

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:
David Barkin – DAS-RECS

Minutes of Meeting Held: August 4, 2025

OPEN SESSION

1. ACCEPTANCE OF MINUTES

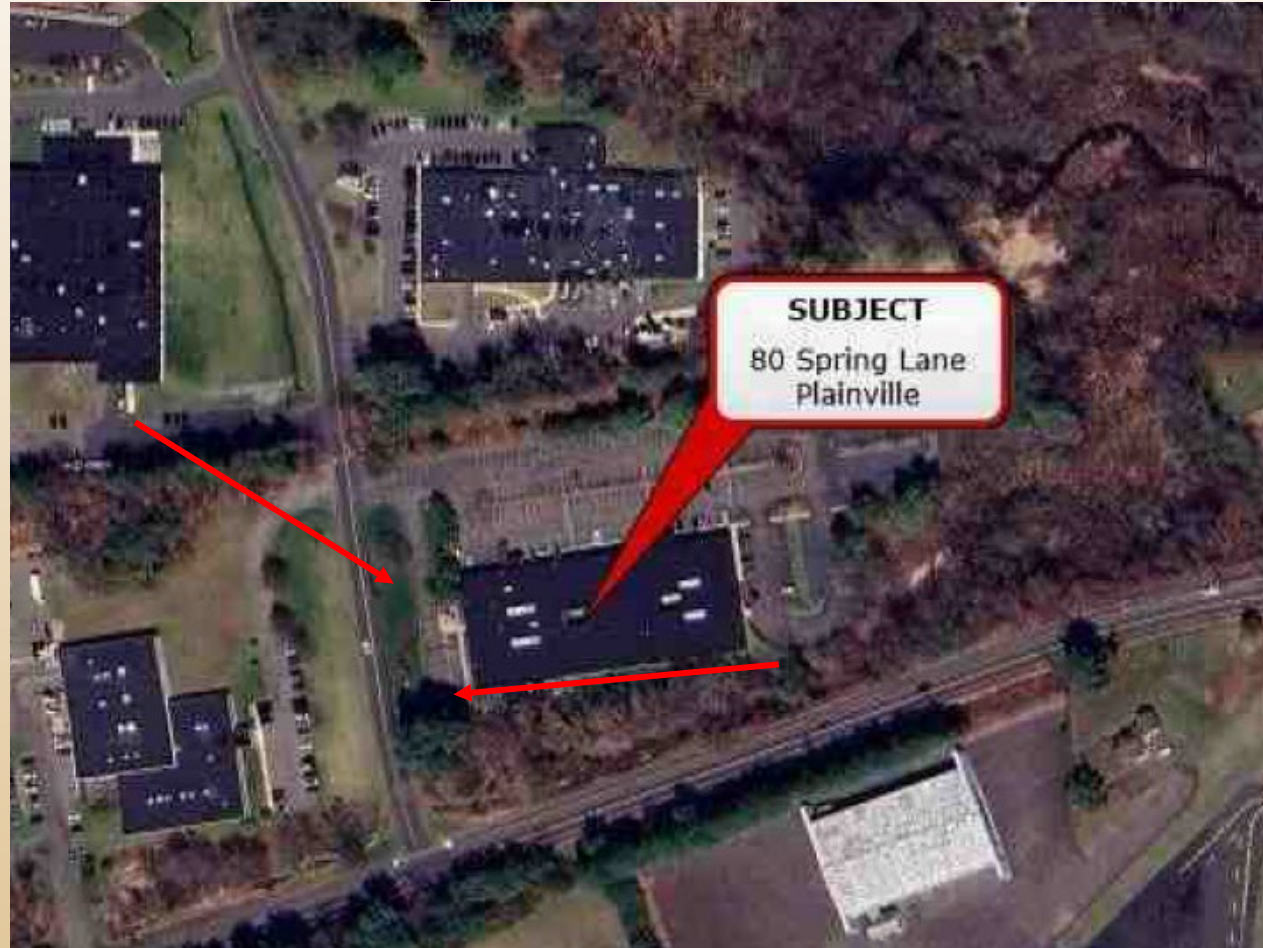
Mr. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the July 31, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

State Properties Review Board



DOT Project - Farmington Canal Heritage Trail

To: State Properties Review Board Members		
From: Thomas Jerram, Director		July 31, 2025
Jyoshna Rath, Architect Design Rev.		
<i>PRB File #:</i>	25-108	
<i>Transaction/Contract Type:</i>	RE – Voucher	
<i>Origin/Client:</i>	DOT/DOT	
<i>DOT Project #:</i>	109-176-012	
<i>Grantor:</i>	Zink Connecticut Properties, LLC	
<i>Property:</i>	Plainville, Spring Lane (80)	
<i>Project Purpose:</i>	Farmington Canal Heritage Trail	
<i>Item Purpose:</i>	Voucher	

PROPOSED DAMAGES: \$69,500

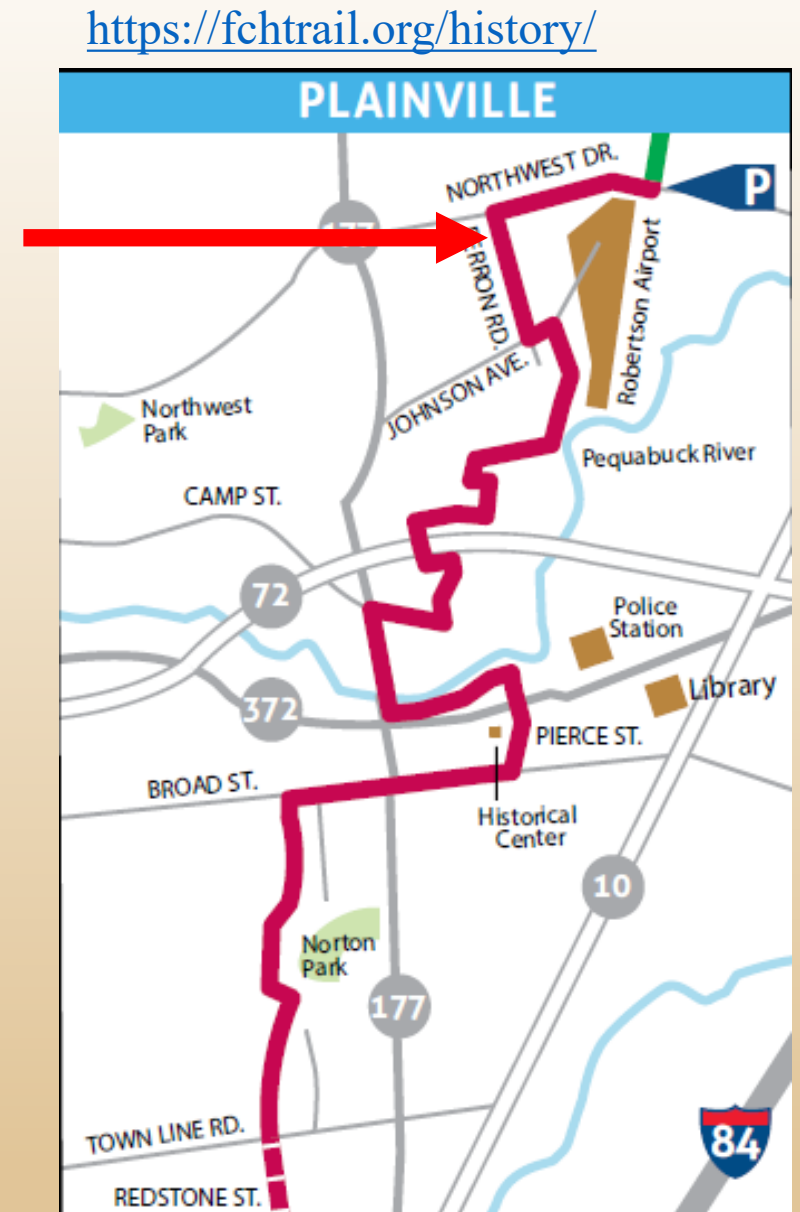
DOT is seeking Board's approval for DOT to acquire a 12,041± sq. ft. parcel of land in Fee Simple, a Drainage Right of Way over an area of 2,175± sq. ft. and a Slope Easement over an area of 2,235± sq. ft. and to install Sedimentation Control over 411'±, located at 80 Spring Lane in Plainville. The acquisition is required in connection with DOT's Project - Farmington Canal Heritage Trail - Route 72 to Northwest Drive.

Project Background - <https://fchtrail.org/history/>

The fifty-six miles of the Farmington Canal Heritage Trail (FCHT) and the eighteen miles of the Farmington River Trail constitute the most picturesque and historic greenways in New England. The Connecticut section from New Haven to Suffield runs through eleven towns and connects with many more biking and walking trails. The FCHT has been designated a Community Millennium Trail under the federal Millennium Trails Initiative based upon its special value to the communities it serves.

Much of the trail system is complete with the exception of a 7.3-mile piece running south from Northwest Drive in Plainville, through the whole town into northern Southington. This entire section is either in construction or design and is fully funded through CTDOT.

In Plainville, the project known as “Farmington Canal Heritage Trail Town Line Road to Norton Park” will install a multi-use recreational trail consisting of a segment that will extend from Town Line Road to Norton Park in Plainville. This portion of the proposed trail, upon completion will be integrated into the existing Farmington Canal Heritage Trail that extends from New Haven at the southerly end, to the State of Massachusetts on the northerly end. The proposed multi-use trail is 12 feet in width and will have a paved asphalt surface. The trail will include a 2-foot grass shoulder on either side of the paved surface and a split-rail wooden fence in most portions of the trail.



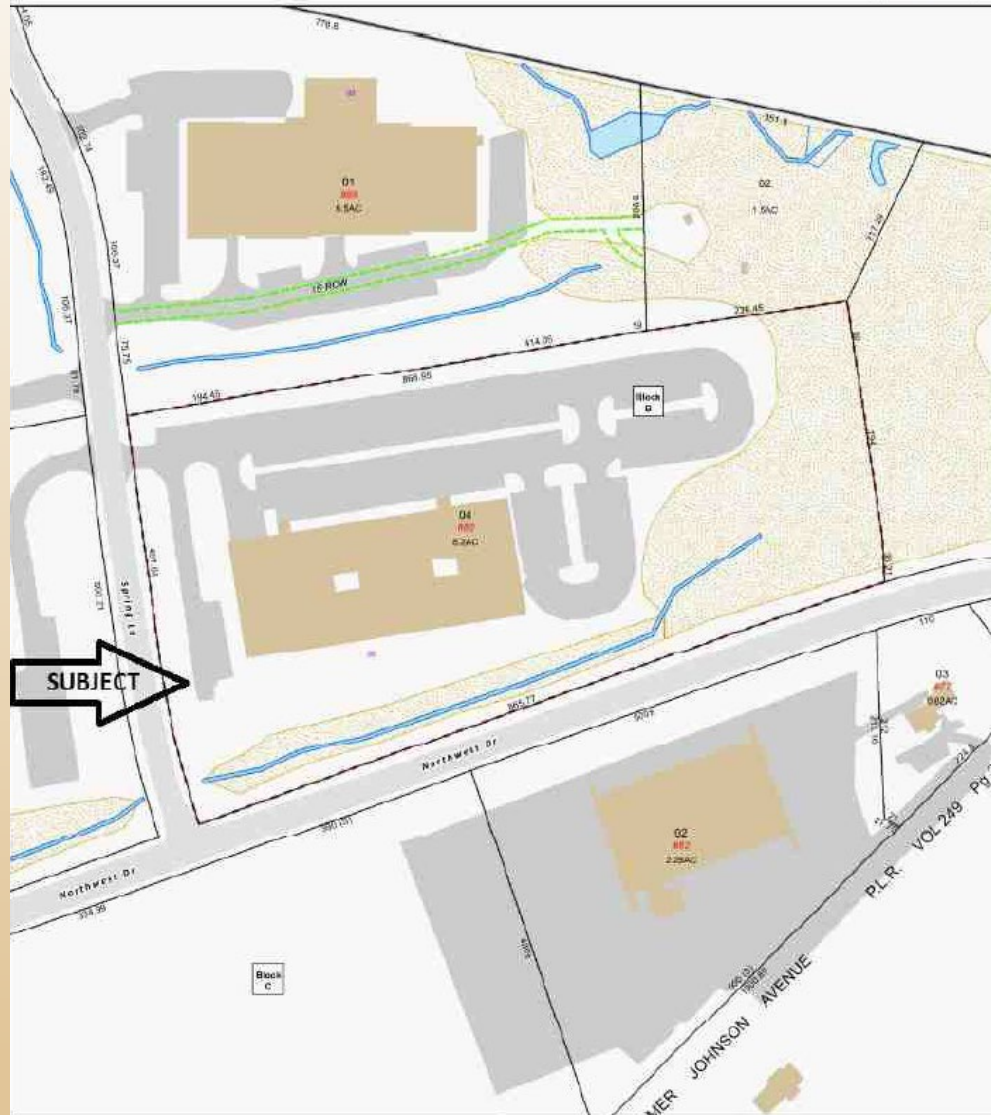
Property Description

- The property is comprised of an industrial zoned parcel that contains 355,751± square feet or 8.17± acres per deed description and survey maps.
- The subject property is improved with an office building containing 44,702± square feet that was constructed in 1984 per assessor records.
- The property is located on a corner and includes 491.04± feet of frontage along Spring Lane and 865.77± feet of frontage along Northwest Drive. The property is accessed via a curb cut along the Spring Lane frontage.
- Site improvements include landscaping, lawn area, lighting, signage, curbing, sidewalks, and paved asphalt parking area with 292± lined spaces. The property is slightly irregular in shape with level to rolling topography. It is noted that the rear of the subject property contains areas of wetlands to include portions along the Northwest Drive frontage. The wetlands are estimated to impact 30±% or 2.45± acres of the subject property.
- The existing office use is an allowed use in the RI (Restricted Industrial) zone via site plan approval.

Highest and Best Use as Vacant: The subject property is located within the RI zone where industrial oriented uses are the primary permitted uses. The uses in the immediate vicinity of the subject have historically consisted of mostly industrial users with office uses interspersed. Considering the subject location, zone, and surrounding property uses, the "Highest and Best Use" of the subject property as vacant would be for an industrial oriented use with an office component.

Highest and Best Use as Improved: The subject property is presently improved with an office use building. The existing use is legally allowed by zoning via site plan approval. The "Highest and Best Use" of the subject as improved is to continue the current office use.

Conclusion - Highest and Best Use of the Subject Property: After considering all factors noted above, it is the opinion of the appraiser that the "Highest and Best Use" of the subject property is to continue the "As-Improved" office use.





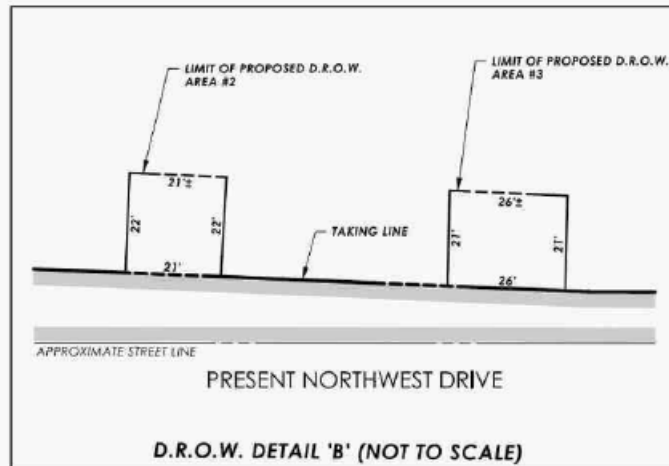
**Spring Lane Frontage Looking North
(Subject on Right of Photo)**



**Northwest Drive Frontage Looking East
(Subject on Left of Photo)**



View of Proposed D.R.O.W



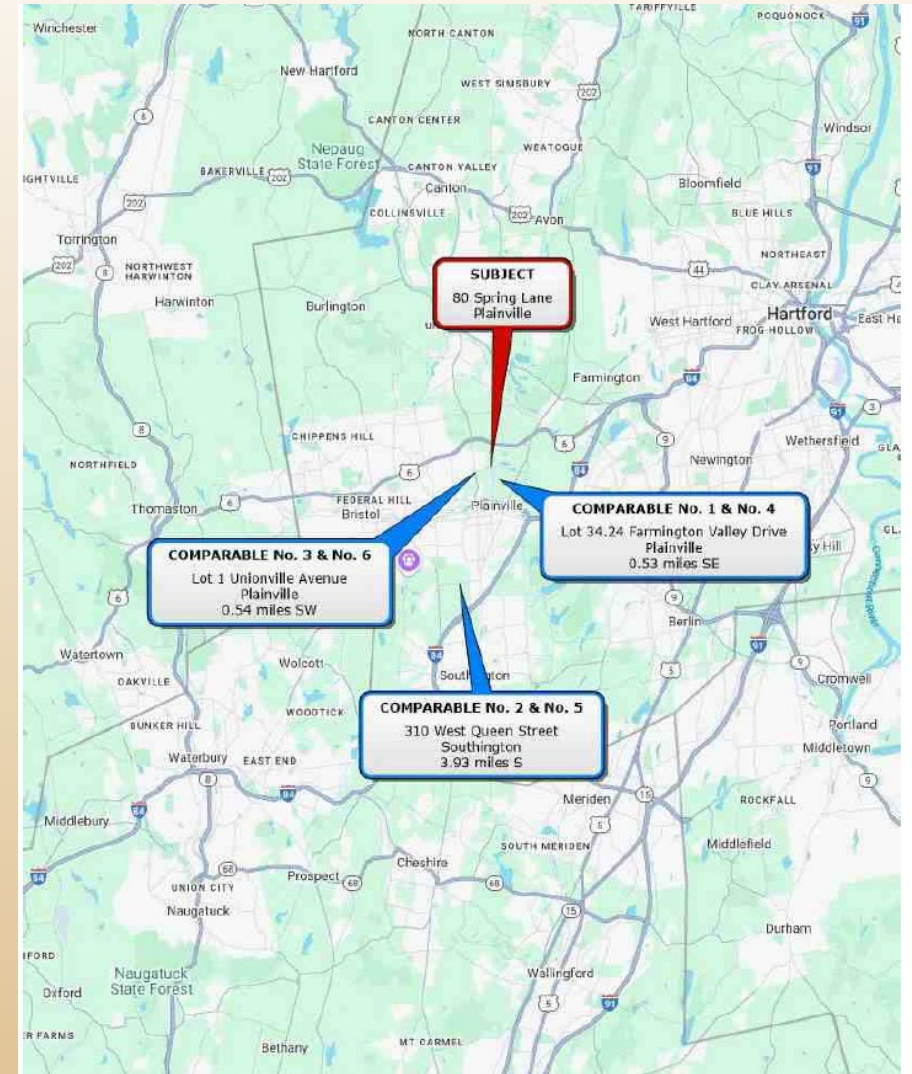
**Northwest Drive Frontage Looking Toward
Intersection with Spring Lane**

DOT Appraisal – Before Land Valuation

The DOT appraisal was completed May 16, 2025 by John P. Kerr.

Before Land Valuation: Based on the sales comparison approach, the appraiser considered three recent sales of properties most similar and proximate to subject and has considered these in the market analysis.

Unaffected Site Improvements not impacted by the Taking are assigned an “X” Value.



DOT Appraisal – Before Land Valuation

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	80 Spring Ln Plainville	Lot 34.24 Farmington Valley Dr. Plainville		310 West Queen Street Southington		Lot 1 Unionville Avenue Plainville	
Proximity to Subject		0.53 miles SE		3.93 miles S		0.54 miles SW	
Sales Price	\$ N/A		\$ 130,208		\$ 121,753		\$ 331,341
Price	\$ Sale Price		\$ 2,000,000		\$ 375,000		\$ 2,600,000
Data Source	Town Records/Insp.	Town Records/Inspection		Town Records/Inspection		Town Records/Inspection	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	5/16/25 Inspection	3/3/2023		10/1/2024		10/28/2021	
Location	Average/Good	Avg/Good/Cul-De-Sac	-6,510	Average/Good		Good	-33,134
Site/View	8.17± Acres/Ind.	15.36± Acres/Ind.	+13,021	3.08± Acres/Ind.	-12,175	7.8469± Acres/Ind.	
Frontage/Access	1,356.81± FF/Average	867.06± FF/Average	+3,255	309.47± FF/Average	+6,088	1,333± FF/SignalCorner	-33,134
Utilities/Topography	All Public/Mostly Level	All Public/Mostly Level		All Public/Mostly Level		All Public/Mostly Level	
Zone	RI (Industrial)	RI (Industrial)		I-1(Industrial)		RI (Industrial)	
Easement/Wetlands	30±% Wetlands	Utility/32±% Wet	+13,021	Slope/5±% Wet	-12,175	20±% Wet	-16,567
Sales or Financing Concessions	Improved Office	No Approvals	+6,510	No Approvals	+6,088	No Approvals	+16,567
Net Adj. (Total)		☒ + ☐ -	\$ 29,297	☐ + ☒ -	\$ -12,174	☐ + ☒ -	\$ -66,268
Indicated Value of Subject		Net 22.5 %	\$ 159,505	Net 10.0 %	\$ 109,579	Net 20.0 %	\$ 265,073

The adjusted sales range is \$109,579/acre to \$265,073/acre. After reviewing the sales data available, most weight was placed on sale one with secondary consideration given to sales two and three. The value of the subject property is estimated at **\$190,000/acre or \$4.36/Sq. Ft.** Therefore, 8.17± Acres or 355,751± Sq. Ft. x \$4.36/Sq. Ft. = \$1,551,074 or \$1,551,000 rd. + \$5,000 for impacted site improvements = \$1,556,000 + "X"

DOT Appraisal – Taking/Acquisition Valuation

DOT will acquire the following:

- A partial take in fee simple of 12,041± square feet;
- A Drainage Right of Way acquired over an area of 2,175± square feet;
- Easement to Slope for the Support and Safety of the Highway and Remove, Use or Retain Excavated Material acquired over an area of 2,235± square feet;
- Right to Install Sedimentation Control Systems acquired over an area of 411± LF feet

Acquisition Description

The purpose of the acquisition is due to the installation of the proposed multi-use trail which extends along the northerly side of Northwest Drive. The proposed fee taking consists of a strip of land that commences at Spring Lane and extends along the entire Northwest Drive frontage approximating 865± feet in length. The proposed taking is 17± feet in width at the corner of Spring Lane and tapers to 12± feet at the easterly property boundary. The proposed drainage right of way consists of four individual drainage areas that total 2,175± sf. The proposed drainage easement identified as Area #1 is located 18± feet east of Spring Lane and encompasses 447± square feet. Proposed drainage easement area identified as Area #2 is located along the mid-point of the Northwest Drive frontage and consists of 466± sf. Proposed drainage easement area identified as Area #3 is located 50± feet east of easement #2 and consists of 546± square feet. Proposed drainage easement area identified as Area #4 is located at the easterly property boundary and consists of 716± square feet. Additional encumbrances include slope easements at various points along the Northwest Drive frontage encumpassing 2,235± sf. It is noted that the taking and easement areas include native vegetation and trees.

Acquisition Description Cont.

The multi-use trail consists of a paved surface that is 12± feet in width and will include a three rail wooden fence extending along the entire Northwest Drive frontage. The construction of the multi-use trail will include sheet piling to provide the necessary support of the multi-use trail along portions of the Northwest Drive frontage.

The property owner will be compensated for the proposed fee taking area based on the established fee value of the land as supported by the land sales data included within this report. The property owner will be compensated for the proposed drainage right of ways and slope easement encumbrance based on a percentage of the established fee value of the land. The property owner will also be compensated for the trees and vegetation located within the acquisition areas based on their contributory value. Since the right to install sedimentation control system has no negative impacts to the property, no compensation is warranted.

After the Proposed Partial Acquisition:

After the proposed partial acquisition, the subject property's lot size will be reduced by 12,041± square feet and will consist of 7.89± acres. In addition, the property will be encumbered with four drainage right of ways totaling 2,175± square feet and an easement to slope for the support and safety of the trail consisting of 2,235± square feet. Temporary rights include the installation of sedimentation control system of 411± linear feet. It is noted that native vegetation and trees will be impacted along the Northwest Drive frontage. The combined frontage along Spring Lane and Northwest Drive will be reduced slightly by 11.77± linear feet. (See acquisition map in the next slide)

ZINK CONNECTICUT PROPERTIES LLC
TAKING AREA = 12,041 ± SQ.FT.

DRAINAGE RIGHT OF WAY ACQUIRED.
TOTAL D.R.O.W. AREA = 2,175 ± SQ. FT.

EASEMENT TO SLOPE FOR THE SUPPORT AND SAFETY OF THE TRAIL AND REMOVE, USE OR RETAIN EXCAVATED MATERIAL ACQUIRED.
EASEMENT AREA = 2.235 ± SQ. FT.

RIGHT TO INSTALL SEDIMENTATION
CONTROL SYSTEM ACQUIRED;
RIGHT = 411 ± L.F.

DROW Area -4= 716SF

DROW Area -1= 447 SF

TAKING LINE

State Properties Review Board PRB #25-108

DOT Project Description

The project is identified as Phase 2 of the “Farmington Canal Heritage Trail – Route 72 to Northwest Drive” in Plainville. This project begins at Route 72 and extends north approximately 2 miles terminating at an existing trailhead for the Farmington Canal Heritage Trail on Northwest Drive.

The Purpose of this project is to construct a multi-use trail through the town of Plainville to close the final remaining 5-mile gap in the Connecticut section of the Farmington Canal Heritage Trail. The Connecticut share of the Farmington Canal Heritage Trail consists of a 56-mile section connecting New Haven through Suffield, terminating at the Massachusetts border. The entirety of the Connecticut trail section is either complete, in construction, or approaching final design, excluding the 5-mile gap in Plainville. The Farmington Canal Heritage Trail makes up part of the larger East Coast Greenway Trail network that runs from Maine through Florida. The project will close the remaining gap in Plainville providing continuity to the multi-use transportation network through Connecticut.

This project will consist of a 12-foot-wide paved surface extending approximately 2-miles and include other amenities such as signage for information and safety, benches, and picnic tables to provide rest areas, and a medium-sized parking facility with restrooms off Route 177. Split rail fencing and landscaping will be provided along the trail as needed.

Along Northwest Drive, roadway narrowing is proposed to promote traffic calming and provide greater separation between trail users and traffic. The resurfaced roadway along Northwest Drive will include a 5 foot wide raised median in two sections. The stormwater drainage system along Northwest Drive will be modified. The improvements to the drainage system include the relocation of 2 existing catch basins with modifications to their existing pipe network, and the addition of 2 new catch basins and reinforced concrete pipes which will extend one new drainage outfall.

DOT Appraisal – After Land Valuation

The Sale Comparison Approach was used and the Appraiser considered the same three sales as in the Before Valuation.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	80 Spring Ln Plainville	Lot 34.24 Farmington Valley Dr. Plainville		310 West Queen Street Southington		Lot 1 Unionville Avenue Plainville	
Proximity to Subject		0.53 miles SE		3.93 miles S		0.54 miles SW	
Sales Price	\$ N/A		\$ 130,208		\$ 121,753		\$ 331,341
Price	\$ Sale Price		\$ 2,000,000		\$ 375,000		\$ 2,600,000
Data Source	Town Records/Insp.	Town Records/Inspection		Town Records/Inspection		Town Records/Inspection	
Date of sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	5/16/25 Inspection	3/3/2023		10/1/2024		10/28/2021	
Location	Average/Good	Avg/Good/Cul-De-Sac	-6,510	Average/Good		Good	-33,134
Site/View	7.89± Acres/Ind.	15.36± Acres/Ind.	+13,021	3.08± Acres/Ind.	-12,175	7.8469± Acres/Ind.	
Frontage/Access	1,345.04± FF/Average	867.06± FF/Average	+3,255	309.47± FF/Average	+6,088	1,333± FF/Signal	-33,134
Utilities/Topography	All Public/Mostly Level	All Public/Mostly Level		All Public/Mostly Level		All Public/Mostly Level	
Zone	RI (Industrial)	RI (Industrial)		I-1(Industrial)		RI (Industrial)	
Easement/Wetlands	30±% Wet/DROW,Slope	Utility/32±% Wet	+11,719	Slope/5±% Wet	-13,393	20±% Wet	-19,880
Sales or Financing Concessions	Improved Office	No Approvals	+6,510	No Approvals	+6,088	No Approvals	+16,567
Net Adj. (Total)		☒ + ☐ -	\$ 27,995	☐ + ☒ -	\$ -13,392	☐ + ☒ -	\$ -69,581
Indicated Value of Subject		Net 21.5 %	\$ 158,203	Net 11.0 %	\$ 108,361	Net 21.0 %	\$ 261,760

The same adjustments were applied to the sales in the "After" valuation with the exception of a modified adjustment recognizing the slope easement and drainage right of ways that encumber the property. The partial acquisition does not reduce the lot size or impact the utility of the subject property to a degree that would warrant a change in the unit value in the "After" valuation. As a result, the unit value remains at **\$190,000/acre or \$4.36/Sq. Ft.** in the "After" scenario.

SUMMARY OF VALUES

The following value calculations have been converted from the established price per acre to a price per square foot to account for the large size of the subject property : $\$190,000/\text{Acre} \div 43,560 \text{ Sq. Ft.} = \$4.36/\text{Sq. Ft.}$

BEFORE VALUE: $\$1,556,000 + "X" (355,751 \pm \text{Sq. Ft.} \times \$4.36/\text{Sq. Ft.} = \$1,551,074 \text{ or } \$1,551,000 \text{ rd.} + \$5,000 \text{ for Impacted Site Improvements} = \$1,556,000$

AFTER VALUE: $\$1,486,500 + "X" (339,300 \pm \text{Sq. Ft. Unencumbered} \times \$4.36/\text{Sq. Ft.} = \$1,479,348 + 2,175 \pm \text{Sq. Ft. D.R.O.W. Easement} \times \$4.36/\text{Sq. Ft.} \times 25\% = \$2,371 + 2,235 \pm \text{Sq. Ft. Slope Easement} \times \$4.36/\text{Sq. Ft.} \times 50\% = \$4,872 = \$1,486,591 \text{ or } \$1,486,500 \text{ (Rounded).}$

DAMAGES = \$69,500 (\$1,556,000 - \$1,486,500)

BREAKDOWN OF DAMAGES

Fee Taking: 12,041± Square Feet x \$4.36/Sq. Ft. =	\$52,499
Drainage Right of Way Acquired (Total Areas) 2,175± Sq. Ft. x \$4.36/Sq. Ft. x 75% =	\$7,112
Easement to Slope For The Support and Safety of The Trail And Remove,	
Use or Retain Excavated Material Acquired: 2,235± Sq. Ft. x \$4.36/Sq. Ft. x 50% =	\$4,872
Contributory Value of Impacted Site Improvements =	\$5,000
(Trees and Native Vegetation within Taking and Easement Areas)	
Right to Install Sedimentation Control System Acquired: 411± Linear Feet =	\$0
TOTAL DAMAGES =	\$69,483 or \$69,500 rd.

Summary of Appraiser's Report

Site Information, Raw and Adjusted Data Ranges, Overall Value and Calculation Summary:

Zoning:	RI – Restricted Industrial	Site Size:	355,751± Sq. Ft. 8.17± Acres
Present Use:	Industrial w/ supporting office	Land Value:	\$1,551,000
Unit Type:	Per Acre of Land Area converted to \$/sq. ft.	Land Unit Value:	\$190,000/Acre converted to \$4.36/Square Foot
		Improved Value:	Not Applicable (X Value given to unimpacted site improvements)
Highest & Best Use:	Continued Existing Industrial Use	Conforming?	Legally Conforming

Item	Raw Data Range	Adjusted Range	Overall Value Chosen
"Before"	\$121,753 - \$331,341/Acre	\$109,579 - \$265,073/Acre	\$190,000/Acre
"After"	\$121,753 - \$331,341/Acre	\$108,361- \$261,760/Acre	\$190,000/Acre
Based on the above chosen value of the land only before the acquisition?			\$1,551,000
Calculation Summary			
Description and calculations of value items:	"Before"	"After"	Damages
Subject Property's Before Value			
\$190,000/acre converted to \$4.36/square foot			
355,751± square feet x \$4.36/sq. ft. = \$1,551,000 (Rounded)			
Plus Impacted Site Improvements Value: \$5,000			
Subject Property's Before Value: \$1,556,000 + "X"	\$1,556,000 + X		
Subject Property's After Value			
Unencumbered Land: 339,300± sq. ft. x \$4.36/sq. ft. = \$1,479,348			
DROW: 2,175± sq. ft. x \$4.36/sq. ft. x 25% = \$2,371			
Slope Easement: 2,235± sq. ft. x \$4.36/sq. ft. x 50% = \$4,872			
Subject Property's After Value: \$1,486,500 + "X" (Rounded)		\$1,486,500 + X	
Summary of Damages			
Partial Take: 12,041± sq. ft. x \$4.36/sq. ft. = \$52,499			
DROW: 2,175± sq. ft. x \$4.36/sq. ft. x 75% = \$7,112			
Slope Easement: 2,235± x \$4.36/sq. ft. x 50% = \$4,872			
Contributory Value of Trees/Vegetation: \$5,000			
Total Permanent Damages: \$69,500 (Rounded)			\$69,500
Plus Temporary Damages			
Not Applicable			\$0
*Percentage attributable due to the proposed Drainage Right of Way			
Total Acquisition Value:	\$1,556,000 + X	\$1,486,500 + X	\$69,500

State Properties Review Board

PRB #25-108

Recommendation

Staff recommend approval of this acquisition in support of the Project - in the amount of \$69,500.

- 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 supported by the DOT appraisal.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 08/04/2025

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS



State Properties Review Board

Connecticut
Department of
Administrative Services

1300
RFQ Web Advertisement
For On-Call Consulting Services

Page 1 of 5

Advertisement No.:	OC-DCS-STR-0049-0054	Web Advertisement Date:	Friday, March 14, 2025
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Connecticut Department of Administrative Services, Construction Services
Office of Legal Affairs, Policy, & Procurement
450 Columbus Boulevard, Suite 1302, Hartford, Connecticut 06103

Request for Qualifications (RFQ) Web Advertisement For On-Call Consulting Services

Important Notes for Responding to this RFQ (recent updates are shown in yellow highlighted text)

Ensure download and use of the most recent QBS Submittal Booklet documents from the DAS/CS Library. Revision dates are shown in the footer of every document (<http://portal.ct.gov/DASCSLibrary>).

DAS Construction Services requires Portable Document Format (PDF) Quality Based Selection (QBS) Submittal Booklets to be **uploaded online** through the "[CTsource](http://portal.ct.gov/DASCSLibrary)" e-Procurement System. Please read this RFQ Web Advertisement and all referenced documents carefully for updated instructions.

To register on CTsource and respond to this RFQ, follow the instructions in **6001 Construction Online Bidding Instructions**, available for download from the online DAS/CS Library (<http://portal.ct.gov/DASCSLibrary>) > 6000 Series.

IMPORTANT: DAS Construction Services will **always** use the following United Nations Standard Products and Services Codes (UNSPSC codes) in their **RFQs for On-Call Consulting Services**; it is **highly recommended** that businesses include these codes in their **CTsource company profiles** in order to receive email notifications regarding DAS/CS Solicitations and Addenda:

- Engineering and Research and Technology Based Services (81000000)
- Work Related Organizations (94100000)

1. Contract Information

1.1	QBS Submittal Deadline:	Deadline for the receipt of the QBS Submittal Booklets is:	
		3 p.m.	Thursday, April 10, 2025

ON-CALL STRUCTURAL ENGINEERING CONTRACTS – 11th SERIES

<i>PRB #</i>	25-100 to 25-104
<i>Origin/Client:</i>	RECS/RECS
<i>Transaction/Contract Type:</i>	AE/New
<i>PRB#/ Consultant / Contract</i>	25-100 - DiBlasi Associates, P.C – OC-DCS-STR-0049
<i>PRB#/ Consultant / Contract</i>	25-101 - Macchi Engineers, LLC – OC-DCS-STR-0050
<i>PRB#/ Consultant / Contract</i>	25-102 - Wiss, Janney, Elstner Associates, Inc– OC-DCS-STR-0051
<i>PRB#/ Consultant / Contract</i>	25-103 - GNCB Consulting Engineers, PC,– OC-DCS-STR-0054
<i>PRB#/ Consultant / Contract</i>	25-104 - H2M Architects & Engineers, Inc,– OC-DCS-STR-0053
<i>Item Purpose:</i>	New On-Call Structural and Threshold Limit Review Contract
<i>DAS-RECS Staff Assigned</i>	Jenna Padula, Agency Legal Director
<i>Date:</i>	July 30, 2025

FEE AND EXPIRATION DATE: This contract has a maximum fee of **\$750,000** and a contract expiration date of **December 15, 2027**.

PROJECT BACKGROUND

Board Approved PRB Files #23-053 to 23-058, 10th series of On-Call Structural Engineering Consulting Contracts for six (6) On-Call Contracts that had a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 08/15/2025.

Under this PRB # 25-100 to 25-104

- This is the 11th series of On-Call Structural Engineering Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002.
- The 5 On-Call Contracts that are the subject of this memorandum have a maximum fee of \$750,000.00 and a contract expiration date of December 15, 2027.

Description : The scope of work under these contracts shall encompass, but not be limited to:

Provide on call Structural Engineering services encompassing the entire spectrum of services of structural engineering type projects including but not limited to maintenance and repair, design and related services, and may provide independent third-party Threshold Structural Reviews. These services shall be provided to DAS Construction Services (DAS/CS) for infrastructure work required for sites, properties, structures and/or buildings under its care and control and/or as requested for sites, properties, structures and/or buildings under the care and control of various other state agencies. Selected firms may function as a prime vendor or as a support resource for other DAS/CS Consultants. These tasks may also include support of inhouse work performed by the DAS/CS Technical Support Services unit and/or DAS/CS Facilities Management. Services may involve both the design and construction administration of a project.

RFQ AND LONG LIST OF CONSULTANTS

A Request for Qualifications (RFQ) for the consultant services was released on March 14, 2025 and elicited 7 responses at the April 10 2025 due date for response. All 7 consultants responding were interviewed. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system.

Long List and Contact Information		
Contract Number:		OC-DCS-STR-0049-0054
Project Title:		On-Call Structural Engineering Consultant (STR) — Capital Projects
Submittal Booklets Due Date:		Thursday, April 10, 2025
No.	Consultant Name	Contact Person
1	DiBlasi Associates, PC 500 Purdy Hill Road Monroe, CT 06468-1661	Thomas DiBlasi (203) 452-1331 x108 tomd@dibiasi-engrs.com Stacey Breyan (203) 452-1331 x100 staceyb@dibiasi-engrs.com
2	GM2 Associates, Inc. 115 Glastonbury Blvd Glastonbury, CT 06033	Ramon Paguada (860) 659-1416 rpaguada@gm2inc.com James Day (860) 659-1416 jday@gm2inc.com
3	GNCB Consulting Engineers, P.C. 1358 Boston Post Road 2nd Floor Old Saybrook, CT 06475	Richard Centola (860) 388-1224 x135 centola@gncbengineers.com Charles Brown (860) 388-1224 x123 brown@gncbengineers.com
4	H2M Architects & Engineers, Inc. 360 Bloomfield Avenue, Suite 406 Windsor, CT 06095	Joseph Manzella (860) 607-9011 ext. 1142 jmanzella@h2m.com Daniel Aiello (860) 607-9011 ext. 1395 diaiello@h2m.com
5	Macchi Engineers, LLC 44 Gillett Street Hartford, CT 06105	Nancy Stone (860) 549-6190 nstone@macchiengineers.com Michael Plickys (860) 549-6190 mplickys@macchiengineers.com
6	Thornton Tomasetti, Inc. 10 North Main Street, Suite 307 West Hartford, CT 06107-1901	Erich Baumgartner (212) 367-2750 EBaumgartner@ThorntonTomasetti.com Gregory Freeman (212) 367-2751 GFreeman@thorntontomasetti.com
7	Wiss, Janney, Elstner Associates, Inc. 2 Trap Falls Road, Suite 502 Shelton, CT 06484	John Cocca (203) 447-5932 jcocca@wie.com Jaret Lynch (203) 447-5929 jlynch@wie.com

SELECTION OF CONSULTANTS

At the completion of the State Selection Panel process; DAS-RECS Management Team reviewed the results and recommended the approval of the following Firms under this Series. The selection of the Firms was approved by DAS Deputy Commissioner Darren Hobbs on 6/24/2025.

Rank	“Certified List” in “Order of Ranking”	Total Score	Most Recent Contract Signing Date	Awarded Within the Past Five Years			Approval Initials
				Total Number of Contracts	Total Volume of Work (\$)	MBE	
1.	DiBlasi Associates, PC	300	5/5/2023	2	\$198,237	No	DS DH
2.	Macchi Engineers, LLC	300	08/08/2024	5	\$1,818,140	No	DS DH
3.	Wiss, Janney, Elstner Associates, Inc.	300	05/24/2021	1	\$255,660	No	DS DH
4.	Thornton Tomasetti, Inc.	290	NONE	0	\$0	No	DS DH
5.	H2M Architects & Engineers, Inc.	284	08/20/2024	1	\$0	No	DS DH
6.	GNCB Consulting Engineers, P.C.	274	05/04/2023	2	\$127,000	No	DS DH
7.	GM2 Associates, Inc.	236	01/23/2024	3	\$491,050	No	DS DH

(PRB # 25-100) DiBlasi Associates, P.C (DAP) (Score 300/360)

- Established in 1984 located in Monroe, CT with 5 employees including 3 Structural Engineers.
- DAS-RECS reports DAP was awarded 2 contracts within the past 5 years with a total \$198,237.
- Fenner & Elser reported that DAP has no errors or omissions claims made against the firm during the past five years.
- DAP will be operating under their Professional Engineering Corporation License (PEC#0000620) expiring on 11/13/2025
- DAP provided the OPM Form 1 Campaign Contribution Certification notarized on 08/08/2024.
- DAP was approved for the following task(s) under OC-DCS-STR-0044

OC-DCS-STR-0044	DiBlasi Associates, P.C. Expiration date : 8/15/2025	\$500,000	23-054
Task Letter #1	DOC 24 Wolcott Hill Rd rear stair rep	\$23,025	Informal
Task Letter #1A	DOC 24 Wolcott Hill Rd rear stair rep	\$134,354	25-054
Task Letter #2	BI-RT-892 JM Wright Structural	\$487,500	pending
Task Letter #3	BI-Q-743 463 Boston Post Rd E. Lyme CTARNG	\$12,799	Informal
	Total Committed Funds	\$657,678	
	Maximum Total Fee	\$500,000	
	Uncommitted (Remaining)	(\$157,678)	

(PRB # 25-101) Macchi Engineers, LLC (MEL) (Score 300/360)

- Established in 1945 located in Hartford, CT with 9 employees including 3 Structural Engineers.
- DAS-RECS reports MEL was awarded 5 contracts within the past 5 years with a total \$1,818,140.
- Fenner & Elser reported that MEL has no claims/circumstances reported for Professional Liability Insurance for last 5 years.
- MEL will be operating under their Professional Engineering Corporation License (PEC#0000720) expiring on 06/08/2026
- MEL provided the OPM Form 1 Campaign Contribution Certification notarized on 07/02/2025.
- MEL was approved for the following task(s) under OC-DCS-STR-0043

OC-DCS-STR-0043	Macchi Engineers, LLC (Expiring om 8/15/2025)	\$500,000	23-053
Task Letter #1	Norwalk CC - Structural Roof Evaluation	\$17,000	
Task Letter #2	Urban Search & Rescue - Structural Evaluation	\$9,510	
Task Letter #3	Troop H Maintenance Facility Repairs (Study)	\$77,950	
Task Letter #4	CVH Old Power Plant Renovation	\$157,200	24-224
Task Letter #5	BI-JA-511 -NHCC Parking Garage Repairs Study	\$19,980	
Task Letter #6	BI-YS-185 Solint Roof Bld 8 - Structural Analysis	\$13,200	
Task Letter #6A	BI-YS-185 Solint Roof Bld 8 - Structural Analysis	\$5,000	
	Total Committed Funds	\$299,840	
	Maximum Total Fee	\$500,000	
	Uncommitted (Remaining)	\$200,161	

(PRB # 25-102) Wiss, Janney, Elstner Associates, Inc (WJEA) (Score 300/360)

- Located in Shelton, CT with five local employees and 821 total employees, including 206 Structural Engineers.
- DAS-RECS reports WJEA was awarded 1 contracts within the past 5 years with a total \$255,660.
- GREYLING INSURANCE BROKERAGE & RISK CONSULTING reported that Over the last five years, WJE has NOT been involved in any litigation or legal proceedings involving allegations against the firm for false claims or fraud.
- WJEA will be operating under their Professional Engineering Corporation License (PEC#0000721) expiring on 09/14/2025
- WJEA provided the OPM Form 1 Campaign Contribution Certification notarized on 06/27/2025.
- WJEA was approved for the following task(s) under OC-DCS-ROOF-0040

OC-DCS-ROOF-0040	Wiss Janney Elstner Associates Inc	\$750,000	21-054
Task Letter #2	NCCC - Founders Hall Slate Roof repairs	\$58,849	
Task Letter #3	NCCC - LRC Building Roof Repl	\$63,905	
Task Letter #4	Tunxis CC campus wide window/storefront repl	\$39,956	
Task Letter #5	Manchester CC AST - LRC Partial Roof Recovery	\$69,500	
	Total Committed Funds	\$232,210	
	Maximum Total Fee	\$750,000	
	Uncommitted (Remaining)	\$517,790	

(PRB # 25-103) GNCB Consulting Engineers, PC (GNCB) (Score 274/360)

- Established in 1967 and located in Old Saybrook, CT with 9 employees including 6 Structural Engineers.
- DAS-RECS reports GNCB was awarded 2 contracts within the past 5 years with a total \$127,000.
- Smith Brothers reported that there are no closed claims for GNCB within the last five years.
- GNCB will be operating under their Professional Engineering Corporation License (PEC#0000131) expiring on 12/31/2025
- GNCB provided the OPM Form 1 Campaign Contribution Certification notarized on 04/10/2025.
- GNCB was approved for the following task(s) under OC-DCS-STR-0046

	OC-DCS-STR-0046	GNCB Consulting Engineers, P.C.	\$500,000	23-056
	Task Letter #1	Charter Oak Parking Structure Assessment	\$7,400	
	Task Letter #2	CCSU Willard & DiLoretto Infill Study	\$50,000	
	Task Letter #3	BI-2B-503 55 Farmington Ave Garage str repair	\$7,400	
		Total Committed Funds	\$64,800	
		Maximum Total Fee	\$500,000	
		Uncommitted (Remaining)	\$435,200	

(PRB # 25-104) H2M Architects & Engineers, Inc (H2M) (Score 284/360)

- Established in 2002 and located in Parsippany, NJ with 581 employees. including 36 Structural Engineers. The Branch office is in Windsor, CT with 5 employees
- DAS-RECS reports H2M was awarded 1 contracts within the past 5 years.
- GREYLING INSURANCE BROKERAGE & RISK CONSULTING reported that the firm has sufficient coverage reserves to handle any open claims and still provide required coverage reserves for this Department's project.
- H2M will be operating under their Professional Engineering Corporation License (PEN#0027758) expiring on 01/31/2026
- H2M provided the OPM Form 1 Campaign Contribution Certification notarized on 07/08/2025.
- H2M was approved for the following On-Call MEP contract under OC-DCS-MEP-0059

OC-DCS-MEP-0059	H2M Architects & Engineers, Inc. - Expires 11-16-2026	\$1,500,000	24-124

WISS, JANNEY, ELSTNER ASSOCIATES

Labor Categories	Per Hour
Principal in Charge	\$345.00
Project Manager – Structural/Geotechnical	\$295.00
Senior Engineer – Structural/Geotechnical	\$265.00
Structural Engineer	\$230.00
Senior Designer	\$265.00
Designer	\$230.00
Field Engineer	\$230.00
CAD / BIM Operator	\$145.00

HOURLY RATE SCHEDULE

	Score	Local STR. Eng. Staff	
Consultant	Rank	Total Firm Staff	STR Team Yrs Exp.
DiBlasi Associates**	300/#1	3-5	40-29-24
Macchi Engineers**	300/#1	3-9	38-32-8-2
Wiss Janney Elstner	300/#1	4-807	19-23-10
H2M Architects	284/#5	6-581	30-11-24-11-13-5-5-8
		(+2 EIT)	
GNCB Consulting**	274/#6	6-9	42-32-12-20

H2M ARCHITECTS & ENGINEERS

Labor Categories	Per Hour
Principal in Charge	\$330.00
Project Manager – Structural/Geotechnical	\$245.00
Senior Engineer – Structural/Geotechnical	\$270.00
Structural Engineer	\$180.00
Senior Designer	\$220.00
Designer	\$170.00
Field Engineer	\$150.00
CAD / BIM Operator	\$135.00

DiBLASI ASSOCIATES

Labor Categories	Per Hour
Principal in Charge	\$296.00
Project Manager – Structural/Geotechnical	\$228.00
Senior Engineer – Structural/Geotechnical	\$204.00
Structural Engineer	\$193.00
Senior Designer	N/A
Designer	\$169.00
Field Engineer	\$193.00
CAD / BIM Operator	\$132.00

GNCB CONSULTING ENGINEERS

Labor Categories	Per Hour
Principal in Charge	\$220.00
Project Manager – Structural/Geotechnical	\$140.00
Senior Engineer – Structural/Geotechnical	\$150.00
Structural Engineer	\$125.00
Senior Designer	N/A
Designer	\$115.00
Field Engineer	N/A
CAD / BIM Operator	\$115.00

MACCHI ENGINEERS

Labor Categories	Per Hour
Principal in Charge	\$240.00
Project Manager – Structural/Geotechnical	\$195.00
Senior Engineer – Structural/Geotechnical	\$175.00
Structural Engineer	\$150.00
Senior Designer	\$175.00
Designer	\$150.00
Field Engineer	\$145.00
CAD / BIM Operator	\$115.00

HOURLY RATE SCHEDULE COMPARISON WITH PRIOR STR SERIES

DiBlasi Associates (5)**	Current OC	Proposed	Increase	mean	median		Macchi Engineers (9)**	Current OC	Proposed	Increase	mean	median
Yrs. Experience: 40-29-24			over Prior	variance	variance		Yrs. Experience: 38-32-8-2			over Prior	variance	variance
Score/Rank: 300/#1							Score/Rank: 300/#1					
Principal In Charge	\$225	\$296	31.56%	\$10	\$0		Principal In Charge	\$225	\$240	6.67%	-\$46	-\$56
Project Manager – Structural/Geotechnical	\$185	\$228	23.24%	\$7	\$0		Project Manager – Structural/Geotechnical	\$185	\$195	5.41%	-\$26	-\$33
Senior Engineer – Structural/Geotechnical	\$160	\$204	27.50%	-\$9	\$0		Senior Engineer – Structural/Geotechnical	\$160	\$175	9.38%	-\$38	-\$29
Structural Engineer	\$140	\$193	37.86%	\$17	\$13		Structural Engineer	\$140	\$150	7.14%	-\$26	-\$30
Senior Designer	\$135	\$0	0.00%	-\$132	-\$175		Senior Designer	\$135	\$175	29.63%	\$43	\$0
Designer	\$115	\$169	46.96%	\$2	\$0		Designer	\$115	\$150	30.43%	-\$17	-\$19
Field Engineer	\$130	\$193	48.46%	\$49	\$43		Field Engineer	\$130	\$145	11.54%	\$1	-\$5
CAD/BIM Operator	\$95	\$132	38.95%	\$4	\$0		CAD/BIM Operator	\$95	\$115	21.05%	-\$13	-\$17

GNCB Consulting (9)**	Current OC	Proposed	Increase	mean	median
Yrs. Experience: 42-32-12-20			over Prior	variance	variance
Score/Rank: 274/#6					
Principal In Charge	\$225	\$220	-2.22%	-\$66	-\$76
Project Manager – Structural/Geotechnical	\$185	\$140	-24.32%	-\$81	-\$88
Senior Engineer – Structural/Geotechnical	\$160	\$150	-6.25%	-\$63	-\$54
Structural Engineer	\$140	\$125	-10.71%	-\$51	-\$55
Senior Designer	\$135	\$0	-100.00%	-\$132	-\$175
Designer	\$115	\$115	0.00%	-\$52	-\$54
Field Engineer	\$130	\$0	-100.00%	-\$144	-\$150
CAD/BIM Operator	\$95	\$115	21.05%	-\$13	-\$17

**** ON PRIOR OC STR SERIES**

State Properties Review Board

PRB #25-100 to 25-104

HOURLY RATE SCHEDULE COMPARISON WITH PRIOR STR SERIES CONT.

Wiss Janney Elstner (14/807)	Current OC	Proposed	Increase	mean	median		H2M Architects (9/581)	Current OC	Proposed	Increase	mean	median
Yrs. Experience: 19-23-10			over Prior	variance	variance		Yrs. Experience: 30-11-24-11-13-5-5-8-17			over Prior	variance	variance
Score/Rank: 300/#1							Score/Rank: 284/#5					
Principal In Charge	\$225	\$345	53.33%	\$59	\$49		Principal In Charge	\$225	\$330	46.67%	\$44	\$34
Project Manager – Structural/Geotechnical	\$185	\$295	59.46%	\$74	\$67		Project Manager – Structural/Geotechnical	\$185	\$245	32.43%	\$24	\$17
Senior Engineer – Structural/Geotechnical	\$160	\$265	65.63%	\$52	\$61		Senior Engineer – Structural/Geotechnical	\$160	\$270	68.75%	\$57	\$66
Structural Engineer	\$140	\$230	64.29%	\$54	\$50		Structural Engineer	\$140	\$180	28.57%	\$4	\$0
Senior Designer	\$135	\$265	96.30%	\$133	\$90		Senior Designer	\$135	\$220	62.96%	\$88	\$45
Designer	\$115	\$230	100.00%	\$63	\$61		Designer	\$115	\$170	47.83%	\$3	\$1
Field Engineer	\$130	\$230	76.92%	\$63	\$61		Field Engineer	\$130	\$150	15.38%	\$6	\$0
CAD/BIM Operator	\$95	\$145	52.63%	-\$22	-\$24		CAD/BIM Operator	\$95	\$135	42.11%	\$7	\$3

All Consultants	mean	median
	Current OC	
Principal In Charge	\$286	\$296
Project Manager – Structural/Geotechnical	\$221	\$228
Senior Engineer – Structural/Geotechnical	\$213	\$204
Structural Engineer	\$176	\$180
Senior Designer	\$132	\$175
Designer	\$167	\$169
Field Engineer	\$144	\$150
CAD/BIM Operator	\$128	\$132

RATE COMPARISON ANALYSIS – DIBLASI-MACCHI-GNCB vs WISS JANNEY-H2M

	DiBlasi	Wiss	Wiss	Wiss			Macchi	Wiss	Wiss	Wiss			GNCB	Wiss	Wiss	Wiss
Title	Proposed	Proposed	Variance	Difference		Title	Proposed	Proposed	Variance	Difference		Title	Proposed	Proposed	Variance	Difference
Principal In Charge	\$296	\$345	\$49	17%		Principal In Charge	\$240	\$345	\$105	44%		Principal In Charge	\$220	\$345	\$125	57%
PM – Structural/Geotechnical	\$228	\$295	\$67	29%		PM – Structural/Geotechnical	\$195	\$295	\$100	51%		PM – Structural/Geotechnical	\$140	\$295	\$155	111%
Sen. Eng. – Structural/Geotechnical	\$204	\$265	\$61	30%		Sen. Eng. – Structural/Geotechnical	\$175	\$265	\$90	51%		Sen. Eng. – Structural/Geotechnical	\$150	\$265	\$115	77%
Structural Engineer	\$193	\$230	\$37	19%		Structural Engineer	\$150	\$230	\$80	53%		Structural Engineer	\$125	\$230	\$105	84%
Senior Designer	\$0	\$265	N/A	N/A		Senior Designer	\$175	\$265	N/A	N/A		Senior Designer	\$0	\$265	N/A	N/A
Designer	\$169	\$230	\$61	36%		Designer	\$150	\$230	\$80	53%		Designer	\$115	\$230	\$115	100%
Field Engineer	\$193	\$230	\$37	19%		Field Engineer	\$145	\$230	\$85	59%		Field Engineer	\$0	\$230	\$230	N/A
CAD/BIM Operator	\$132	\$145	\$13	10%		CAD/BIM Operator	\$115	\$145	\$30	26%		CAD/BIM Operator	\$115	\$145	\$30	26%
	DiBlasi	H2M	H2M	H2M			Macchi	H2M	H2M	H2M			GNCB	H2M	H2M	H2M
Title	Proposed	Proposed	Variance	Difference		Title	Proposed	Proposed	Variance	Difference		Title	Proposed	Proposed	Variance	Difference
Principal In Charge	\$296	\$330	\$34	11%		Principal In Charge	\$240	\$330	\$90	38%		Principal In Charge	\$220	\$330	\$110	50%
PM – Structural/Geotechnical	\$228	\$245	\$17	7%		PM – Structural/Geotechnical	\$195	\$245	\$50	26%		PM – Structural/Geotechnical	\$140	\$245	\$105	75%
Sen. Eng. – Structural/Geotechnical	\$204	\$270	\$66	32%		Sen. Eng. – Structural/Geotechnical	\$175	\$270	\$95	54%		Sen. Eng. – Structural/Geotechnical	\$150	\$270	\$120	80%
Structural Engineer	\$193	\$180	-\$13	-7%		Structural Engineer	\$150	\$180	\$30	20%		Structural Engineer	\$125	\$180	\$55	44%
Senior Designer	\$0	\$220	\$220	N/A		Senior Designer	\$175	\$220	\$45	26%		Senior Designer	\$0	\$220	\$220	N/A
Designer	\$169	\$170	\$1	1%		Designer	\$150	\$170	\$20	13%		Designer	\$115	\$170	\$55	48%
Field Engineer	\$193	\$150	-\$43	-22%		Field Engineer	\$145	\$150	\$5	3%		Field Engineer	\$0	\$150	\$150	N/A
CAD/BIM Operator	\$132	\$135	\$3	2%		CAD/BIM Operator	\$115	\$135	\$20	17%		CAD/BIM Operator	\$115	\$135	\$20	17%

QUESTIONS

1. Could you please clarify why Thornton Tomasetti, Inc. was approved for a STR Contract by the Deputy Commissioner, but is not included in this 11th Series of the Structural On-Call (STR) contracts?

DCS Response: Although we were looking forward to working with Thornton Tomasetti, they have been unable or unwilling to provide required proof of insurance.

Staff: OK

2. Three of the six Consultant's on the current 10th Series of OC-STR Contracts are now selected for this 11th Series – DiBlasi, Macchi and GNCB whom also list the greatest depth of experience. The two additional Consultants – Wiss Janney and H2M – complete the Selection. A summary of the composition of each Team is as follows:

	Score	Local STR. Eng. Staff	
Consultant	Rank	Total Firm Staff	STR Team Yrs Exp.
DiBlasi Associates**	300/#1	3-5	40-29-24
Macchi Engineers**	300/#1	3-9	38-32-8-2
Wiss Janney Elstner	300/#1	4-807	19-23-10
H2M Architects	284/#5	6-581	30-11-24-11-13-5-5-8
		(+2 EIT)	
GNCB Consulting**	274/#6	6-9	42-32-12-20

**** ON PRIOR OC STR SERIES**

QUESTION 2 CONT.

Please clarify how does RECS support the significantly higher proposed rates for Staff of Wiss Janney and H2M when, among other qualifications of each firm, individual experience levels are less than those with greater levels of experience and lower hourly rates.

DCS Response: We no longer average or level rates for our consultant teams. We believe it is inappropriate to commoditize professional service rates as different firms will have different levels of expertise and underlying cost structure. In the majority of instances, we negotiate services on a lump sum basis and if we feel the project's engineering cost is too high we will negotiate with the selected consultant or consider an alternate. As you are aware we have instituted a best value approach for tasks in excess of \$300,000 as a matter of policy.

Staff Response: We understand the rationale behind not leveling rates and the shift toward a best value approach. However, we remain concerned about the significantly higher hourly rates proposed by H2M and WJE—particularly given that these rates do not appear to align with the individual experience levels or the demonstrated depth of expertise offered by other firms with more competitive pricing, perhaps reflective of overhead given the size and locations of the two firms. Additionally, approving the H2M and WJE rates may have a cascading impact on future Series.

In the prior On-Call series, all consultants operated under a consistent rate structure, which contributed to a more equitable and transparent process. We recognize lump sum negotiations being the standard practice, increased hourly rates still influence overall cost efficiency, especially when there will be amendments or supplemental services.

We feel that some consideration still be given to rate structures during the evaluation process—perhaps by encouraging increases in the range of 10–15% over prior series rates—as part of a broader value assessment. This would help maintain consistency, and fairness in consultant selection.

Recommendation

Staff recommend approval of the 5 On-Call Contracts that have a maximum total cumulative fee of \$750,000 per contract and a common expiration date of December 15, 2027, is contingent upon DAS-RECS contribution to the issues raised regarding the Consultant's proposed hourly fee schedules.

Voted by Board Members

Approval –

Disapprove -

Suspend

Mtng. Date : 8/04/2025

ON-CALL STRUCTURAL ENGINEERING CONTRACTS – 10th SERIES
(PRB #23-053 to 23-058)

This is the 10th series of On-Call Structural Engineering Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The six (6) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 08/15/2025.

At the State Properties Review Board meeting held on August 13, 2020, the Board approved PRB Files #20-144 to #20-149, six Consultant Contracts under the 9th series of On-Call Structural Engineering Contracts awarded by the Department of Administrative Services (“DAS”) since 2002. All of the contracts had a maximum total cumulative fee of \$500,000/contract and a common expiration date of September 30, 2022.

Under PRB Files 22-145 to 22-150 the Board approved extending the common expiration date to March 31, 2023.

DESCRIPTION: The scope of work under these contracts shall encompass, but not be limited to:

Provide on call Structural Engineering services encompassing the entire spectrum of services of structural engineering type projects including but not limited to maintenance and repair, design and related services, and may provide independent third-party Threshold Structural Reviews. These services shall be provided to DAS Construction Services (DAS/CS) for infrastructure work required for sites, properties, structures and/or buildings under its care and control and/or as requested for sites, properties, structures and/or buildings under the care and control of various other state agencies. Selected firms may function as a prime vendor or as a support resource for other DAS/CS Consultants. These tasks may also include support of in-house work performed by the DAS/CS Technical Support Services unit and/or DAS/CS Facilities Management. Services may involve both the design and construction administration of a project.

The On-Call Contract can be utilized on DCS projects with construction budgets of up to five million dollars (\$5,000,000).

DAS/DCS has made some revisions to the contract for this series to include:

- Expansion of Article P language – Indemnification;
- Expansion of Article T language – termination;
- Expansion of Article V language – Non-Discrimination;
- Expansion of Article W language – Executive Orders;
- Addition of Article X language – Anti Harassment and Discrimination;
- Expansion of Article Y language – Summary of State Ethics Laws;
- Addition of Article HH language – Disclosure of Records;
- Addition of Article II language – Access to Contract and State Data – requiring the Contractor to provide information to the Client Agency and State Auditors of Public Accounts;
- Addition of Article JJ language – Large State Contract Representation for Contractor – requiring the Contractor to comply with Acting Governor Susan Bysiewicz’ Executive Order No.21-2, effective July 1, 2021 regarding gifts and the Contractor’s Principals or Key Personnel;
- Addition of Article KK language – Large State Contract Representation for Official or Employee of State Agency – requiring the State Official or Employee represents that the selection of a Contractor was not the result of collusion, gift, promise of a gift, etc;
- Addition of Article LL language – Iran Energy Investment Certification;
- Addition of Article MM language – Consulting Agreement Certification;
- Addition of Article NN Language – Notices; and
- Revised Exhibit A – Hourly Rate Schedule.

A Request for Qualifications (RFQ) for the consultant services was released on September 22, 2022 and elicited nine (9) responses at the October 20, 2022 due date for response. All nine consultants responding were interviewed. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system.

At the completion of the State Selection Panel process; DCS Management Team reviewed the results and recommended the approval of the following Firms under this Series. The selection of the Firms was approved by DAS Deputy Commissioner Petra on December 7, 2022.

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

PRB #23-053 – Macchi Engineers, LLC (“MEL”) originally established in 1945 and is locally located in Hartford. MEL has a staff of 10 employees including 6 civil/structural engineers, 1 construction inspector and 1 CADD tech. DCS reports the Consultant has been awarded five contracts in the last five years with \$1,090,219 total volume of work.

MEL has been awarded the following Formal Contracts and Task Letters for the prior two years:

PRB #19-171 – 8/2019 - OC-DCS-VEH-0025 - \$550,000 maximum cumulative fee:

• Task Letter #1	Lafayette Street Garage Inv. & Repairs	\$88,200	(Informal)
• Task Letter #1A	Lafayette Street Garage Inv. & Repairs	\$10,000	(Informal)
• Task Letter #1B	Lafayette Street Garage Inv. & Repairs	\$222,900	(PRB #21-131)
Total Fee to Date:		\$321,100	

PRB #21-179 – 12/2021 - OC-DCS-CIV-SUR-LA-0040 - \$550,000 maximum cumulative fee: None.

MEL will be operating under their Professional Engineering Corporation License (PEC#0000720). Fenner & Esler Insurance Inc. reported that MEL has incurred three (3) general liability or professional policy losses or claims during the past 5 years. Two of these claims are related to state funded projects: Ella Grasso Regional THS and UCONN Stamford parking garage. A third claim is not state related. All claims are closed (\$0). MEL scored a total of 320 out of a possible 360 points.

PRB #23-054 – DiBlasi Associates, P.C. (DAP) established in 1984, has a staff of 5 employees including 3 professional engineers and two administrative staff. DCS reports DAP was awarded 2 contracts within the past 5 years with a total \$252,712 volume of work.

DAP has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

PRB #20-144 – 8/2020 - OC-DCS-STR-0037 Maximum Fee = \$500,000

• Task Letter #1	SCSU Business School	\$42,600	(Informal)
• Task Letter #2	Lafayette Hall Renov	\$0	(Cancelled)
• Task Letter #3	505 Hudson Garage Repairs	\$34,700	(Informal)
• Task Letter #4	Tunxis CC Bld 100 Roof Eval	\$30,000	(Pending)
Total Fee to Date:		\$77,300	

DAP will be operating under their Professional Engineering Corporation License (PEC#0000620). Fenner & Elser reported that DAP has had one professional policy claims during the past 5 years which was not related to state projects and was closed. DAP scored a total of 314 out of a possible 360 points.

#23-055 - Michael Horton Associates, Inc. (MHA) established in 1994, has a staff of 10 employees including 6 professional engineers, a CA Administrator, a CAD Technician and 2 Administrative personnel. DCS reports MHA was awarded 3 contracts within the past 5 years with a total \$6,900 volume of work.

MHA has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

PRB #20-146 – 8/2020 - OC-DCS-STR-0039 Maximum Fee = \$500,000

• Task Letter #1	A.J. Solnit evaluation	\$2,200	(Informal)
• Task Letter #2	55 Farmington Ave Column Rep.	\$2,700	(Informal)
• Task Letter #3	WCSU Central Steam Plant Study	\$2,000	(Informal)
• Task Letter #4	Housatonic Library/Lobby Eval	\$11,200	(Informal)
Total Fee to Date:		\$18,100	

MHA will be operating under their Professional Engineering Corporation License (PEC#0000902). QBE North America reported that DAP has incurred four professional policy losses or claims during the past 5 years, with two remaining open. None involved state projects. MHA scored a total of 310 out of a possible 360 points.

PRB #23-056 – GNCB Consulting Engineers, P.C. (GNCB) originally established in 1967, has a staff of 12 employees including 7 professional engineers. DCS reports the Consultant has been awarded one contract in the last five years with \$129,600 total volume of work.

GNCB has been awarded the following Formal Contracts and Task Letters for the prior two years:

PRB #20-145 – 8/2020 - OC-DCS-STR-0038 Maximum Fee = \$500,000 - None

• Task Letter #1	Housatonic CC	\$0	(Reassigned)
• Task Letter #2	Class A Burn Building Str Repairs	\$0	(Reassigned)
• Task Letter #3	Bullard Havens THS	\$69,600	(Informal)
Total Fee to Date:		\$69,600	

GNCB will be operating under their Professional Engineering Corporation License (PEC#0000131). Smith Brothers Insurance Company reported that GNCB has had three professional policy loss or claim during the past 5 years, all remain open. None involved state projects. GNCB scored a total of 308 out of a possible 360 points.

PRB #23-057 – Conlon Engineering, LLC (CEL) originally established in 2011, has a staff of 7 employees including 6 professional engineers. DCS reports CEL was awarded 1 contract within the past 5 years with a total \$144,370 volume of work.

CEL has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

PRB #20-147 – 8/2020 - OC-DCS-STR-0040 Maximum Fee = \$500,000

• Task Letter #1	Firearms Shredder – Structural Floor Review	\$12,310	(Informal)
• Task Letter #2	Vacate 18-20 & 30 Trinity St	\$5,000	(Informal)
• Task Letter #3	CAS/CDECCA Feasibility/Upgrades	\$17,000	(Pending)
Total Fee to Date:		\$34,310	

CEL's will be operating under their Professional Engineering Corporation License (PEC#0001373). Smith Brothers Insurance Company reported that CEL has had one professional policy loss or claim during the past 5 years. CEL scored a total of 288 out of a possible 360.

PRB #23-058 – GM2 Associates, Inc. (GM2) originally established in 1988. GM2 has a local staff of 91 employees including 41 engineers. DCS reports GM2 was awarded 4 contracts over the past five years with \$379,800 total volume of work.

GM2 has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

PRB #21-010 - OC-DCS-MBE-CIV-0016 - Maximum Fee = \$500,000: None

GM2 GNCB will be operating under their Professional Engineering Corporation License (PEC#0000708). Smith Brothers Insurance, LLC reported that GM2 has not been exposed to any professional policy or liability loss or claim during the past 5 years. GM2 scored a total of 258 out of a possible 360 points.

A summary of the Consultants' professional rate schedule (all identical) is as follows:

HOURLY RATE SCHEDULE

Labor Categories	Per Hour
Principal in Charge	\$225.00
Project Manager – Structural / Geotechnical	\$185.00
Senior Engineer – Structural / Geotechnical	\$160.00
Structural Engineer	\$140.00
Senior Designer	\$135.00
Designer	\$115.00
Field Engineer	\$130.00
CAD / BIM Operator	\$ 95.00

RECOMMENDATION – Staff recommend approval of the six On-Call Contracts that have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of August 15, 2025.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-108 – Mr. Berger moved and Mr. Coleman seconded a motion to approve PRB FILE #25-108. The motion passed unanimously.

PRB FILE #25-100 to 25-104 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #25-100 to 25-104. The motion passed unanimously.

9. NEXT MEETING

Thursday, August 7, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____
Mark A. Shiffrin, Secretary

Minutes of Meeting Held: August 4, 2025
