

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
Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: July 7, 2025

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the July 3, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:35

EXECUTIVE SESSION

PRB #: 25-083-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG / DoAG

PRB #: 25-084-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG / DoAG

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

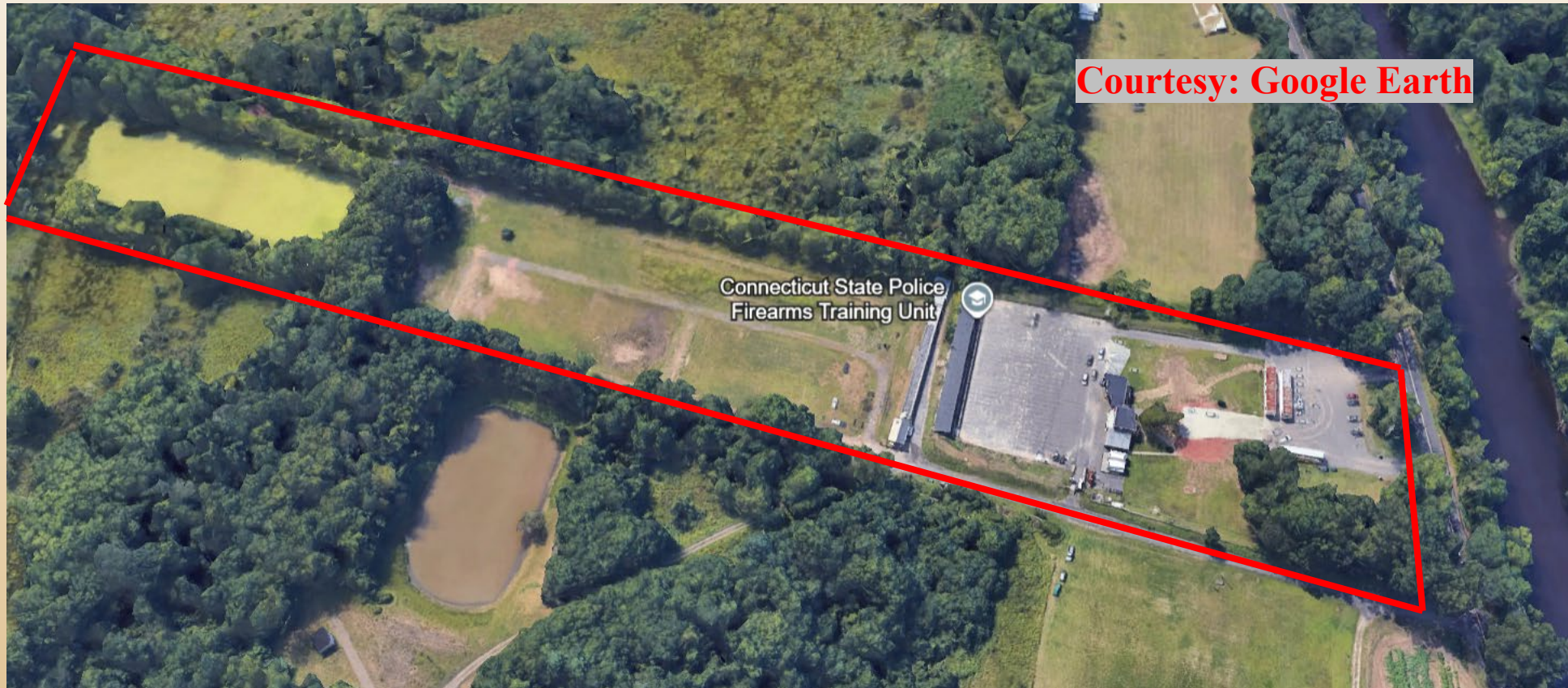
Upon completion of the Board’s review of these Proposals, Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 10:15. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

State Properties Review Board



CSP Firing Range Reconstruction

<i>PRB #</i>	25-095
<i>Transaction/Contract Type:</i>	AE/ Amendment
<i>Origin/Client:</i>	DAS/DESPP
<i>Project Number:</i>	AE / ARC Services Contract
<i>Contract</i>	BI-N-357
<i>Consultant</i>	BI- N-357-ARC
<i>Property</i>	Maier Design Group, LLC
<i>Project Purpose:</i>	Simsbury, Nod Rd (100)
<i>Item Purpose:</i>	Amendment #1
<i>DAS-RECS Staff Assigned</i>	Nacho Casal, PM
<i>Date:</i>	July 2, 2025

PROPOSED AMOUNT:

Amendment #1 = **\$165,031.70**

Project Overview:

The existing firing range training facility (Facility) site consists of two temporary trailers, a two-story Range House (including range tower), two conex boxes, three potolets, and approximately 40 parking spots. the existing structures are in disrepair and are highly exposed to flooding. Flooding is also responsible for the loss of training hours, supplies and equipment due to water damage.

Utilities on site include an on-site waste-water collection system and a well. Electrical and telecommunications are provided via overhead lines from Nod Road. There is no fire suppression system on the site.

Project Background:

In July 2021 DAS-RECS retained GZA GeoEnvironmental, Inc. under Task Letter #1 (Informal) to their On-Call Contract OC-DCS-EPA-0028 to provide a pre-design study of the CSP Firing Range located at 100 Nod Road, Simsbury, Connecticut. The Consultant's Final Report was issued on January 13, 2022. The Consultant's Fee was \$85,000. Maier Design Group, LLC was a Sub-Consultant providing architectural services in support of the pre-design study. The Consultant provided an evaluation of existing building and site improvements, as well as three design options for the reconstruction of the Firing Range.

Under PRB #24-030, the Board approved a new Consultant Contract – BI-N-357-ARC – to expend \$791,682 for Maier Design Group, LLC to provide design and construction administration services to support the Project - CSP Firing Range Reconstruction.

Under PRB #21-181, the Board approved of Task Letter #3 for the Consultant – WSP USA Inc. – to provide CA services and Cx Services in conjunction with the project at the CSP Firing Range in Simsbury. The fee for the Consultant’s services was \$376,250.

In support of this project DAS advertised for BI-N-357-CMR on July 7, 2022 with responses due by August 8, 2022. DAS anticipates an email notification to the “Best Value” Proposer by November 8, 2022. In this advertisement, the construction budget was estimated at \$8,543,014 and construction phase was stated at 540 calendar days.

The Project was awarded to Newfield Construction Group, LLC (BI-N-357-CMR). The AG approved the \$8,543,014 Contract on April 11, 2024. The construction phase was stated at 540 calendar days +90 days closeout. A GMP Amendment is forthcoming.

Under this proposal (PRB #25-095)

DAS-RECS and DESPP are seeking Board approval of Amendment #1 to BI-N-357-ARC for the Consultant to provide design and CA Phase services not included in the original Contract. The Consultant’s proposed fee is \$165,031.70, which includes a \$25,000 Design & CA Phase Contingency.

The Amendment is required to complete the following additional services:

Geothermal Design, to include:

Geothermal Design – Architectural

Geothermal Design – Civil

Geothermal Design – Mechanical

Geothermal Design - Drilling Services

- a. Install up to 250 feet of 6-inch steel casing with a drive shoe, extending 10 feet into competent bedrock, in compliance with State regulations.
- b. Drill the well to a total depth of 500 feet below ground surface.
- c. Install 1,010 feet of 1½-inch geothermal loop in the borehole, using spacer clips every 10 feet.
- d. Grout the well to the surface using thermally enhanced grout

Archaeological Survey; as required by the State Historic Preservation Office (SHPO); and a

Natural Diversity Data Base (NDDDB) Survey, as required by CT Department of Energy and Environmental Protection.

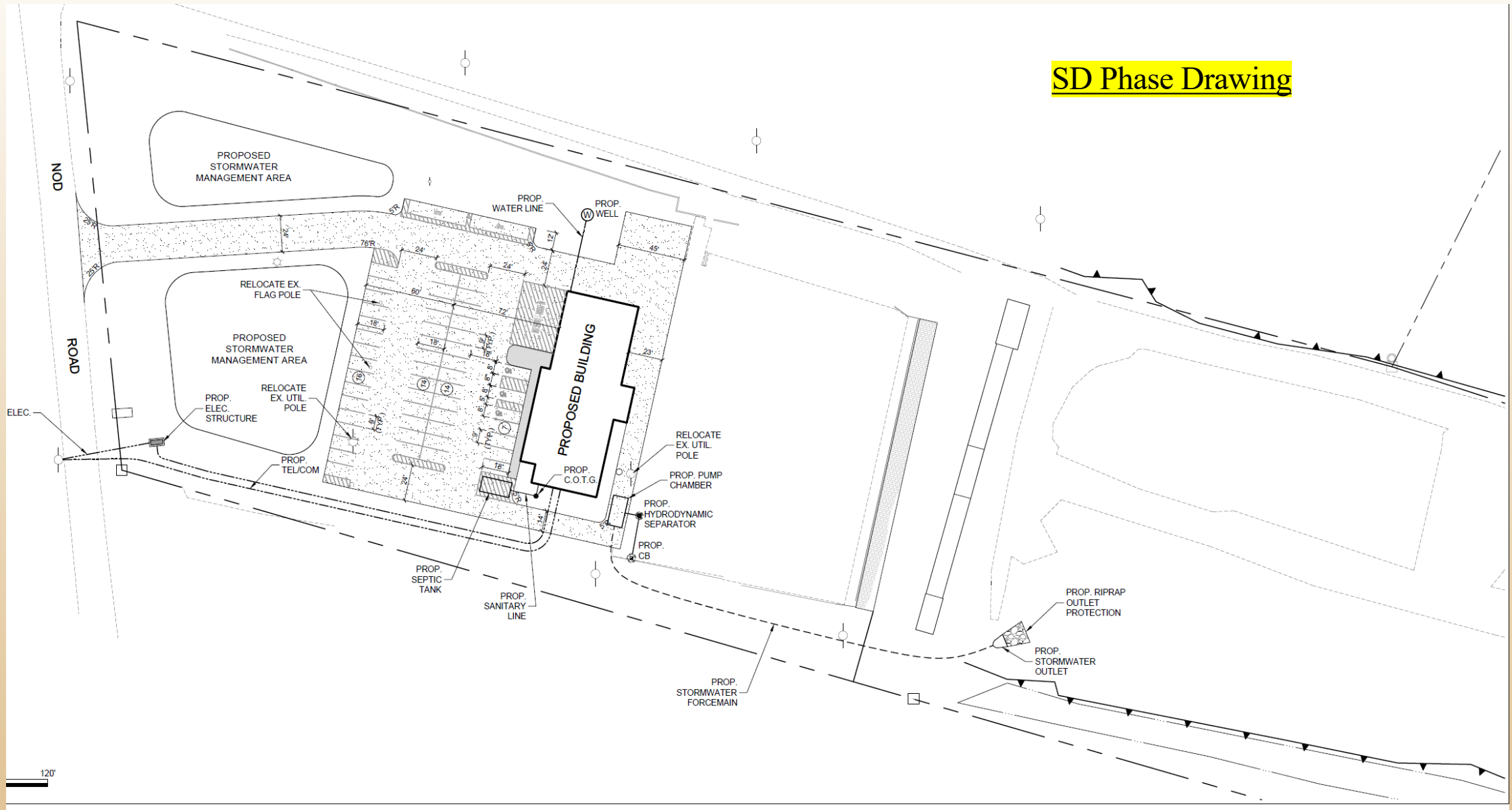
Addition of a Design and Construction Phase Contingency (not in original contract).

From the Consultant's Proposal – Geothermal Design

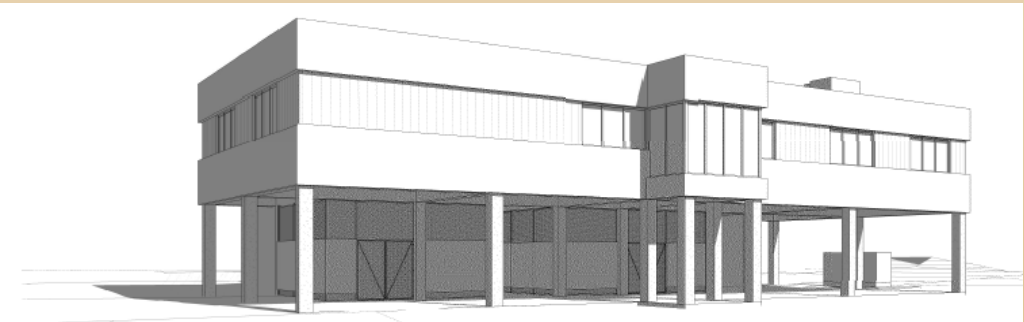
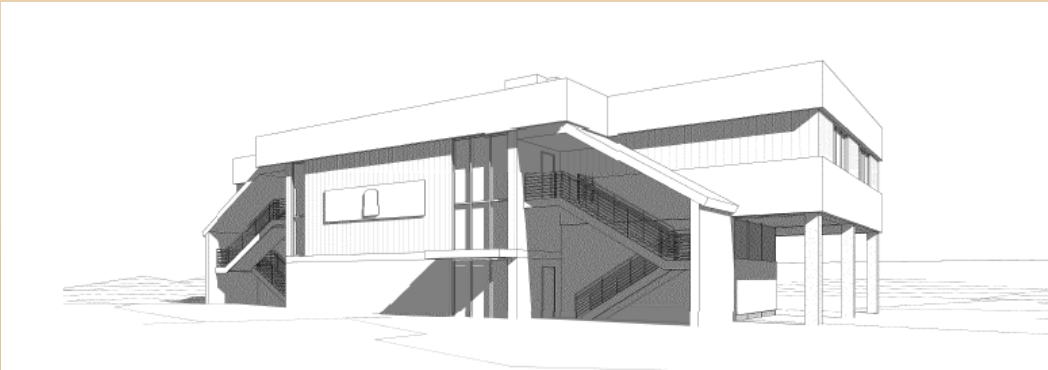
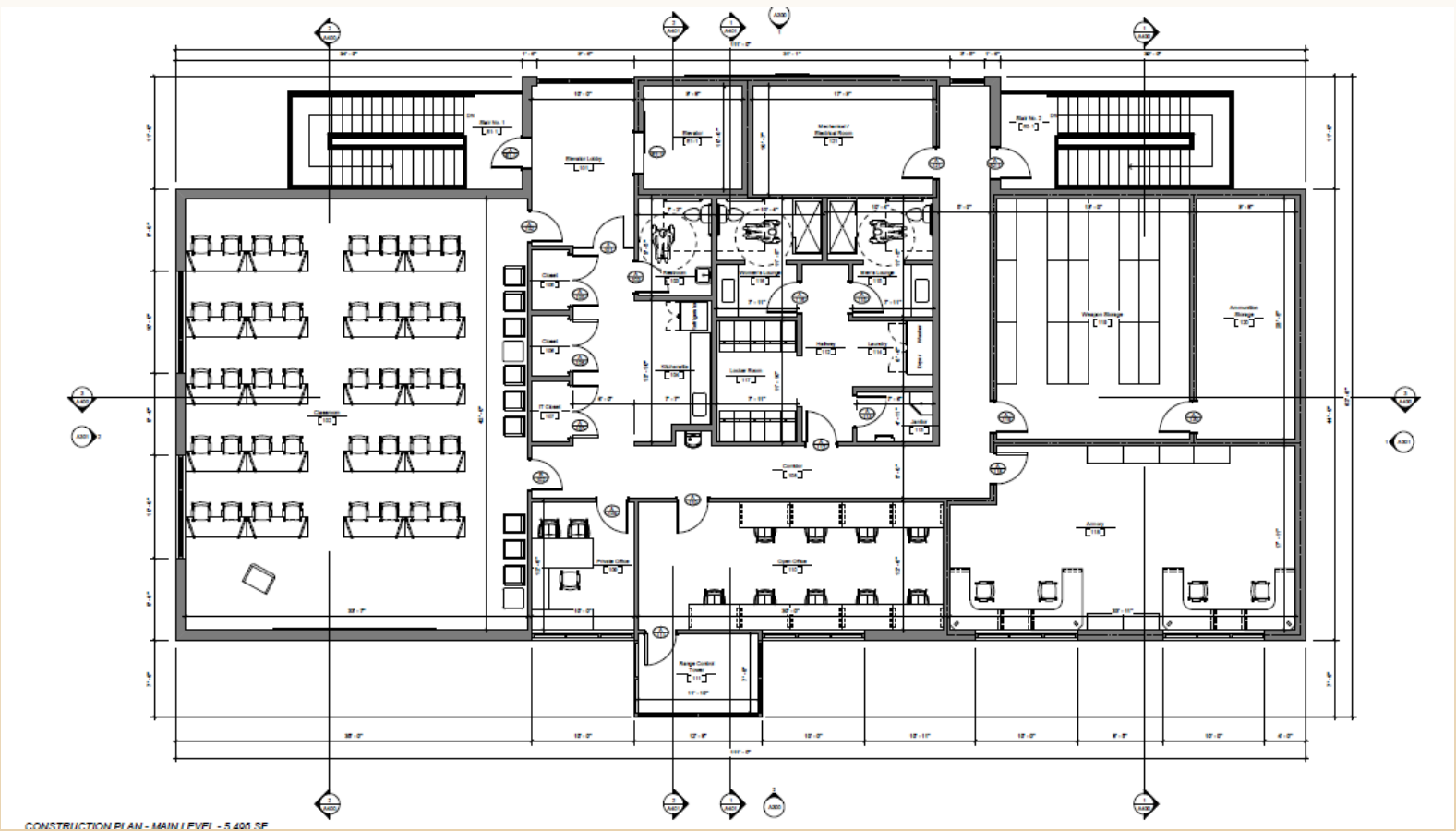
The original MEP proposal for this project noted that the design scope of work included in CES's basic service would include design of an air source VRF* system. However, at the end of the Schematic Design Phase, the state expressed a desire for a geothermal heating and cooling system to service the building. This is where the discussion of additional services comes into play. The reason for the additional costs is that CES will need to invest more time in engineering this system. The extra effort is two-fold: First, the geothermal design involves considerations outside the building footprint which were not in the basic scope of work. In particular the project will now require design of a bore field, including the number of wells and the infrastructure connecting the well field to the building systems. Secondly, the switch to geothermal will require a new full year, 8,760-hour energy model for the building. This modeling was included and already performed under the basic services noted above for an air source VRF during the SD phase and again performed for a geothermal system based on conservative assumptions of the site's geothermal properties during the Design Development Phase as per the direction of DAS. This modeling will need to be performed a third time during the Construction Document Phase upon the receipt of the actual test bore data report. Neither the design related to the exterior of the building (bore field) nor repeated energy modeling was included in CES's original scope and fee proposal.

*Variable Refrigerant Flow - This refers to the system's ability to control the amount of refrigerant flowing to different indoor units (use a single outdoor unit connected to multiple indoor units), allowing for individualized temperature control in different zones

SD Phase Drawing



SD Phase Drawing





Maier Design Group - Basic Service Fee (PRB #24-030)	ARC Fees	Special Services Fee	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase (56 days)	\$132,550				
Design Development Phase (70 days)	\$164,010				
Contract Documents Phase (98 days)	\$169,310				
Bidding Phase	\$25,005				
Construction Administration (540 days + 90 Days Closeout)	<u>\$161,745</u>				
TOTAL BASIC SERVICE FEE (#24-030)	\$652,620			\$9,000,000	7.25%
Maier Design Group - Basic Service Fee (#25-095) A1					
Design Change to Geothermal Heat	\$5,195		\$657,815	\$10,661,910	6.17%
SPECIAL SERVICES (B)					
Geotechnical Engineering (GZA)		\$122,782			
Baseline Acoustics (BAC)		\$16,280			
TOTAL SPECIAL SERVICE FEE (#24-030) B		\$139,062			
NEW SPECIAL SERVICES (#25-095)					
Geothermal Design – Civil		\$11,350			
Geothermal Design – Mechanical		\$24,750			
Geothermal Design – Drilling Services		\$41,100			
Geothermal Design – Drilling Services (allowances)		\$18,040			
Cost Estimates & Reconciliation		\$8,613			
Archaeological Survey		\$2,274			
Natural Diversity Data Base (NDDB) Survey		\$28,710			
Design and Construction Phase Contingency		\$25,000			
TOTAL SPECIAL SERVICE FEE (#25-095) B1		\$159,837	\$298,899		
TOTAL FEE – PRB 25-078 (A) + (B)			\$956,714	\$10,661,910	8.97%

Recommendation

It is recommended that SPRB approve this Amendment #1 to BI-N-357-ARC Contract with a Fee of \$165,031.70.

- DAS-RECS confirmed funding is available for the Project BI-N-357.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 6/18/2025.

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

Meeting Date 7-7-2025

State Properties Review Board	
To: State Properties Review Board Members	
From: Thomas Jerram, Director	March 11, 2024
PRB #:	24-030
Origin/Client:	DAS/DESPP
Transaction/Contract Type:	AE / ARC Services Contract
Project Number:	BI-N-357
Contract:	BI- N-357-ARC
Consultant:	Maier Design Group, LLC
Property:	Simsbury, Nod Rd (100)
Project Purpose:	CSP Firing Range Reconstruction
Item Purpose:	New Consultant Contract
PROPOSED AMOUNT: \$791,682 DAS-RECS Staff Assigned:	Nacho Casal

Project Background:

In July 2021 DAS-RECS retained GZA GeoEnvironmental, Inc. under Task Letter #1 (Informal) to their On-Call Contract OC-DCS-EPA-0028 to provide a pre-design study of the CSP Firing Range located at 100 Nod Road, Simsbury, Connecticut. The Consultant’s Final Report was issued on January 13, 2022. The Consultant’s Fee was \$85,000. Maier Design Group, LLC was a Sub-Consultant providing architectural services in support of the pre-design study. The Consultant provided an evaluation of existing building and site improvements, as well as three design options for the reconstruction of the Firing Range.





In support of this project DAS advertised for BI-N-357-CMR on July 7, 2022 with responses due by August 8, 2022. DAS anticipates an email notification to the “Best Value” Proposer by November 8, 2022. In this advertisement, the construction budget was estimated at \$8,543,014 and construction phase was stated at 540 calendar days. This RFQ is currently identified as ‘Under Evaluation.’

Additionally, DAS advertised for BI-N-357-CA on September 29, 2022 with responses due by October 28, 2022. This RFQ was canceled/retracted on March 15, 2023.

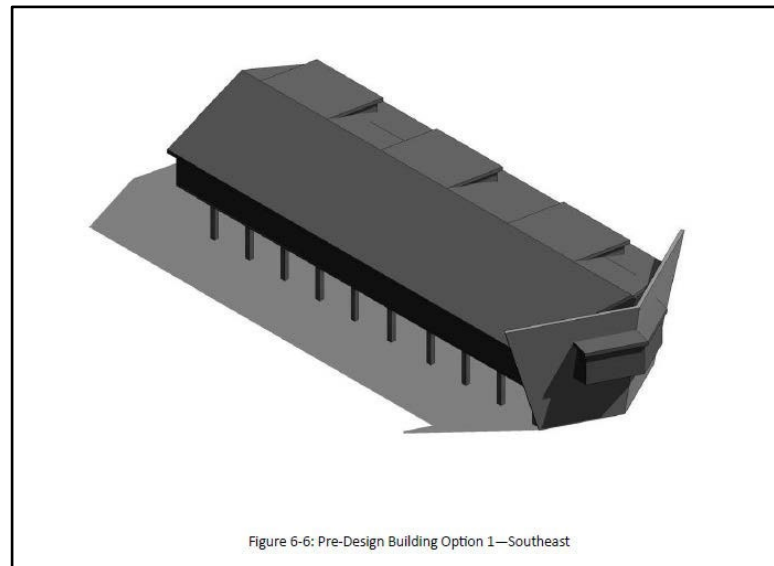
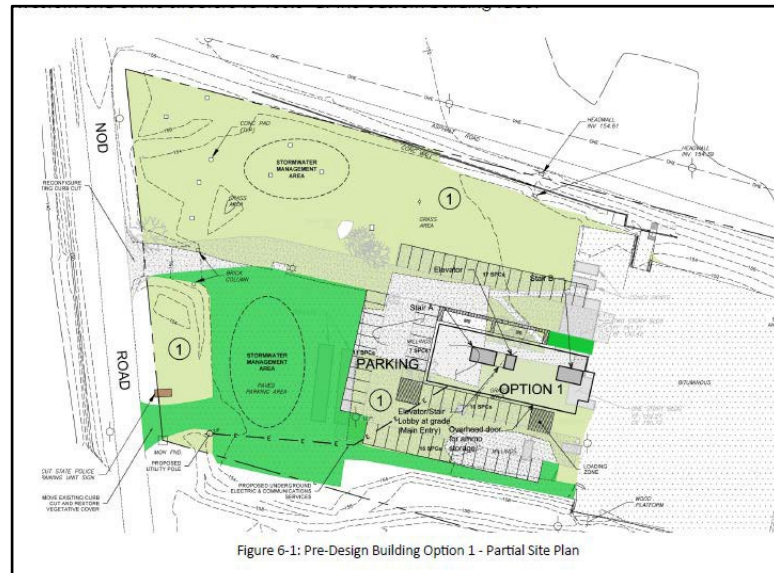
Under this proposal (PRB #24-030), DAS is now seeking Board approval of a new Consultant Contract – BI-N-357-ARC to expend \$791,682 for design and construction administration services to support the Project - CSP Firing Range Reconstruction.

DAS provided the following narrative in support of this request.

The project is in the initiation-contracting phase and this contract, BI-N-357-ARC, involves Architectural Services for the reconstruction and enhancement of the Connecticut State Police Firing Range and Training Facility in Simsbury, Connecticut. The primary scope includes the assessment and refinement of pre-design options for the facility, considering its vulnerability to flooding. The goal is to design and plan the reconstruction of the range, associated buildings, and infrastructure to create a safer, flood-resistant training environment while considering the renovation of existing Range Berms and Canopies as potential enhancements. This project aims to improve the facility's functionality, safety, and resilience to flooding, ensuring compliance with FEMA regulations and environmental considerations.

The completed Pre-Design Report Study completed in 2022 and selection of Option 1 as determined by DESPP orients the building in an east to west direction with the eastern face comprised of an observation room overlooking the pistol deck. Moving towards the west from the observation room the option's layout places the least noise sensitive spaces (weapons and ammunition storage, record storage, and the armory) closest to the pistol range with the most sensitive space, the classroom located at the farthest point away from active shooting.

The above referenced project shall comply with all pertinent building, fire safety and health codes. All improvements shall meet ADA standards and comply with Department of Administrative Services facility standards.



In June 2022 DAS issued a Request for Qualifications for Architect/Engineer (A/E) Consultant Services related to the CMR Construction Manager at Risk Project - Reconstruction State Police Firing Range (Group C). DAS-RECS elicited three (3) responses to the advertisement of which two submittals were considered "responsive". The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. DAS-RECS then proceeded to review the submittals and after the

completion of the internal review process both responsive firms were selected for short-listed interviews. These firms were as follows, Maier Design Group, LLC and Manns Woodward Studios.

Pursuant to the new 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. 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*.

At the conclusion of the process Maier Design Group, LLC ("MDG") as the most qualified firm.

The overall construction and total project budget have been established at \$9,000,000 and \$11,830,000 respectively. DAS confirmed funding is available in the amount of \$1,795,295.

The overall compensation rate for this basic service is \$652,620 with an additional \$139,062 for Special Services, for a total fee of \$791,682.

MDG Fee for Basic Services (PRB 24-030)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase (56 days)	\$132,550				
Design Development Phase (70 days)	\$164,010				
Construction Document Phase (98) days	\$169,310				
Bidding Phase	\$25,005				
Construction Administration Phase (540 days + Close Out)	\$161,745				
TOTAL BASIC SERVICE FEE (#24-030) (A)	\$652,620			\$9,000,000	7.25%
MDG Special Services Fee (#24-030)					
Geotechnical Engineering (GZA)		\$122,782			
Baseline Acoustics (BAC)		\$16,280			
TOTAL SPECIAL SERVICE FEE (#24-030) (B)		\$139,062			
TOTAL FEE (PRB #24-030) (A) + (B)			\$791,682	\$9,000,000	8.80%

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

1. RZ Design Associates to provide structural engineering design services to support rebuilding the existing main building, construction of additional classrooms, and storage and range facilities: Fee = \$30,000;
2. Consulting Engineering Services, Inc. to provide professional engineering (MEP) design services: Fee = \$86,900;
3. Construction Cost Solutions, LLC to provide cost estimating services: Fee = \$36,225;
4. GZA GeoEnvironmental, Inc to provide Site/Civil Permitting services: Fee = \$152,300;
5. Tactical Design North, Inc to provide Police Training/Firing Range consulting services; Fee = \$113,016;
6. Consulting Engineering Services, Inc. to provide Solar Photovoltaic (PV) Design services: Fee = \$9,300;

7. GZA GeoEnvironmental, Inc to provide Subsurface Geotechnical Investigation and Evaluation services: Fee = \$111,620;
8. Brooks Acoustics Corporation to provide acoustical engineering services: Fee = \$14,800

- The June 2022 RFQ elicited three responses, of which two were considered responsive. The Selection Panel interviewed both firms and ultimately recommended the retention of Maier Design Group, LLC. The selection was approved by Deputy Commissioner Petra on 1/23/2023.
- MDG is located in Hartford, was established in 1999 and has a staff of 8 employees including 1 professional architect. MDG has an Architecture Corporation License with the CT State DCP as ARC.000762 that is currently active.
- Smith Brothers reported that MDG had no general or professional policy loss or claims during the past 5 years.
- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 3/11/23.

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

1. Please provide GZA Task Letter #1 to their On-Call Contract OC-DCS-EPA-0028 engaging GZA to prepare the Pre-Design Study.
DAS Response: DAS/RECS has uploaded Task Letter #1 to the SPRB SharePoint site.
Staff Response: Task Letter #1 was reviewed regarding scope and deliverables. OK
2. Please clarify why Russell and Dawson, Inc. was not included in the interview process.
DAS Response: The DAS/RECS Screening Panel considered Russell and Dawson, Inc., but determined their experience was not adequate to be shortlisted for the selection interview.
Staff Response: OK
3. Please provide 1264 Consultant Services Fee Proposal Spreadsheet and QBS Submittal Booklet from the other firm interviewed - Manns Woodward Studios.
DAS Response: DAS/RECS has uploaded both documents to the SPRB SharePoint site.
Staff Response: Staff reviewed the QBS submission. Manns Woodward Studios, based in Baltimore, is licensed to practice architecture in Connecticut. In addition to the Baltimore team, Manns Woodward included CT-based Langan Engineering, EDM Studios and Bruce Spiewak, AIA as part of their design team. OK
4. 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 Maier Design Group provided the best value for the State.
DAS Response: DAS/RECS has uploaded the document to the SPRB SharePoint site.
Staff Response: The Letter of Recommendation was reviewed and based on DAS-RECS and based on their scoring matrix Maier was recommended. OK
5. Please clarify if DESPP has initiated planning for an alternative facility for training purposes during the Construction Phase.
DAS Response: DESPP will not be occupying the facility during the construction phases. DAS is not tracking their internal planning as this is outside of the project scope and project coordination requirements.
Staff Response: OK.
6. Please confirm the 540-day construction phase to Substantial Completion referenced in the CMR RFQ is consistent with the ARC Consultant's CA Phase services.
DAS Response: The Architect is providing Construction Phase CA services that will not exceed the Construction Phase duration within the CMR RFQ. Any overage in services provided will be captured in the form of an amendment for additional services.
Staff Response: OK

RECOMMENDATION: Staff recommend approval of this Proposal. The A/E basic fee of 7.25% of construction cost is reasonable in light of the scope of work.

- The June 2022 RFQ elicited three responses, of which one was considered not responsive. The Selection Panel interviewed both firms and ultimately recommended the retention of Maier Design Group, LLC. The selection was approved by Deputy Commissioner Petra on 1/23/2023.
- MDG is located in Hartford, was established in 1999 and has a staff of 8 employees including 1 professional architect. MDG has an Architecture Corporation License with the CT State DCP as ARC.000762 that is currently active.
- Smith Brothers reported that MDG had no general or professional policy loss or claims during the past 5 years.
- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 3/11/23.

RECONSTRUCT STATE POLICE FIRING RANGE
PRE-DESIGN STUDY
Final Report - 13 January 2022
Project No.: BI-N-357



7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-083-A – Mr. Berger moved and Mr. Coleman seconded a motion to suspend PRB FILE #25-083-A, pending a Site Inspection of the Farm. The motion passed unanimously.

PRB FILE #25-084-A – Mr. Berger moved and Mr. Coleman seconded a motion to suspend PRB FILE #25-084-A, pending a Site Inspection of the Farm. The motion passed unanimously.

PRB FILE #25-095 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #25-095. The motion passed unanimously.

9. NEXT MEETING

Thursday, July 10, 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 7, 2025
