

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. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the June 30, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Board Members were informed of a communication from DAS Commissioner Gilman regarding the DAS entry for the Digest of Administrative Reports to the Governor pursuant to Section 4-60 of the Connecticut General Statutes. This report serves as a reference guide for legislators, agency heads, and the general public. Staff have taken initial steps in assembling Board Statistics and will have a draft report no later than July 14, 2025. The Board's contribution is due no later than August 1, 2025.

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

PRB #25-082

State Properties Review Board



DOT Project - Safety Improvements on Route 82 in the City of Norwich

To: State Properties Review Board Members		
From: Thomas Jerram, Director		June 25, 2025
Jyoshna Rath, Architect Design Rev.		
<i>PRB File #:</i>	25-082	
<i>Transaction/Contract Type:</i>	RE – Voucher	
<i>Origin/Client:</i>	DOT/DOT	
<i>DOT Project #:</i>	103-274-009	
<i>Grantor:</i>	564 W. Main St. Realty, LLC	
<i>Property:</i>	Norwich, West Main Street (564)	
<i>Project Purpose:</i>	Safety Improvements on Route 82	
<i>Item Purpose:</i>	Voucher	

PROPOSED DAMAGES: \$1,629,000

DOT is seeking Board's approval for DOT to acquire a 21,813 +/- sq. ft., together with a 1,920 +/- sq. ft. gas station/convenience store and zoned General Commercial (GC) for the Safety Improvements on Route 82 in the City of Norwich. The project will replace three signalized intersections with modern roundabouts and install a continuous raised median between the intersections which will slow traffic for vehicular and pedestrian safety, as well as assist in reducing the number of turning and rear end crashed due to high speeds. This Administrative Settlement/Voucher concerns the total acquisition of the subject property and the improvements thereon.

Project Background *Phase 1* [0103-0274 Norwich](#)

The property 564 West Main Street, Norwich is the focus of a proposed “**Total Take Acquisition**” by the State of Connecticut Department of Transportation and is generally for roadway and intersection improvements including the installation of a roundabout at the subject’s existing five-way intersection, via the State of Connecticut Department of Transportation’s “*Safety Improvements On Route 82*”. Project material for State Project 103 – 274 reads:

“Route 82 is classified as an urban minor arterial that runs in the west-east direction through the City of Norwich. The project site lies between I-395 to the west and the Thames River to the east. Roadside development is primarily commercial with some residential. The eastern-most portion of Route 82 has been studied by the Department for over a decade. A safety improvement project was initiated with the primary purpose of reducing the number and severity of crashes within the site limits. The subject area of Route 82, approximately 1.5-miles long and locally known as “crash alley”, experiences a higher-than-average crash rate, resulting in nearly 100 crashes and 35 injuries per year, including two fatalities (2017-2021). Nearly 40% of total crashes occur at unsignalized intersections while the other 60% occur at signalized locations. Given the size of the corridor and the complexity of various aspects of its design, the project has been split into two phases: Project No. 103-274 (Phase 1) and Project No. 103-275 (Phase 2).”



Property Description – From the Appraisal Report

The subject includes an irregularly-shaped, level, 0.50 acre (21,813 square foot) site with 206.98 linear feet on West Main Street with two curb cuts 147.00 linear feet on Dunham Street with two curb cuts. The site is improved with a 1,920 square foot gas station/convenience store property, paved parking lot, striped for 12 cars, a sign typical of fueling station use, a 1,380 square foot gas station canopy with four fuel islands and eight fuel dispensers, exterior lighting, a 60 square foot kiosk, and minimal landscaping. The appraiser reports the improvements were built in 1969, and are in average condition, with average functional utility for the current use.

Per building permit data from the city of Norwich, the subject property contains two 6,000-gallon tanks and one 10,000-gallon storage tank. The property owner stated that the subject contains two 10,000 gallon tanks and one 5,000-gallon tank. The subject's underground storage tanks are at the end of their useful lives and require replacement. However, the property owner stated that the tanks do not require replacement for approximately seven years due to an extension granted by the State of Connecticut. Additional testing is required until the replacement of the tanks.

The property is located within the GC zone.

Property Pictures



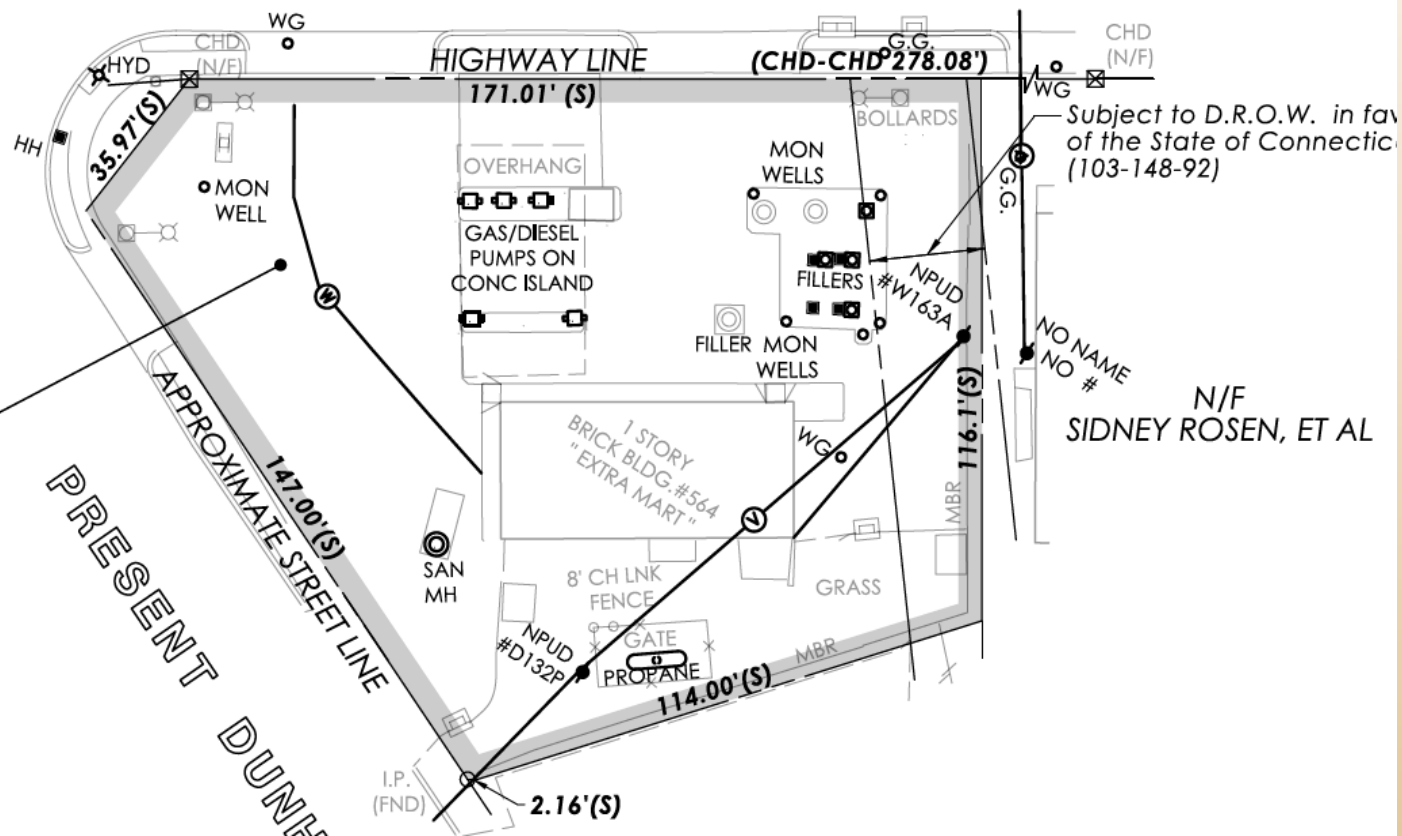
MAP HAVE BEEN PREPARED IN ACCORDANCE WITH
AND SUGGESTED METHODS AND PROCEDURES FOR
PS IN THE STATE OF CONNECTICUT" AS PREPARED AND
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
019.

OMPLIED FROM OTHER MAPS, RECORD RESEARCH OR
OF INFORMATION. IT IS NOT TO BE CONSTRUED AS
TAINED AS A RESULT OF A FIELD SURVEY, AND IS
CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
ID STREET LINES DEPICTED CONFORM TO CLASS D
DO NOT REPRESENT THE PROPERTY/BOUNDARY OPINION
NED SURVEYOR.

564 W MAIN ST REALTY LLC
TAKING AREA = 21,813± SQ.FT.
= 0.501 AC.

IN SURVEY
OT DIST. 2, PROJECT NO. 0103-0274.
103-0274_103-0275_NORWICH CT 82.DGN
TION PROJECT ENTITLED:
MENTS ON ROUTE 82"
1-0274
D. 103-148-92.

PRESENT WEST MAIN STREET (ROUTE 82)



Highest and Best Use as Vacant
Legally Permissible
The subject is located in the GC zone, which allows for a variety of uses including offices, car washes, retail, filling stations via special permit, etc. Based on our review of the zoning restrictions, the most reasonable probable legal use of the site is for any of the permitted uses, or the approved use.
Physically Possible
The subject site has an average to good overall rating with level topography and all public utilities are available. The subject site can support any of the legally permissible uses.
Financially Feasible/ Maximum Profitability
Financial feasibility is dependent on the relationship between supply and demand and the cost to create the use. In order to meet the test of financial feasibility, a use must provide a positive return on investment. The retail fuel market is generally stabilized; current rent levels are sufficient to support new construction. New construction is financially feasible. Development of a gas station/convenience store is the most profitable use.
Highest and Best Use as Improved
Legally Permissible
The site has been improved with a gas station/convenience store building that is a legal use.
Physically Possible
Overall, the improvements are in average condition with average functional utility for their current use. The continued present use is physically possible and is the most functional use of the site.
Financially Feasible/ Maximum Profitability
As improved, the subject is of similar design and quality to other gas station/convenience stores of a similar age, in the market area. The continued present use of the property is financially feasible, and is the most profitable use of the property.
Highest and Best Use Conclusion
The highest and best use of the subject is for continued gas station/convenience store use.

Land and Improvements - Before Valuation - KERIN & FAZIO, LLC

	Subject	Sale # 1	Sale # 2	Sale # 3
Address	564 West Main Street	1761-1775 Silas Deane Highway	388-390 Long Hill Road and 17	1301-1305 Blue Hills Avenue
City	Norwich	Rocky Hill	Groton	Bloomfield
Date of Sale	N/A	2/15/2024	6/6/2023	8/31/2022
Sale Price	N/A	\$1,384,000	\$1,225,000	\$862,500
Land Acres	0.50	1.00	1.23	0.92
Land SF	21,813	43,560	53,579	40,075
Traffic Count	18,800	22,100	17,400	19,700
Zone	GC	C	CN	IND-2
Price/SF Land	N/A	\$31.77	\$22.86	\$21.52
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple
Adjustment		0.0%	0.0%	0.0%
Financing Terms		Typical	No financing recorded	Seller Financing
Adjustment		0.0%	0.0%	0.0%
Conditions of Sale		Arm's Length	Arm's Length	Arm's Length
Adjustment		0.0%	0.0%	0.0%
Expenditures Immediately After Purchase				
Adjustment		5.0%	0.0%	1.0%
Time/Market Conditions (months elapsed)		2.0	10.4	19.5
Market Conditions Adjustment		0.5%	2.6%	4.9%
Subtotal Price/SF Land		\$33.53	\$23.45	\$22.80

State Properties Review Board

PRB #25-082

Land and Improvements - Before Valuation

	Subject	Sale # 1	Sale # 2	Sale # 3
Address	564 West Main Street	1761-1775 Silas Deane Highway	388-390 Long Hill Road and 17	1301-1305 Blue Hills Avenue
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Date of Sale	N/A	2/15/2024	6/6/2023	8/31/2022
Sale Price	N/A	\$1,384,000	\$1,225,000	\$862,500
Land Acres	0.50	1.00	1.23	0.92
Land SF	21,813	43,560	53,579	40,075
Traffic Count	18,800	22,100	17,400	19,700
Zone	GC	C	CN	IND-2
Subtotal Price/SF Land		\$33.53	\$23.45	\$22.80
Location		-10.0%	0.0%	0.0%
Improvement Contribution		0.0%	0.0%	-5.0%
Physical Characteristics - Topography		0.0%	0.0%	10.0%
Physical Characteristics - Shape		0.0%	0.0%	0.0%
Zoning		0.0%	10.0%	0.0%
Parcel Size		10.0%	10.0%	10.0%
Net Percent Adjustment		0.0%	20.0%	15.0%
Adjusted Price/SF Land		\$33.53	\$28.14	\$26.22

Land and Improvements - Before Valuation

Conclusion

The subject property is compared to sales of comparable land in Connecticut. All sales are given equal weight.

Price/SF Land			Indicated Subject Value		
Maximum	\$	33.53	Concluded Value Per SF Land	\$	29.00
Average	\$	29.29	SF Land		21,813
Minimum	\$	26.22	Indicated Value	\$	632,577
			Rounded	\$	630,000

Site improvements include a paved parking lot, exterior lighting, a sign typical of fueling station use, a 1,380 square foot canopy, a 60 square foot kiosk, and minimal landscaping. The depreciated value of the subject's site improvements is estimated utilizing data from Marshall Valuation Services, a national cost estimating service. The cost estimates are retained in the appraiser's work file.

The total value of the subject's site improvements is concluded at **\$80,000**.

Land and Improvements Before Valuation

	Subject	Sale # 1	Sale # 2	Sale # 3
Address	564 West Main Street	326 Main Street	368-372 West High Street	15 Route 32
City	Norwich	East Lyme	East Hampton	Franklin
Recording Date	N/A	4/11/2023	12/16/2022	6/8/2022
Sale Price	N/A	\$1,550,000	\$1,300,000	\$2,625,000
GBA	1,920	1,743	2,268	2,109
Year Constructed	1969	1963	1975	1985
Site Size	0.50	0.54	0.56	0.86
Traffic Count	18,800	6,700	14,900	17,800
Land to Building Ratio	11.36	13.50	10.76	17.76
Canopy Size	1,380	960	700	1,496
# of Dispensers	8	6	4	8
Price/SF GBA	N/A	\$889.27	\$573.19	\$1,244.67
Price/SF Land	N/A	\$65.89	\$53.29	\$70.07
Property Rights Conveyed		Fee Simple	Fee Simple	Leased Fee
Adjustment		0.0%	0.0%	0.0%
Financing Terms		No financing recorded	Seller Financing	No financing recorded
Adjustment		0.0%	5.0%	0.0%
Conditions of Sale		Arm's Length	Arm's Length	Arm's Length
Adjustment		0.0%	0.0%	0.0%
Expenditures Immediately After Purchase				
Adjustment		0.0%	0.0%	0.0%
Time/Market Conditions (months elapsed)		12.2	16.0	22.3
Market Conditions Adjustment		3.0%	4.0%	5.6%
Subtotal Price/GBA		\$916.39	\$625.94	\$1,314.03

Land and Improvements Before Valuation

	Subject	Sale # 1	Sale # 2	Sale # 3
Address	564 West Main Street	326 Main Street	368-372 West High Street	15 Route 32
City	Norwich	East Lyme	East Hampton	Franklin
Recording Date	N/A	4/11/2023	12/16/2022	6/8/2022
Sale Price	N/A	\$1,550,000	\$1,300,000	\$2,625,000
GBA	1,920	1,743	2,268	2,109
Subtotal Price/GBA		\$916.39	\$625.94	\$1,314.03
Location		0.0%	10.0%	-10.0%
Age/Condition/Physical Characteristics		-5.0%	5.0%	-10.0%
Land to Building Ratio		-5.0%	0.0%	-15.0%
Building Size		0.0%	0.0%	0.0%
Net Percent Adjustment		-10.0%	15.0%	-35.0%
Adjusted Price/GBA		\$824.75	\$719.83	\$854.12

Conclusion

The subject property is compared to three sales of gas station/convenience stores in Connecticut. All sales are given equal weight.

Price/Building Area Comparison			Indicated Subject Value		
Maximum	\$	854.12	Concluded Value Per SF GBA	\$	800.00
Average	\$	799.57	GBA		1,920
Minimum	\$	719.83	Indicated Value	\$	1,536,000
			Rounded	\$	1,540,000

Land and Improvements Before Valuation

18. INCOME CAPITALIZATION APPROACH

Direct capitalization, which converts a single year's income into value, is the most appropriate technique to develop the subject's value via the Income Capitalization Approach. The steps of the Income Approach using direct capitalization are summarized as follows:

- Estimate the gross income derived from the retail fuel sales and in-store sales
- Subtract from the gross income non-distributed operating expenses, and a reserve for the replacement of short-lived items
- The result is the Net Operating Income (NOI) to the Going Concern
- Develop a direct capitalization rate
- Divide the NOI by the capitalization rate to conclude the going concern value via the Income Approach.
- Allocate the Going Concern value to the real estate, personal property, and business value

Land and Improvements Before Valuation

Net Operating Income

Gross Profit		
Department	Annual	% Of GP
Motor Fuel	\$ 236,880	53.57%
In-Store Sales	\$ 205,296	46.43%
Total Gross Profit	\$ 442,176	100.00%
Operating Expenses		
Occupancy Costs	Annual	% GP
Total Operating Expenses	\$ 232,142	52.5%
Reserve for Replacement	\$ 13,265	3.0%
Net Operating Income (NOI)	\$ 196,768	44.5%

Land and Improvements Before Valuation

Allocation of Net Operating Income

The going concern NOI includes the contribution of real property, personal property, and business value (intangible). To allocate the value of the real estate, the residual income to the real estate is developed by deducting the portions of the going concern net operating income attributable to personal property and business profit.

According to the Norwich Assessor’s Office, personal property associated with the gas station totals \$253,914. However, this figure appears to include some items which are considered real estate. Therefore, personal property is estimated at \$100,000 through an analysis of the existing personal property at the subject. The personal property does not include the gas tanks and piping which are considered part of the real estate. A 15% return is concluded, which includes a return on and return of investment.

According to the Appraisal Institute publication “Convenience Stores and Retail Fuel Properties”, a moderate profit allowance is 20% and a high profit allowance is 40% of NOI. For the purpose of this analysis, business profit is concluded at 20% of the going concern net operating income. The allocation of net operating income is summarized in the table below.

Partitioning Net Operating Income		
Component	NOI	% of NOI
Going Concern NOI	\$ 196,768	100.0%
Less Return on/of FF&E (15.0% of FF&E)	\$ 15,000	7.6%
Less Business Return (20.0% of NOI)	\$ 39,354	20.0%
NOI to Real Estate	\$ 142,415	72.4%

Land and Improvements Before Valuation

The residual income to the real estate is equivalent to a net lease payment. In support of the indicated net operating income to the real estate, comparable gas station leases are analyzed. The comparable data is summarized in the table below.

Gas Station Leases						
Date	Annual Total	Rent/SF	Size (SF)	Basis	Traffic Count	Comments
7/1/2021	\$108,204	\$94.75	1,142	NNN	19,000	Renewal. Included only shell
6/1/2018	\$77,767	\$45.88	1,695	NNN	12,900	Renewal
2/1/2017	\$108,000	\$53.20	2,030	Mod. Gross	17,495	Lease of station and store
10/1/2016	\$96,000	\$18.90	5,080	NNN	17,300	Ground Lease. New construction
Survey	\$133,875	\$63.48	2,109	NNN	17,800	Leased to 7-Eleven
Survey	\$85,751	\$53.59	1,600	NNN	13,300	Store only. Commissions paid on gas sales
Survey	\$83,119	\$35.89	2,316	NNN	18,700	Store only. Commissions paid on gas sales
Survey	\$181,079	\$64.40	2,812	NNN	24,800	Store only. Commissions paid on gas sales
Survey	\$128,000	\$41.69	3,070	NNN	13,900	Store only. Commissions paid on gas sales
Survey	\$120,000	\$59.26	2,025	NNN	15,300	Store only. Commissions paid on gas sales
Min	\$77,767	\$18.90	1,142			
Max	\$181,079	\$94.75	5,080			
Average	\$112,179	\$53.10	2,388			

Land and Improvements Before Valuation

A capitalization rate of 9.00% is concluded for the subject real estate. Note that the concluded capitalization rate considers the future replacement of underground storage tanks. The concluded capitalization rate also considers the potential decrease in real estate taxes, as discussed in the Matters of Record section of this report. The real estate value is developed below.

Real Estate Valuation	
Real Estate NOI	\$ 142,415
Real Estate Cap Rate	9.00%
Real Estate Value	\$ 1,582,385
Rounded	\$ 1,580,000

Summary of Value Conclusions	
Cost Approach	N/A
Sales Comparison Approach	\$1,540,000
Income Approach	\$1,580,000
Reconciled Value	\$1,570,000

After Valuation

The State's proposed acquisition encompasses a total take of the land and buildings in whole; the subject property within the scope of work "after" the proposed taking is \$0.

FINAL VALUE ESTIMATE

Permanent Damages

"Before" Value: \$ 1,570,000

"After" Value: \$ 0

Total Damages / Payment \$ 1,570,000

It is the opinion of the appraiser that the Total Damages / Payment due to the property owner, as a result of the State's proposed Total Take acquisition, is valued at **\$1,570,000.**

From the DOT Administrative Acceptance

The subject property is located at 564 West Main Street consisting of 21,813 +/- sq. ft., together with a 1,920 +/- sq. ft. gas station/convenience store and zoned General Commercial (GC). The site is a corner parcel and is situated at the southeast corner of a signalized, three-way intersection, and offers 206 +/- lineal frontage along the south edge of West Main Street (Route 82), with an additional 147 +/- lineal frontage along the eastern edge of Dunham Street. There are two curb cuts on both streets with average to good visibility.

The Department commissioned an appraisal completed by fee appraiser Vincent O'Brien and Michael Fazio of Kerin and Fazio, LLC (K&F). The appraisers utilized both the Sales Comparison Approach and Income Capitalization Approach. An adjusted unit value range of \$719.83/sq. ft. to \$854.12/sq. ft. was established, with the appraiser applying \$800.00/sq. ft. in the Sales Comparison Approach for a total value of \$1,540,000.00 (rounded). The Income Capitalization Approach resulted in a Net Operating Income (NOI) of \$142,415.00 and a 9% cap rate which resulted in a final value of \$1,580,000.00 (rounded). After reconciling the two approaches, Mr. O'Brien and Mr. Fazio established the estimated damages totaling \$1,570,000.00.

The Department's offer letter, in the amount of \$1,570,000.00, was tendered to the 564 W Main St Realty LLC owner of record, Syed Sami. A meeting was held, at the subject property, with Department staff, Mr. Sami and his administrative assistant Chrystyna Horbaty. Mr. Sami was advised that he had the right to commission his own appraisal and continue to negotiate with the Department in good faith.

From the DOT Administrative Acceptance

Attorney Gregory Servodidio, who was retained to represent the property owner for negotiations, informed the Department that his client generally accepted the manner in which the Department's appraisal valued the subject property via the Income Capitalization Approach and agreed it should be "given most weight" in determining the market value of the property. However, as the Department's appraisal was completed in April 2024, it did not have the convenience store's actual profit margins for 2024 which are now available and therefore should be considered. Attorney Servodidio's data reflected a four-year average profit margin of 27.08%.

Attorney Servodidio provided the Department with a counteroffer of \$1,900,000.00 as just compensation for the total take. It was explained to Attorney Servodidio that the Department did not concur with his client's calculations to achieve the newly revised profit margin. The property owner was applying a 10% credit to purchase in the Cost of Goods Sold (COGS).

The Department agreed with including the 2024 convenience store profit margin data that is now available. Upon the deduction of the gasoline sales, the four-year profit margin average was calculated to be approximately 18.5%, which is an increase from K&F's original profit margin average of 17.1%. This calculated to a revised NOI of \$146,591.00 and resulted in a value of \$1,628,788.00 based on the Income Capitalization Approach.

Negotiations concluded with an agreement for total compensation in the amount of \$1,629,000.00 (rounded).

Staff notes that in addition to the reconsideration need due to 2024 profit margin, the following:

- $\$1,629,000 / 1,920 \text{ sf} = \$848/\text{sf}$ vs $\$800$ utilized in appraisal report. Sale data range was $\$626$ to $\$1,314/\text{sf}$ and adjusted to $\$720$ to $\$854$.
- $\$1,629,000 / 142,415 \text{ NOI} = 8.74 \text{ OAR}$ vs 9.0 OAR utilized in appraisal report.

Recommendation

Staff recommend approval of this acquisition in support of the Project - in the amount of \$1,629,000.

- The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
- The damages are within an acceptable range when 2024 income data is considered.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 07/03/2025

State Properties Review Board PRB #25-082

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS



State Properties Review Board



GBCMHC- Sprinkler System and Related Renovations

<i>PRB #</i>	25-085
<i>Transaction/Contract Type:</i>	AE/ New
<i>Origin/Client:</i>	DCS/DMHAS
<i>Project Number:</i>	BI-MH-139
<i>Contract</i>	BI-MH-139-ARC
<i>Consultant</i>	WSP USA Buildings, Inc.
<i>Property</i>	Bridgeport, Central Ave (1635) - GBCMHC
<i>Project Purpose:</i>	GBCMHC- Sprinkler System and Related Renovations
<i>Item Purpose:</i>	New ARC Contract
<i>DAS-RECS Staff Assigned</i>	Heather Schlink, APM
<i>Date:</i>	June 30, 2025

PROPOSED AMOUNT:

New BI-MH-139-ARC Fee: **\$1,184,430**

Under this proposal (PRB #25-085)

DAS-RECS and DMHAS are seeking approval of Contract BI-MH-139-ARC, to retain WSP USA Buildings, Inc. as the ARC for the project GBCMHC- Sprinkler System and Related Renovations. The Consultant's fee is \$1,184,430.

Project Background

The Greater Bridgeport Community Mental Health Center (GBCMHC) is a mental health facility that has approximately 100 in-patients residing within the building full-time. It is a high-rise building, and as such, is required to have an approved working sprinkler system per the Joint Commission which adopted the NFPA Code 101® 2012 edition of the Life Safety Code as well as the NFPA 99® 2012 edition of the Health Care Facilities Code.

DAS-RECS notes the facility is required to have an approved working sprinkler system by 7/5/2028. This request is for DCS to administer this project through design, bidding, and construction. The construction will need to take place in phases, which will be coordinated with the facility. The work will also include replacement of ceilings, lights, and flooring, as well as wall painting.

From the ARC Contract

The project involves the installation of a code-compliant sprinkler system for the Greater Bridgeport Community Mental Health Center (GBCMHC), which is currently only partially equipped with a sprinkler system. In accordance with code requirements, high-rise buildings that house healthcare occupancies must be fully protected by an approved automatic sprinkler system along with all necessary supporting systems. These include the building's sprinklers, fire pump, emergency generator with associated fuel storage, HVAC systems, and related structural repairs and finish restoration, which include, but are not limited to, the removal and replacement of all ceilings and the upgrade of existing light fixtures. As the building will remain occupied during construction, the work shall be phased and carefully coordinated with facility stakeholders to minimize disruptions. Current building functions include inpatient and outpatient mental health treatment, full-time residences for clients, food services, offices, conference areas, and a pharmacy. The targeted schedule for substantial completion is Spring 2028.

Construction Budget = \$15,250,000.00

RFQ and Responses

DAS advertised Request for Qualifications for BI-MH-139-ARC on September 24, 2024 with responses due by October 17, 2024 and elicited 4 responses.

Pursuant to the DAS-RECS Process, DAS creates a certified list of the three (3) most highly qualified Consultants.

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.

1.	Antinozzi Associates PC 271 Fairfield Avenue Bridgeport, CT 06604
2.	EDM Engineering & Landscape Architecture, P.C. 1789 New Britain Avenue, #23 Farmington, CT 06032
3.	H2M Architects & Engineers, Inc. 360 Bloomfield Avenue, Suite 406 Windsor, CT 06095
4.	WSP USA Buildings Inc. 100 Summer Street, 13th Floor Boston, MA 02110

RFQ and Responses -continued

H2M Architects and Engineers, Inc, WSP USA Buildings, Inc. and EDM Engineering & Landscape Architecture, P.C. were the top three rated firms and each submitted a cost proposal.

After each firm's review of the Scope, EDM Engineering & Landscape Architecture, P.C. elected to withdraw their Proposal.

1.	Antinozzi Associates PC 271 Fairfield Avenue Bridgeport, CT 06604
2.	EDM Engineering & Landscape Architecture, P.C. 1789 New Britain Avenue, #23 Farmington, CT 06032
3.	H2M Architects & Engineers, Inc. 360 Bloomfield Avenue, Suite 406 Windsor, CT 06095
4.	WSP USA Buildings Inc. 100 Summer Street, 13th Floor Boston, MA 02110

RFQ and Responses -continued

H2M Architects and Engineers, Inc, WSP USA Buildings, Inc. and EDM Engineering & Landscape Architecture, P.C. were the top three rated firms and each submitted a cost proposal.

After each firm's review of the Scope, EDM Engineering & Landscape Architecture, P.C. elected to withdraw their Proposal.

Upon conclusion of the Process, RECS recommended WSP USA Buildings, Inc. for this Project, subsequently approved by DAS Deputy Commissioner Hobbs on 2-19-2025

The third ranked firm, EDM Engineering & Landscape Architecture, P.C., had the lowest score and the highest cost per quality point at \$108,660.00. They decided to withdraw their proposal after the scoping/fee review meeting. The second ranked firm, H2M Architects & Engineers, had the second highest fee and the second highest cost per quality point at \$57,282.17. The top ranked firm, WSP USA Building Inc., had the second highest score but the lowest cost per quality point at \$56,401.13.

WSP was scored first by the majority of the interview panel members. They have prior experience working in similar mental health facilities as well as similar project scope. They also have prior experience working on DAS projects and based on these factors and their cost per quality point, this firm offers the best value for Architectural and Engineering Services on this project. The Agency has also expressed their desire to work with WSP on this project.

H2M Architects & Engineers have past experience on DAS projects, but their cost per quality point was higher than WSP and were ranked second.

Based on the information noted above it is our recommendation to award the A/E Contract to WSP USA Building Inc.

Project Funding

The overall construction budget has been established at \$15,250,000. DAS confirmed with funding of \$2,900,000 is now available. Construction duration is initially estimated at 475 calendar days.

From the October 22, 2024 Bond Commission Agenda – Item 5

<u>Project/Location</u>	<u>This Request</u>
Design for Sprinkler System Installation – Southwest CT Mental Health System	\$ 2,919,500
Elevator Modernization Design – CT Valley Hospital Dutcher Hall	350,000
Elevator Repairs – Various DMHAS Facilities	300,000
Roof Renovation/Replacement – CT Valley Hospital Woodward & Dutcher Hall	1,200,000
Sidewalk Maintenance/ADA Renovation – Southwest CT Mental Health System	100,000
Health, Life Safety, & Building Code Renovations – Various Facilities Statewide	5,500,000
Emergency Upgrades & Deferred Maintenance – Various Facilities Statewide	<u>3,000,000</u>
Total	<u>\$13,369,500</u>
Funds are requested as follows:	
P.A. 23–205, Sec. 2(k)(1), This Request	\$10,869,500
P.A. 21–111, Sec. 21(g)(1), Item 21	<u>2,500,000</u>
Total, All Requests	<u>\$13,369,500</u>

Project Funding

From the October 22, 2024 Bond Commission Minutes

<u>REQUEST</u>	<u>PROJECT</u>	<u>BOND FUND ACCOUNT</u>	<u>AMOUNT</u>
13	(b) For the Office of Policy and Management	17241	\$9,638,613
	For an information and technology capital investment program		
14	(k)(1) For the Department of Mental Health and Addiction Services	17241	10,869,500
	Fire, safety and environmental improvements to regional facilities for client and staff needs, including improvements in compliance with current codes, including intermediate care facilities and site improvements, handicapped access improvements, utilities, repair or replacement of roofs, air conditioning and other interior and exterior building renovations and additions at all state-owned facilities		

Consultant Firm Information

Section B: Consultant Firm Information		
2.1	Firm Name:	WSP USA Buildings Inc.
2.2	Firm Street:	100 Summer Street, 13 th Floor
2.3	Firm City:	Boston
2.4	Firm State:	Massachusetts
2.5	Zip Code:	02110
2.6	Ownership Type:	Corporation
2.7	SBE / MBE Certification Status: <i>(For informational Purposes only)</i>	N/A
2.8	Name of Branch Office: <i>(If applicable)</i>	WSP USA Buildings Inc.
2.9	Former Firm Name:	CHAS H. Sells, Inc.; WSP Sellls, WSP Flack & Kurtz, WSP Cantor Seinuk, WSP Environment & Energy
2.10	Year Established:	1928

Section D: Employees by Discipline

(See Appendix 1 in this Division 5 for the "List of Function Codes & Disciplines")

4.1 Function Code	4.2 Discipline	4.3 Number of Employees	
		4.3.1 Firm	4.3.2 Branch
02	Administrative	61	3
06	Architect	35	1
08	CADD Technician	47	2
21	Electrical Engineer	246	15
25	Fire Protection Engineer	50	1
42	Mechanical Engineer	354	20
57	Structural Engineer	164	8
58	Technician/Analyst	54	1
Insert	Building Technology Specialist	69	1
Insert	Built Ecology	37	7
Insert	Commissioning Professional	59	12
Insert	Enclosures/Facade	23	5
Insert	Intern	30	3
Insert	Plumbing/Piping Engineer	66	12

CONSULTANT'S FEE

The overall construction budget has been established at \$15,250,000.

BI-MH-139-ARC WSP USA Buildings (PRB #25-085)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design – (60 days)	\$174,183				
Design Development – (120 days)	\$260,292				
Contract Documents – (90 days)	\$228,230				
Bidding – N/A	\$39,464				
Construction Administration – (16-18 months est.)	\$230,972				
BASE FEE (A) PRB #25-085	\$933,141			\$15,250,000	6.12%
SPECIAL SERVICES (B)					
Study Phase (60 days)		\$136,789			
Property Survey		\$24,000			
As-Built Drawings		\$49,500			
Acoustical Engineering Services		\$10,000			
HAZMAT Consulting Services*		\$31,000			
SPECIAL SERVICES (B) FEE		\$251,289			
TOTAL FEE – PRB #25-085 (A) + (B)			\$1,184,430	\$15,250,000	7.77%

*Smith & Wessel Associates, Inc.

State Properties Review Board

PRB # 25-085

Recommendation

It is recommended that SPRB approve this New BI-MH-139-ARC Contract with a Fee of \$1,184,430.

- DAS-RECS confirmed funding is available for the Project BI-MH-139.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 10/15/2024.

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

Meeting Date 7-3-2025

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-082 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #25-082. The motion passed unanimously.

PRB FILE #25-085 – Mr. Coleman moved and Mr. Berger seconded a motion to approve PRB FILE #25-085. 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: **July 3, 2025**
