excess land that was previously acquired for the construction of Bridgeport Avenue. The release parcel is located along the southwesterly side of Bridgeport Avenue and extends along the entire frontage of the logical abutter property. The release parcel consists of a long strip of land that is generally rectangular in shape with dimensions of 2,207' x 50' 2,211.75' x 50'. The release parcel is subject to easements to drain reserved in favor of the State of Connecticut (D.O.T.) or its assigns and an easement for existing utilities reserved in favor of the State of Connecticut (D.O.T.) or its assigns. The easements to drain include six (6) designated areas where water generated from Bridgeport Avenue will flow onto the release parcel. The release parcel consists mostly of a watercourse identified as Wells Hollow Brook which flows in a southwesterly direction along Bridgeport Avenue. Wells Hollow Brook is a tributary of the nearby Far Mill River which is located to the south of the logical abutter property. The release parcel has varying topography with portions below the grade of the Bridgeport Avenue frontage. The release parcel includes native vegetation and trees and consists of mostly wetlands due to the presence of the brook.

Brief Narrative of the Logical/Sole Abutter Parcel

The logical abutter subject property consists of land area totaling 17.44± acres or 759,792± square feet per survey map. The property is located along the southeasterly side of Bridgeport Avenue (S.R. 714) in Shelton. The property has additional frontage along the northwesterly side of Long Hill Cross Road. The property is comprised of (2) contiguous parcels under the same ownership known as Lot 15 Bridgeport Avenue and 48 Long Hill Cross Road. It is noted that there is a discrepancy in the lot sizes of the parcels based on assessor records and the survey map of the property. The assessor records report that Lot 15 Bridgeport Avenue contains 15.88± acres and 48 Long Hill Cross Road contains 1.83± acres for a combined lot size of 17.71± acres. For valuation purposes, this appraiser has relied upon the survey map which has a combined lot size of 17.44± acres. It is noted that there are several improved properties abutting the logical abutter property to the north fronting along Bridgeport Avenue that are held under common ownership. The northerly abutting properties are stand-alone properties with different highest and best uses and are not considered to be part of the Larger Parcel.

Brief Narrative of Sole Abutter Parcel – Highest and Best Use

The underlying zone of the logical abutter property is currently LIP (Light Industrial Park). The property owner has filed an application for a zone change to Planned Development District (PDD). Based on a discussion with the City of Shelton Zoning Enforcement Officer, the granting of the zone change is highly likely. The intent of a Planned Development District is to encourage and accomodate unique and desirable development that will be consistent with the long range, orderly development of an area but is not accommodated by the established conventional zoning of that area by virtue of use and/or area, location and bulk standards. Each Planned Development District is another independent zoning district created to accomplish a specific purpose, complete with its unique and narrowly drawn permitted uses and bulk standards and other applicable zoning provisions, whether set forth specifically therein or or incorporated by reference to the applicable provisions of the overall city-wide zoning regulations. The uses permitted within this Planned Development District include the following: A full service hotel, retails stores, restaurants with take-out service and drive-up service windows, a grocery store, business and professional offices, and physical fitness centers.

Considering all factors previously noted and the uses allowed in the PDD Zone, the highest and best use of the logical abutter property as vacant is for commercial development to include the proposed hotel, restaurants, a grocery chain, and retail use.

Brief Narrative of Release Parcel – Highest and Best Use

The subject release parcel is located along the entire frontage of the logical abutter property. Beyond the release parcel continuing to be utilized by the State of Connecticut as part of the Bridgeport Avenue right of way, the release parcel has no use other than assemblage to the logical abutter property. It is the opinion of this appraiser that the release parcel achieves its Highest and Best Use as assemblage to an abutter allowing for density purposes. Therefore, it is the opinion of this appraiser that the Highest and Best Use of the release parcel "As Vacant" is for assemblage purposes to an abutting property.

Logical/Sole Abutter Parcel – Development Plan



Red Arrows – Area of Release Parcel

State Properties Review Board

PRB #25-090

DOT Appraisal – Before Land Valuation of Logical/Sole Abutter

The DOT appraisal was completed March 3, 2025 by John P. Kerr. Based on the sales comparison approach, the appraiser considered three sales (2022-2024) of similar land with similar highest and best use. Sales were located in Cheshire, Stratford and Shelton (subject property).

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Lot 15 Bridgeport Avenue & 48 Long Hill Cross Road, Shelton	2061 1973 & 1989 Highland Ave Cheshire		1297 W Broad St Stratford		Lot 15 Bridgeport Avenue & 48 Long Hill Cross Road, Shelton	
Proximity to Subject		22.40 miles NE		6.54 miles S		0 miles	
Sales Price	\$ Per Acre		\$ 376,152		\$ 233,678		\$ 200,688
Price	\$ Sale Price		\$ 8,000,000		\$ 1,650,000		\$ 3,500,000
Data Source	Town Rec./Inspection	Town Records/Inspection		Town Records/Inspection		Town Records/Inspection	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	3/3/2025 Insp.	2/15,2/21/2024		10/27/2022		5/31,6/12,6/13/2024	
Location	Good	Good+/Hwy	-56,423	Good/Hwy	-11,684	Good	
Site/View	17.44± Ac./Comm./Res.	21.268± Ac./Comm.	+9,403	7.061± Ac./Comm.	-35,052	17.44± Ac./Comm.	
Frontage/Access	3,734.85±FF/Good	1,275.30±FF/Good-Signal		115±FF/Average	+46,736	3,734.85±FF/Good	
Utilities/Topography	Public/Sloping	Public/Rolling	-56,423	Public/Mostly Level	-35,052	Public/Sloping	
Zone	LIP/PDD (Comm.)	ICSDD (Comm.)		CA&MA (Comm./Ind.)		LIP/PDD (Comm.)	
Easements/Encum.	Sewer,DROW,Drain Esmt.	Def.Hwy/Utility Esmt.		Utility/Cross Esmt.		Sewer Esmt.,DROW	
Sales or Financing Concessions	ADT: 16,500 31±% Wetlands	ADT: 14,700/10,800 No Wetlands Noted	-37,615	ADT: 8,800 No Wetlands Noted	-23,368	ADT: 16,500 31±% Wetlands	
Net Adj. (Total)		☐ + ☒ -	\$ -141,058	☐ + ☒ -	\$ -58,420	☐ + ☐ -	\$
Indicated Value of Subject		Net 37.5 %	\$ 235,094	Net 25.0 %	\$ 175,258	Net 0.0 %	\$ 200,688

After adjusting for transactional, locational and physical characteristics, the appraiser concluded the market value of the land was \$200,000/acre x 17.44± acres = \$3,488,000. Note Subject Property Sale Date – 7-10-2024 - \$3,500,000.

DOT Appraisal – After Land Valuation of Logical/Sole Abutter

Based on the sales comparison approach, the appraiser considered the same three sales (2022-2024) of similar land with similar highest and best use.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Lot 15 Bridgeport Avenue & 48 Long Hill Cross Road, Shelton	2061 1973 & 1989 Highland Ave Cheshire		1297 W Broad St Stratford		0 Bridgeport Avenue & 48 Long Hill Cross Road, Shelton	
Proximity to Subject		22.40 miles NE		6.54 miles S		0 miles	
Sales Price	\$ Per Acre		\$ 376,152		\$ 233,678		\$ 200,688
Price	\$ Sale Price		\$ 8,000,000		\$ 1,650,000		\$ 3,500,000
Data Source	Town Rec./Inspection	Town Records/Inspection		Town Records/Inspection		Town Records/Inspection	
Date of sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	3/3/2025 Insp.	2/15,2/21/2024		10/27/2022		5/31,6/12,6/13/2024	
Location	Good	Good+/Hwy	-56,423	Good/Hwy	-11,684	Good	
Site/View	19.98± Ac./Comm./Res.	21.268± Ac./Comm.		7.061± Ac./Comm.	-40,894	17.44± Ac./Comm	-5,017
Frontage/Access	3,780.10±FF/Good	1,275.30±FF/Good-Signal		115±FF/Average	+46,736	3,734.85±FF/Good	
Utilities/Topography	Public/Sloping	Public/Rolling	-56,423	Public/Mostly Level	-35,052	Public/Sloping	
Zone	LIP/PDD (Comm.)	ICSDD (Comm.)		CA&MA (Comm./Ind.)		LIP/PDD (Comm)	
Easements/Encum.	Sewer,DROW,Drain Esmt.	Def.Hwy/Utility Esmt.		Utility/Cross Esmt.		Sewer Esmt.,DROW	
Sales or Financing Concessions	ADT: 16,500 40±% Wetlands	ADT: 14,700/10,800 No Wetlands Noted	-56,423	ADT: 8,800 No Wetlands Noted	-35,052	ADT: 16,500 31±% Wetlands	-10,034
Net Adj. (Total)		☐ + ☒ -	\$ -169,269	☐ + ☒ -	\$ -75,946	☐ + ☒ -	\$ -15,051
Indicated Value of Subject		Net 45.0 %	\$ 206,883	Net 32.5 %	\$ 157,732	Net 7.5 %	\$ 185,637

After adjusting for transactional, locational and physical characteristics, the appraiser concluded the market value of the land was reduced (larger parcels tend to sell at lower per acre prices) to \$185,000/acre x 19.98± acres = \$3,696,300, rounded to \$3,696,000.

Calculation of Release Value

After Value:	\$3,696,000
<u>Before Value:</u>	<u>\$3,488,000</u>
Release Value :	\$208,000

Appraiser Notations:

This appraisal is based on the Extraordinary Assumption that the Logical Abutter property will be granted a zone change from the current Light Industrial Park (LIP) to Planned Development District (PDD). If this assumption is proven to be false, this appraiser reserves the right to consider its effect on value.

It is noted that this appraisal is based on the Extraordinary Assumption that the Logical Abutter property is free of contaminants that would preclude development of the site or result in excessive costs associated with development. If this assumption is proven to be different, this appraiser reserves the right to consider its effect on value.

DOT Narrative

Attached are an instrument and map for the proposed release of 2.54± acres (110,642± square feet) of vacant land located on the southeasterly side of Bridgeport Avenue (S.R. 714) in the City of Shelton. The subject property was acquired by the Department of Transportation in 1928 and & 1940 for the construction of Bridgeport – Shelton Road.

On April 29, 2024, the abutting property owners, Crown Point Associates of Shelton II LLC, reached out through their attorney, Dominick J. Thomas, Jr., to purchase a strip of State land located on the southeasterly side of Bridgeport Avue (S.R. 714). The property was subsequently approved for release following the concurrence review process.

On March 3, 2025, Staff Appraiser John P. Kerr established a release value of Two Hundred Eight Thousand Dollars (\$208,000.00) for the property. A written offer was presented to Attorney Dominick J. Thomas, Jr., representative for Crown Point Associates of Shelton II LLC to pay Two Hundred Twenty-One Thousand Dollars, including a One-Thousand-Dollar administrative fee (\$221,000.00). This offer was accepted by Crown Point Associates of Shelton II LLC on April 17, 2025.

Upon acceptance of the sale price, the property was offered to the City of Shelton, pursuant to Section 3-14b of the Connecticut General Statutes. The City of Shelton exercised their right of first refusal to purchase the Subject property on May 20, 2025.

The property will be conveyed to the City of Shelton for the final sale price of Two Hundred Twenty-One thousand dollars (\$221,000.00), which includes the One-Thousand-Dollar (\$1,000.00) administrative fee.

Recommendation

Staff recommend approval of this proposed Sale pursuant to CGS §3-14b(c) conveying to the Town of Shelton approximately 2.54± acres of land located within the Route 714 highway right of way, approximately 2,200' long by 50' wide for \$221,000, inclusive of \$1,000 Admin Fee.

- The proposed sale complies with Sections §3-14b, of the CGS, that the Municipality notified the State of its interest in acquiring the subject property, dated May 20, 2025.
- Pursuant to CGS §3-14b(c) the Town must acquire the property within 60 days of its notice to the State, or no later than July 20, 2025.
- The Legislative Delegation received their notification dated December 18, 2024.
- The release value of \$221,000 is 106% of the appraised value.
- The description in the Quit Claim Deed is consistent with the survey map to be filed in the local Land Records.

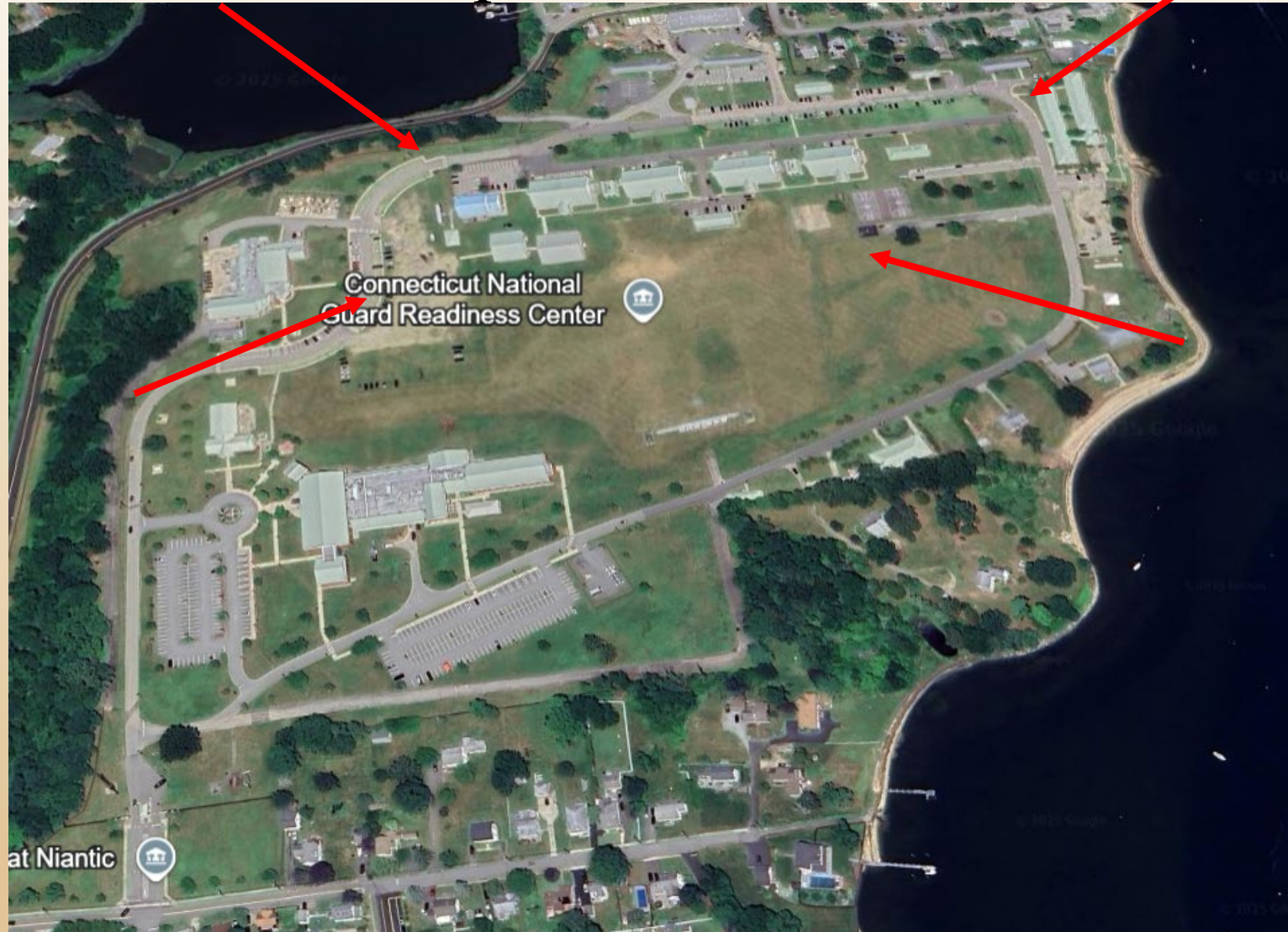
Recommendation – **Approval** – Disapprove – Suspend

Meeting Date 6-30-2025

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

State Properties Review Board



Camp Nett – Infrastructure Phase 2

<i>PRB #</i>	25-081
<i>Transaction/Contract Type:</i>	AE/ Task letter
<i>Origin/Client:</i>	DAS/CTMIL
<i>Project Number:</i>	BI-Q-730
<i>Contract</i>	OC-DCS-MEP-0054
<i>Consultant</i>	DME Design, LLC
<i>Property</i>	East Lyme (Niantic), Smith St (38) – Camp Nett
<i>Project Purpose:</i>	Camp Nett – Infrastructure Phase 2
<i>Item Purpose:</i>	Task Letter #10A
<i>DAS-RECS Staff Assigned</i>	Robyn Kahn, APM
<i>Date:</i>	June 26, 2025

PROPOSED AMOUNT:

Task Letter #10A for Fee: \$ **65,910.00**

PROJECT BACKGROUND

ON- CALL INFO : PRB 22-045 – Board approved the Consultant to provide On-Call MEP Consultant services in April 2022 for a total not to exceed fee of \$1,000,000.00. The Contract was amended on 11/14/2022 to increase the total fee to \$1,500,000.00.

From CTARNG Facilities Master Plan (2018 <https://portal.ct.gov/-/media/CEQ/CTARNGFinalOptimizedpdf.pdf>): The existing underground electrical distribution system (south half of loop) is adequate to support the future electrical demand on the south half of the site. This southern portion has recently been installed and contains #350 kCMIL, 25kV MV cable in concrete-encased ductbank system. The existing overhead distribution system (north half of loop) is limited in capacity for the total future electrical demand on the north half of the site. The northern portion should be adequate for near-term small-scale projects and renovations. In order to provide adequate power to the larger scale projects on the north side of the site, the overhead infrastructure is required to be upgraded in similar fashion to the south side with underground #350kCMIL, 25kV MV cable. This infrastructure project would also require the installation of new pad-mounted transformers at each of the existing buildings. These transformers would be required to be dual-voltage (5kV and 25kV) to allow for the switchover to 25kV in the future per Eversource Energy request.

PRB #23-200- TASK LETTER #10: The Board approved DME Design, LLC – under Task Letter #10 – to their On-Call Contract OC-DCS-MEP-0054 to provide MEP engineering design services in conjunction with this *Agency-Administered Project*: Camp Nett – Infrastructure Phase 2 (BI-Q-730). ***This Proposal specifically excluded Bidding and Construction Administration Services.*** The Consultant’s proposed fee was \$228,950

UNDER THIS PRB #25-081 - TASK LETTER #10A: DAS-RECS and CTMIL is seeking Board’s approval for Task Letter #10A in the amount of \$65,900 for the Consultant to provide Bidding and CA Services for this Project, specifically excluded under Task Letter #10. The Scope within the Task Letter included the following:

This task letter is for consulting services for bidding and construction phases 1-2B.

Relocate the overhead electrical and communication utilities to the existing (Phase 1) and proposed (Phase 2) underground utility duct bank with the goal to provide expanded capacity for current buildings and new development on the site. Eliminate all pole mounted transformers and provide new pad mounted 22 kVa transformers. Connect all buildings that are currently serviced by overhead utilities and re-connect to the underground duct bank system, coordinate existing primary meter to be replaced with new primary meter. Coordinate with utility company (Eversource). Project to be completed in phases.

Camp Niantic

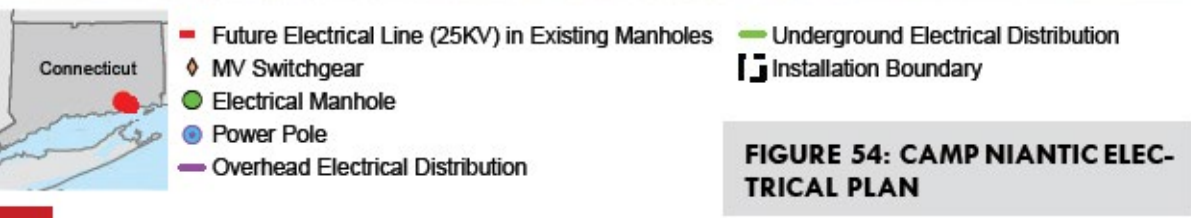
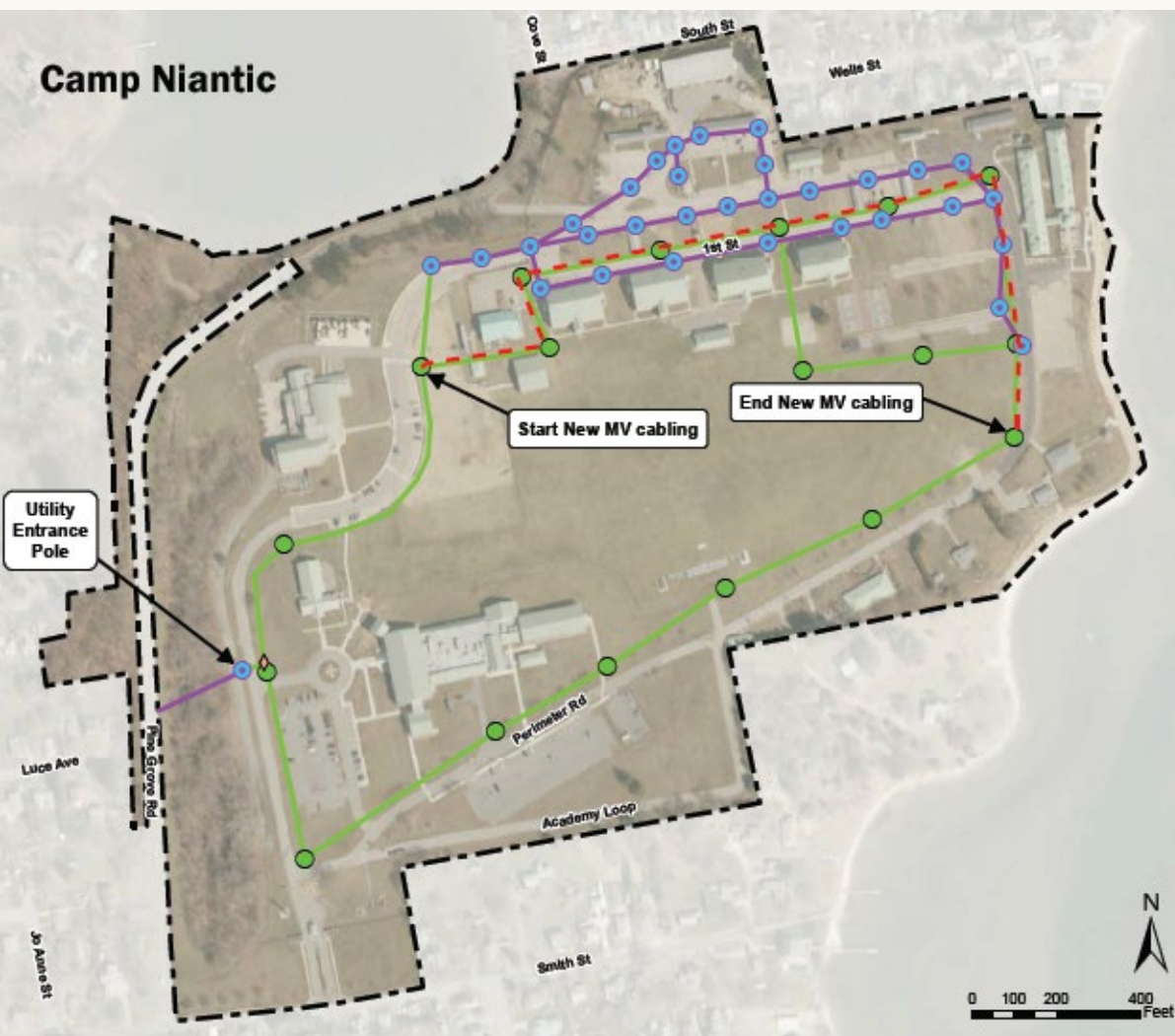


FIGURE 54: CAMP NIANTIC ELECTRICAL PLAN

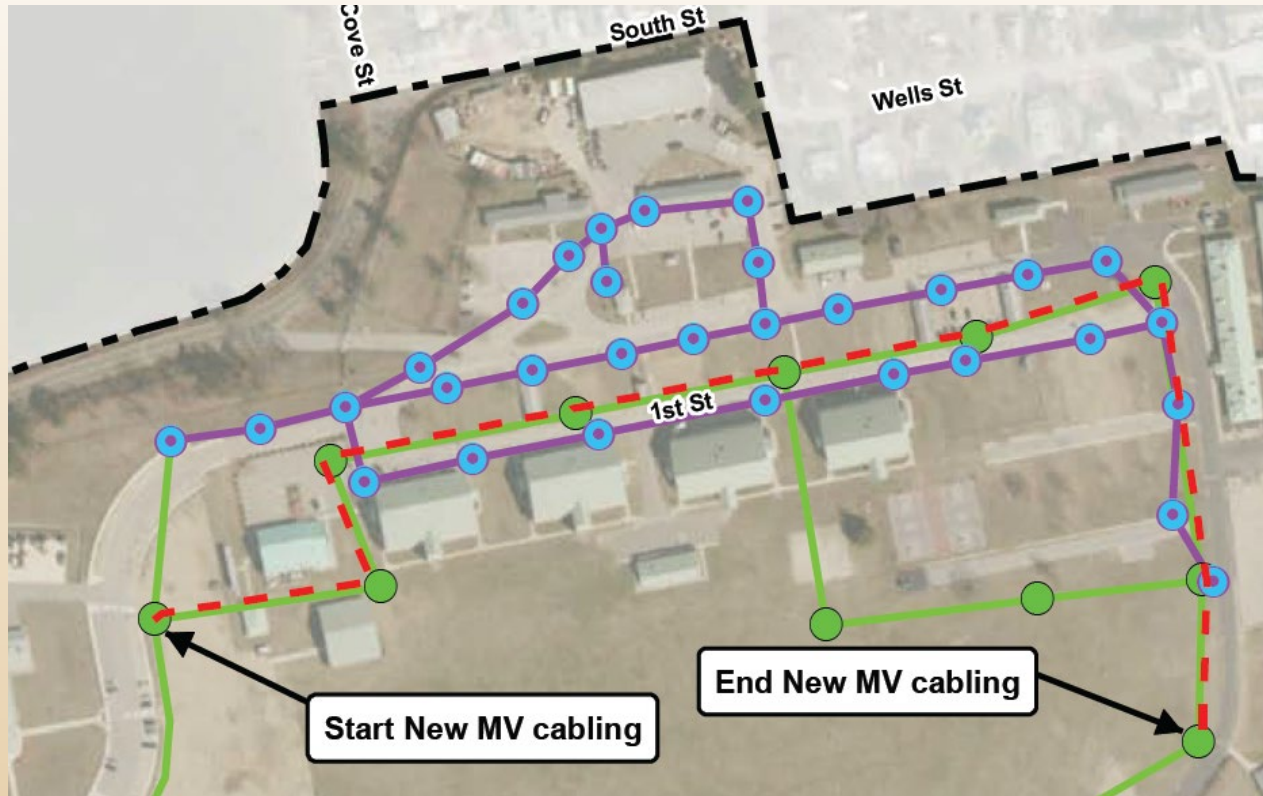
Scope – continued

Conduct a utility survey and as built of existing utility systems; verify existing duct bank in proposed project area and underground utilities with ground penetrating radar. Provide new street lighting along perimeter road, maintenance loop and parking areas that match existing lighting. Provide new protective barriers at existing electrical/communication equipment. Provide underground data connections to all remaining buildings on site. Provide new duct bank manholes and spare ducts for future expansion based on Camp Nett Master Plan.

Phasing plan for construction is in 7 phases. Funding availability is limited to only Phase 1 - 2B will be anticipated for the construction award. Each phase will be complete and usable at the end and not reliant on a future phase.

- Phase 1: Enabling
- Phase 2A: B48, B49, B223, B801, B802, B806
- Phase 2B: B803, B804, B805, B807
- Phase 3: B8, B52, B64, B65, B67
- Phase 4: B32, B58, B59
- Phase 5: Site Lighting
- Phase 6: Tele/Data Wiring & Cutovers
- Phase 7: Overhead demo

Scope – continued



- Future Electrical Line (25KV) in Existing Manholes
- ◇ MV Switchgear
- Electrical Manhole
- Power Pole
- Overhead Electrical Distribution

CAMP NIANTIC IMPROVEMENTS

- + It is assumed that the existing electrical distribution infrastructure is capable of feeding the existing facilities and assumed to be adequate for the renovation of existing buildings. No cost will be included for electrical distribution to these facilities, unless noted otherwise.
- + It is assumed that the existing underground electric distribution infrastructure (south portion of loop) is capable of feeding the new facilities.
- + It is assumed that the existing overhead electric distribution infrastructure (north portion of loop) is limited in capacity and that a new infrastructure project is required to install and complete the existing underground distribution system. Each existing building will require a pad-mounted transformer to transform power from 4.8kV/25kV (dual-voltage) to the utilization voltage of the building as part of this project.
- + Electrical utilities to the new facilities on the north side will require the completion of the existing MV loop system. The linear foot rough cost estimate for 25kV MV cabling in existing ductbanks is \$50 per foot. The new pad-mounted transformers for each building would be roughly \$18,000. The linear foot rough cost estimate for new low-voltage ductbank system is \$80/ft.
- + Proposed Camp Niantic north loop distribution system is approximately 2,500 feet. Cost will be \$125,000 for 25kV Cabling, \$378,000 for transformers, and \$168,000 for low-voltage secondary transformer fees. This cost shall be a separate Infrastructure Upgrade Project and is not included in any project cost



Phase 1: Enabling
Phase 2A: B48, B49, B223, B801, B802, B806
Phase 2B: B803, B804, B805, B807

CONSULTANT'S FEE

The Construction Budget and total Project Budget were established at \$2,000,000 and \$2,197,000, respectively.

Task Letter #10– DME (PRB #23-200)	MEP Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design – (60 days)	\$54,000				
Design Development – (45 days)	\$57,600				
Contract Documents – (45 days)	\$68,400				
Bidding – N/A	\$0				
Construction Administration – N/A	\$0				
BASE FEE (A) PRB #23-200	\$180,000			\$1,144,591	15.73%
Task Letter #10A (PRB #25-081) A1					
Bidding	\$9,886				
Construction Administration	\$56,024				
BASE FEE (A1) PRB #25-081	\$65,910		\$245,910	\$2,000,000	12.30%
SPECIAL SERVICES (B)					
Manhole Investigation (inc in SD)		\$48,950			
TOTAL FEE – PRB 23-200 (A) + (A1) + (B)			\$294,860	\$2,000,000	14.74%

TASK LOG

OC-DCS-MEP-0054	DME Design LLC - Expires 7-1-2024	\$1,000,000	22-045
Amend #1	Increase to:	\$1,500,000	22-177
Task Letter #1	CSP-POST Chiller Replacement	\$40,000	Informal
Task Letter #1A	CSP-POST Chiller Replacement	\$29,341	Informal
Task Letter #2	WCSU – Various Projects	\$94,590	Informal
Task Letter #3	CRMHC Energy Implementation	\$95,000	Informal
Task Letter #3A	CRMHC Energy Implementation	\$12,550	23-134
Task Letter #3B	CRMHC Energy Implementation	\$12,100	24-166
Task Letter #4	DCF State Receiving Home, Energy Im.	\$49,365	Informal
Task Letter #5	MCC Campus Wide Water Heater Repl.	\$11,200	Informal
Task Letter #6	CMHC Energy Implementation	\$144,670	22-161
Task Letter #7	Asnuntuck CC - MEP & Fire Protection System Study	\$20,000	Informal
Task Letter #8	TASMG Site - natural gas infrastructure	\$52,000	Informal
Task Letter #9	TASMG Site - Standby Generator	\$65,000	Informal
Task Letter #10	Camp Nett Infrastructure - Phase II	\$228,950	23-200
Task Letter #10A	Camp Nett Infrastructure - Phase II	\$65,910	25-081
Task Letter #11	NCC - West Campus AHU Replacement	\$65,300	Informal
	Total Committed Funds	\$985,976	
	Maximum Total Fee	\$1,500,000	
	Uncommitted (Remaining)	\$514,024	

Recommendation

It is recommended that SPRB approve this proposal in the amount of \$65,910.

- DAS-RECS confirmed funding is available for the Project BI-Q-730.
- This scope of work is consistent with the scope of the original task
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 12/03/2024.

Voted by Board Members – **Approval** – Disapprove – Suspend

Meeting Date 6-30-2025

FROM PRB #23-200

State Properties Review Board	
To: State Properties Review Board Members	
From: Dimple Desai, Director	February 29, 2024
PRB #	23-200
Origin/Client:	DAS/CTMD
Transaction/Contract Type	AE / Task Letter
Project Number	BI-Q-730
Contract	OC-DCS-MEP-0054
Consultant:	DME Design, LLC
Property	East Lyme (Niantic), Smith St (38) – Camp Nett
Project purpose:	Camp Nett – Infrastructure Phase 2
Item Purpose	Task Letter #10
At the State Properties Review Board meeting held on November 27, 2023, the Board voted to suspend DAS-CS Staff Assigned: Steven Weselberg & Peter Simmons, this file pending clarification of the DCS responses discussed at the meeting. These follow up questions have been sent to DAS-RECS for clarification.	

1. What is the status of Project - Camp Nett – Infrastructure Phase 2 (BI-Q-725)?
DAS-CS Response: The Connecticut Military Department (MILDEP) cancelled the Q-725 project and a new Project number was assigned for the work.
Staff Response: Please provide a copy of communications sent to the prior Consultant – Bemis Associates, LLC up to and including the termination of Task Letter #6 to their On-Call Contract OC-DCS-MEP-0051, issued under Project No. BI-Q-725. Please identify reasons for such termination.
12-11-23 DAS/RECS Response: DAS/RECS has uploaded to the SPRB SharePoint site three documents specific to consultant Termination. Project number BI-Q-725 was an Agency Administered Project and, as such, termination was the Agency’s prerogative and DAS/RECS has no additional communications.
Staff Response: CTMD issued correspondence to the Consultant and DAS-CS on May 1, 2023 canceling the Task Letter as “The reason for the termination is the broad scope of work written in the task letter preventing necessary coordination with the owning utility company without an increase in fees to the agency.” DAS-CS formally terminated the Task Letter on May 30, 2023. OK
2. Please clarify how this Project Camp Nett – Infrastructure Phase 2 (BI-Q-730) differs from Project Camp Nett – Infrastructure Phase 2 (BI-Q-725), approved by the Board earlier this year under PRB #23-017, for what appears to be very similar Project Scope (& both Form 1105s are very similar) and, why wasn’t the same Consultant retained under BI-Q-725 retained for BI-Q-730 given their familiarity with this Project and Camp Nett?
DAS-CS Response: This is a re-initiation of the same infrastructure project at Camp Nett. The MILDEP requested a new consultant to provide services for this project. The prior scope did not include predesign study work, such as verifying existing conduits via existing manholes to verify whether existing underground duct banks may be used or whether new are required for tele-data. The Agency terminated the prior consultant and was interested in pursuing a new consultant

with the updated scope; notably the current consultant (pending TL) has performed similar scope on other facilities.

Staff Response: What is the process to assign and change a project number for the same project? Why didn't DCS use the same project number to keep track of all the task letters and amendments under the same project number? Project numbers should not change regardless of the change in the scope or consultant/s. Please revise the TL with correct project number previously approved by the Board.

12-11-23 DAS/RECS Response: This is a re-initiation of the same infrastructure project at Camp Nett. The MILDEP requested a new consultant to provide services for this project. The prior scope did not include predesign study work, such as verifying existing conduits via existing manholes to verify whether existing underground duct banks may be used or whether new are required for tele-data. The Agency terminated the prior consultant and was interested in pursuing a new consultant with the updated scope; notably the current consultant (pending TL) has performed similar scope on other facilities.

Staff Response: DCS should use the same project number with a letter, such as BI-Q-725-A, similar to what has been done in the past. The reason is to keep all the activities related this project under the same project number. Please revise the TL. Original Form 1105 ~~2 should be used from the project that was cancelled and amended by adding this new task~~ practice decision on the part of DAS/RECS.

Staff Response: Staff will continue to work with DAS-RECS for process improvements going forward and work toward a future resolution to this issue. OK

3. This Project Camp Nett – Infrastructure Phase 2 (BI-Q-730) has a total fee of \$228,950 for pre-construction services, excluding bidding and construction administration. Project Camp Nett – Infrastructure Phase 2 (BI-Q-725) had a total fee of \$144,000. What is the cause for the significant difference in fee? And, why was Bidding and CA Phase excluded from this Task Letter 10?

DAS-CS Response: The prior 1105 scope was based upon knowledge at that time. During early stages of design under BI-Q-725, existing conditions were made clearer to the Agency and consultant (reminder both are AA projects) and scope was added to include additional surveying and site verification of conditions (i.e. how full are existing conduits). The Agency is looking to move forward with available funding to complete as much scope as possible; the scope of construction will be shaped during design through continuing discussions between the Agency and designer regarding available budget through the design phase.

Staff Response: Please identify what deliverables, if any, were received by DAS-CS and if any fees were paid to the Consultant (Bemis). Please clarify why there is such a difference between the two design fees? Also, pl clarify why Bidding and CA phase is excluded? Is this normal for DAS-CS to approve pre-construction project scope without these two phases? Almost 16% design fees without bidding and CA phases is excessive and should be reconciled.

12-11-23 DAS/RECS Response: Bemis delivered the schematic design documents and surveys, in the state they were in at time of termination as required by contract. Because the scope of the current project is different from the project that was terminated, the values of the two projects cannot be compared. As the Military Department terminated the first project, the breakdown of the prior scope is irrelevant. Bidding and Construction Administration phases are not included because the Agency is unsure of what scope will move forward until the design is further developed. As an example, because we do not yet know how long construction may last, we cannot price Basic Construction Administration services. It is common to approve pre-construction scope without bidding and construction administration when the construction scope and, therefore, construction duration are not clear up front. The DAS/RECS does not consider 16 percent to be excessive in this instance, rather it represents the level of effort requested of the

consultant for its services. The current scope is field-labor-heavy and does not fit in a pre-defined box.

Staff Response: DAS-CS did not provide information regarding the fees paid to the prior Consultant. Schematic Design Fees in the canceled TL were \$21,600. PI provide percent complete for the SD documents that were delivered and breakdown of the fees paid to Bemis and its consultant from the cancelled TL. It is relevant to make sure that proper reimbursements were made and that the scope is not duplicated under this new TL. PI provide staffing matrix for the new TL.

2-16-2024 DAS/RECS Follow-Up Response: Bemis was paid \$52,960.00 for their scope through approximately 70% of Schematic Design Phase, inclusive of completed ground penetrating radar (GPR)

and 90% topographical survey work. Mapping was provided to the military. The new scope is not identical as indicated above. Work completed under Q-725 is available for use by the current consultant to prevent rework.

Staff Response:OK

4. The Construction Budget on page 4 of the Task Letter (\$1.2mm) and Form 1105 (\$1.2mm dated 7-2023) does not match the Construction Budget in the DAS Memo (\$1.149MM dated 9-2023) to SPRB. Which is correct?

DAS-CS Response: Both are correct estimates. One reflects the full project budget and the other is the capital costs of construction estimate.

Staff Response: Form 1105 is not complete. Total A/E fee identified is \$168,000 on page 6, Item 8, while the TL is for \$228,950. Also, columns for Bonding for Pre-construction and Bonding for Construction is not filled out. Funding source on page 5, Item 2.7 is not completed either. Please submit a complete 1105 with funding sources and fees identified for various Items on the Project Budge Details to match the TL fees.

12-11-23 DAS/RECS Response: DAS/RECS finds the statement that the “1105 is not complete” unclear. The A/E fee identified on the 1105 is \$168,000, but the 1130 amends this to \$228,950.

Staff Response: Need confirmation from the agency that the funding for the A/E fee is allocated and authorized by completing 1105 as per DCS process/requirements.

DAS/RECS Follow-Up Response: Funding verification was included with the TL package. Please indicate if any specific information is missing.

Staff Response: The Form 1105 prepared by CTMD, and approved on 6-28-2023 identifies the following A/E Fees as follows:

B.0	Total A/E Fee	\$	168,000
1.) A/E Fee for Basic Services (% varies)		\$	144,000
2.) Green Architecture (fee impact design/const. services)			
3.) Special Services:			
a.) Survey		\$	12,000
b.) Geotechnical Engineer			
c.) Site Bonding			
d.) Other Specialty Consultants (e.g., kitchen, library, education, signage, traffic, etc.) Archaeologist		\$	12,000
e.) Environmental &/or Haz-Mat Assessment & Inventory			
f.) Environmental &/or Haz-Mat Monitoring & Consulting			

Form 1130

B.0	Total A/E Fee	\$	168,000	\$	228,950
1.) A/E Fee for Basic Services (% varies)		\$	144,000	\$	160,000
2.) Green Architecture (fee impact design/const. services)					
3.) Special Services:					
a.) Survey		\$	12,000		
b.) Geotechnical Engineer					
c.) Site Bonding					
d.) Other Specialty Consultants (e.g., kitchen, library, education, signage, traffic, etc.)		\$	12,000	\$	48,950

DAS-RECS is now informing SPRB that Form 1130 supersedes the 1105. On page 9 of the DCS Proposal, CTMD Staff confirmed funding was available as of 9-19-2023, but on page 10 there was conflicting information regarding Federal FY-24 monies available on/after 10-1-2023. This Task Letter #10 has a total fee of \$228,950. In light of the conflicting information, a simple solution would be to have CTMD verify they now have the funding in place for this TL#10 (\$228,950) now that FY-24 has commenced.

DAS-RECS can update the Board with respect to Form 1130 superseding Form 1105 as a Project progresses through the DAS-RECS processes.

RECOMMENDATION:

It is recommended that SPRB, upon verification of proper funding, approve Task Letter #10 for in the amount of \$228,950.

- DAS and MIL confirmed funding is available for the Task Letter.
- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 6/05/23.

PROPOSED AMOUNT: \$228,950

On February 27, 2023, the SPRB under PRB #23-017, approved the retention of Bemis Associates, LLC – under Task Letter #6 – to their On-Call Contract OC-DCS-MEP-0051 to provide Mechanical, Electrical and Plumbing engineering design and construction administration services conjunction with this Agency- Administered Project: Camp Nett – Infrastructure Phase 2 (BI-Q-725). The Consultant’s fee was \$144,000.

The scope of work for Project BI-Q-725 included the following:

Design services to relocate the overhead electrical and communication utilities to the existing (Phase 1) and proposed (Phase2) underground utility duct bank. Conduct a utility survey and as built of existing utility systems and verify system will accommodate new work; provide new street lighting along perimeter road, maintenance loop and parking areas. Provide protective barriers at existing electrical/communication equipment to remain. Provide underground data connections to all remaining buildings. Provide new duct bank manholes and spare ducts for future expansion based on Camp Nett Master Plan.

Under this Proposal (PRB #23-200), DAS seeks Board approval to retain the Consultant – DME Design, LLC – under Task Letter #10 – to their On-Call Contract OC-DCS-MEP-0054 to provide Mechanical, Electrical and Plumbing engineering design services in conjunction with this Agency-Administered Project: Camp Nett – Infrastructure Phase 2 (BI-Q-730). This Proposal specifically excludes Bidding and Construction Administration Services. The Consultant’s proposed fee is \$228,950.

The scope of work for Project BI-Q-730 include the following:

Design for relocation of overhead utilities into previously installed duct banks (Phase 1) and new duct banks (Phase 2), and provide new transformers, metering, and site lighting.

The scope of work shall include, but is not limited to the following:

- Verify existing utilities: Verify pole mounted utilities, verify power and communications feeding each building, investigate and map current power/communication manholes including rod & string "spare" communication conduits.
- Coordinate with Eversource for its current material, equipment & installation specifications.
- Size and locate transformers for eighteen (18) existing buildings currently served by overhead lines.
- Coordinate with utility providers for respective underground installation requirements: Power, Cable, Telecommunications, Security, POTS Phones.

- Design new electrical and telecommunications service entrances from new underground system to exterior building demarcation and locate new above-grade communications entrances into each building.
- Design duct banks for electrical and data including any required vehicle protection.
- Design new site lighting on existing utility poles to meet current codes.
- Incorporate construction phasing in collaboration with the Client Agency to coordinate utility turnovers and shut downs with Camp Nett's operations to minimizing downtime and disruption. Preliminary construction phasing plan includes, but is not limited to, the following:
 1. Construction of new underground infrastructure inclusive of duct bank, extensions, secondary trenches, equipment pads, vehicle protection, etc.
 2. Install main cable infrastructure and make safe at both ends.
 3. Interconnect and test main utility trunk lines in coordination with the respective utilities:
 - 25 KV Power Loop – Eversource
 - Cable – Breeze
 - Telecommunications – By CT Military Department
 - Security – By CT Military Department
 - POTS Phones – AT&T
 4. Install, energize and test major equipment (i.e. transformers, switches and meter sockets).
 5. Install and energize new site lighting.
 6. Perform all utility inspections of new systems.
 7. Install and test communication services in coordination with utilities (note some utilities will install their own services).
 - Remove existing Telecommunications overhead infrastructure back to source.
 8. Generate a building switchover schedule and proceed to switch buildings from the old to new electrical services:
 - Disconnect old services from the buildings and make safe.
 - Install and test secondary conductors and connect to existing service.
 9. Verify all buildings have been switched over to the new power and telecommunication services.
 10. Remove existing overhead electrical infrastructure and poles back to source.
 11. Perform a final punch list and address open items.

Within the proposed Task Letter #10, DAS has approved the retention of the following Sub-Consultants:

You are hereby authorized to retain the services of **CLA Engineers, Inc., 317 Main Street, Norwich, CT 06360**, to provide the civil engineering services for a total fee of Twenty-One Thousand Three Hundred Dollars **(\$21,300)** for the above referenced project.

You are hereby authorized to retain the services of **Construction Cost Solutions, LLC, PO Box 544, Portland, CT 06480**, to provide the estimating services for a total fee of Nineteen Thousand Dollars **(\$19,000)** for the above referenced project.

You are hereby authorized to retain the services of **D/E/F Services Group, Ltd, 1171 Voluntown Road, Griswold, CT 06351**, to provide the manhole existing power and data survey services for a total fee of Forty-Seven Thousand Five Hundred Dollars **(\$47,500)** for the above referenced project.

In April 2022, SPRB approved (PRB #22-045) DME Design, LLC (DME) as one of five firms under the latest *On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Series* of consultant contracts. These contracts expire on July 1, 2024 and have a maximum cumulative fee of \$1,000,000.

On November 14, 2022, the Board approved under PRB #22-177, Contract Amendment #1 to the On-Call Contract to increase the maximum cumulative fee to \$1,500,000, an increase of \$500,000. The contract expiration date was unchanged at 7/01/2024.

The Consultant was approved for the following task(s) under this series:

OC-DCS-MEP-0054	DME Design LLC	\$1,000,000	22-045
Amend #1	Increase for	\$1,500,000	22-177
Task Letter #1	CSP/POST Chiller Replacement	\$40,000	(Informal)
Task Letter #2	WCSU - Various Projects	\$94,500	(Informal)
Task Letter #3	CMBK Energy Implementation	\$95,000	(Informal)
Task Letter #4	DCF State Racing Home Energy Ins.	\$49,300	(Pending)
Task Letter #5	MCC Campus Wide Water Heater Repl.	\$11,200	(Pending)
Task Letter #7	Assaultack CC - MEP & Fire Protection System Study	\$20,000	(Informal)
Task Letter #8	TASMO/GState - natural gas infrastructure	\$52,000	(Informal)
Task Letter #9	TASMO/GState - Standby Generator	\$65,000	(Informal)
	Total Informal TLEs	\$429,000	
Task Letter #1A	CSP/POST Chiller Replacement	\$29,340	(Pending)
Task Letter #5A	CMBK Energy Implementation	\$12,550	23-134
Task Letter #6	CMBK Energy Implementation	\$144,630	23-161
Task Letter #11	Newark CC - AHRU Replacement	\$62,500	(Pending)
Task Letter #10	Camp Nett Infrastructure - Phase II	\$228,950	23-200 Pending
	Total Committed Funds	\$843,310	
	Maximum Total Fee	\$1,500,000	
	Uncommitted (Remaining)	\$656,690	

DCS and MIL have confirmed funding (100% federal) is in place for this Task Letter.

The overall construction and total project budget for the Camp Nett – Infrastructure Phase 2 project is **\$1,144,591** and **\$1,493,000**.

Task Letter #10– DME (PRB #23-200)	MEP Base Fees (\$)	Speci al Servic es	Total Fee	Constructio n Budget (\$)	% of Budg et
Schematic Design – (XX days)	\$54,000				
Design Development – (45 days)	\$57,600				
Contract Documents – (45 days)	\$68,400				
Bidding – N/A	\$0				
Construction Administration – N/A	\$0				
BASE FEE (A) PRB #23-200	\$180,000			\$1,144,591	15.73%
SPECIAL SERVICES (B)					
Manhole Investigation (60 days)		\$48,950			
Staff inquired with DCS regarding the following:					
TOTAL FEE – PRB 23-200 (A) + (B)			\$228,950	\$1,144,591	20.00%

3. What is the status of Project - Camp Nett – Infrastructure Phase 2 (BI-Q-725)?
DAS-CS Response: The Connecticut Military Department (MILDEP) cancelled the Q-725 project and a new Project number was assigned for the work.
Staff Response: Please provide a copy of communications sent to the prior Consultant – Bemis Associates, LLC up to and including the termination of Task Letter #6 to their On-Call Contract OC-DCS-MEP-0051, issued under Project No. BI-Q-725. Please identify reasons for such termination.
4. Please clarify how this Project Camp Nett – Infrastructure Phase 2 (BI-Q-730) differs from Project Camp Nett – Infrastructure Phase 2 (BI-Q-725), approved by the Board earlier this year under PRB #23-017, for what appears to be very similar Project Scope (& both Form 1105s are very similar) and, why wasn't the same Consultant retained under BI-Q-725 retained for BI-Q-730 given their familiarity with this Project and Camp Nett?

DAS-CS Response: This is a re-initiation of the same infrastructure project at Camp Nett. The MILDEP requested a new consultant to provide services for this project. The prior scope did not include pre-design study work, such as verifying existing conduits via existing manholes to verify whether existing underground duct banks may be used or whether new are required for tele-data. The Agency terminated the prior consultant and was interested in pursuing a new consultant with the updated scope; notably the current consultant (pending TL) has performed similar scope on other facilities.

Staff Response: What is the process to assign and change a project number for the same project? Why didn't DCS use the same project number to keep track of all the task letters and amendments under the same project number? Project numbers should not change regardless of the change in the scope or consultant/s. Please revise the TL with correct project number previously approved by the Board.

4. This Project Camp Nett – Infrastructure Phase 2 (BI-Q-730) has a total fee of \$228,950 for pre-construction services, excluding bidding and construction administration. Project Camp Nett – Infrastructure Phase 2 (BI-Q-725) had a total fee of \$144,000. What is the cause for the significant difference in fee? And, why was Bidding and CA Phase excluded from this Task Letter 10?

DAS-CS Response: The prior 1105 scope was based upon knowledge at that time. During early stages of design under BI-Q-725, existing conditions were made clearer to the Agency and consultant (reminder both are AA projects) and scope was added to include additional surveying and site verification of conditions (i.e. how full are existing conduits). The Agency is looking to move forward with available funding to complete as much scope as possible; the scope of construction will be shaped during design through continuing discussions between the Agency and designer regarding available budget through the design phase.

Staff Response: Please identify what deliverables, if any, were received by DAS-CS and if any fees were paid to the Consultant (Bemis). Please clarify why there is such a difference between the two design fees? Also, pl clarify why Bidding and CA phase is excluded? Is this normal for DAS-CS to approve pre-construction project scope without these two phases? Almost 16% design fees without bidding and CA phases is excessive and should be reconciled.

5. The Construction Budget on page 4 of the Task Letter (\$1.2mm) and Form 1105 (\$1.2mm dated 7-2023) does not match the Construction Budget in the DAS Memo (\$1.149MM dated 9-2023) to SPRB. Which is correct?

DAS-CS Response: Both are correct estimates. One reflects the full project budget and the other is the capital costs of construction estimate.

Staff Response: Form 1105 is not complete. Total A/E fee identified is \$168,000 on page 6, Item 8, while the TL is for \$228,950. Also, columns for Bonding for Pre-construction and Bonding for Construction is not filled out. Funding source on page 5, Item 2.7 is not completed either. Please submit a complete 1105 with funding sources and fees identified for various Items on the Project Budget Details to match the TL fees.

5. In Article 3 on page 4 of the Task Letter fails to identify deliverables for SD phase identified in Article 2B. This should be corrected.

DAS-CS Response: The study phase is the investigation and schematic design and includes one (1) set of drawings and specifications and a cost estimate. This is described in 3A.

Staff Response: OK

RECOMMENDATION:

FROM PRB #23-017

BI-Q-725

PROPOSED AMOUNT: \$144,000

In April 2022, SPRB approved (PRB #22-042) Bemis Associates, LLC (BAL) as one of five firms under the latest *On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Series* of consultant contracts. These contracts expire on July 1, 2024 and have a maximum cumulative fee of \$1,000,000.

On November 14, 2022, the Board approved under PRB #22-174, Contract Amendment #1 to the On-Call Contract to increase the maximum cumulative fee to \$1,500,000, an increase of \$500,000. The contract expiration date was unchanged at 7/01/2024.

Project Background

This project will relocate the overhead electrical and communication utilities to the existing (phase 1) and proposed (Phase 2) underground utility duct bank. Eliminate all pole mounted transformers and provide new pad mounted dual phase 50kV (4800/22800v – 240/120v) transformers as required. Connect all buildings that are currently serviced by overhead utilities and re-connect to the underground duct bank system, approximately 0.7 miles of underground duct to be installed to be with engineer's design.

Conduct a utility survey and as built of existing utility systems and verify existing system will accommodate the new work; provide new street lighting along perimeter road, maintenance loop and parking areas that match existing lighting. Provide protective barriers at existing electrical/communication equipment to remain. Provide underground data connections to all remaining buildings on site. Provide new duct bank manholes and spare ducts for future expansion based on Camp Nett Master Plan.

Under this Proposal (#23-017), DCS is now seeking Board approval to retain the Consultant – Bemis Associates, LLC – under Task Letter #6 – to their On-Call Contract OC-DCS-MEP-0051 to provide Mechanical, Electrical and Plumbing engineering design and construction administration services conjunction with this Agency-Administered Project: Camp Nett – Infrastructure Phase 2.

The scope of work includes:

1. Review existing drawings, specifications, reports, and other documents available from the Connecticut Military Department and/or its designees.
2. Verify that the existing utility systems will accommodate the new work.
3. Produce construction documents on recent release of AutoCAD (2020 or later) for:
 - i. - relocation of the overhead electrical and communication utilities to the existing and proposed new underground utility duct bank.
 - ii.- elimination of all the pole mounted transformers and installation of new pad mounted, dual phase 50kVA transformers.
 - iii.- reconnection of all the buildings that are currently served by overhead services to the

- new underground duct bank (approximately 0.7 miles).
- iv. - new street lighting along the perimeter road, maintenance loop and parking areas with light fixtures matching existing site light fixtures.
- 4. Specify underground data connections to buildings in phase 2 with reference to existing drawings.
- 5. Specify new duct banks manholes and spare ducts for future expansion based on Existing Camp Nett Masterplan.

A breakdown of the Consultant’s proposed fee (\$144,000) is as follows:

2A. Pre-Construction Phase: \$100,800		
Schematic Design	\$21,600	60 days
Design Development	\$28,800	60 days
Construction Documents	\$43,200	60 days
Bidding Documents	\$7,200	
2B. CA Phase:	\$43,200	(300 days plus 90-day closeout)

The Consultant is authorized to retain the services of a Sub-Consultant (Macchi) for surveying services (\$64,600), including ground penetrating radar and MEP Cost LLC for cost estimating services (\$5,280).

Bemis Associates was approved for the following task(s) under this series:

- Task Letter Troop A Generator Replacement \$53,010 (Informal)
#1
- Task Letter ECSU Library Boilers \$54,000 (Informal)
#2
- Task Letter Hartford CI – Energy Implementation \$130,000 (#22-200)
#3
- Task Letter Willard CI – Energy Implementation \$125,000 (#22-203)
#4

DCS and MIE#4 have confirmed funding (100% federal) is in place for this Task Letter.

- Task Letter Robinson CI – Energy Implementation \$97,000 (Informal)
#5
- Task Letter Camp Nett Infrastructure Phase 2 \$144,000 (#23-017)
#6

The overall construction and total project budget for the Camp Nett – Infrastructure Phase 2 project is \$1,200,000 and \$1,469,000.

Total Fee to Date:		\$459,010
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Task Letter #6– BAL (PRB #23-017)	MEP Base Fees (\$)	Speci al Servic es	Total Fee	Constructio n Budget (\$)	% of Budg et
Schematic Design – (60 days)	\$21,600				
Design Development – (60 days)	\$28,800				
Contract Documents – (60 days)	\$43,200				
Bidding	\$7,200				
Construction Administration – Staff inquired with DCS regarding the following: (300 days + 90 day closeout)	\$43,200				
BASE FEE (A) PRB #23-017	\$144,000			\$1,200,000	12.00%

5. The Consultant's (Bemis) Proposal stated the "total estimated project budget is \$1,600,000 (+/-)."

Where did this cost come from? Please clarify what impact, if any, does this have on the Consultants Proposal (12% of Construction Budget), when the DCS Memo and Form 1105 both state the Project Budget is \$1,469,000.

DCS Response: Requesting a Revised Consultant's Proposal to correct items – will have OLAPP fwd when they receive from DAS/CS – Bemis took it upon themselves to input this number – The Scope Mtg Agenda and never addresses the total Construction cost for the Project – just mentions the fee and notes it is based on the estimated cost for the project.

Staff Response: OK

5. 1105 lists the budget as \$1,469,000 while the Federal Funding available is limited to \$1,464,000 per 1105. Where will the remaining funds come from?

DCS Response: The remaining 5 K will come from the CTMD STATE Monies that will be EFT to DAS/CS for this project – this is to cover the DAS Fees for the work performed on the Project to get this into the Agency's hands for their execution. Federal Monies cannot cover State Resources/expenses.

Staff Response: Please submit revised 1105, to make sure that there are sufficient funds to cover the project cost.

6. In the Sub-Consultant's (Macchi) Proposal, the Fees total \$64,600, yet on page 6 of the Task Letter it states the lead Consultant is authorized to retain the services in the amount of \$64,000. Which is correct?

DCS Response: Will Correct – honest human error through OLAPP – See Response to Number 1

6. Pl confirm that there are no additional fees or markups and that the \$144,000 final number based on the scope.

DCS Response: As it stands right now – this is all inclusive and verified by Phone Conversation with Bemis Assoc. I cannot speak to the future if the CTMD (AA Project) requests an increase in scope.

Staff Response: Ok

RECOMMENDATION:

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-090 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #25-090. The motion passed unanimously.

PRB FILE #25-081 – Mr. Coleman moved and Mr. Berger seconded a motion to approve PRB FILE #25-081. The motion passed unanimously.

9. NEXT MEETING

Thursday, July 3, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____
Mark Shiffrin, Secretary

Minutes of Meeting Held: June 30, 2025
