STATE PROPERTIES REVIEW BOARD

Minutes of Special Meeting Held On October 2, 2019
450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Special Meeting on October 2, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:**
- Edwin S. Greenberg, Chairman
- Bruce Josephy, Vice Chairman
- John P. Valengavich, Secretary
- Jack Halpert
- Jeffrey Berger

**Members Absent:**
- William Cianci

**Staff Present:**
- Dimple Desai
- Thomas Jerram

**Guests Present**
- Carol Wilson, DAS Director of Procurement (9:38-9:56AM)

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

**OPEN SESSION**

1. **ACCEPTANCE OF MINUTES**

   Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the September 26, 2019 meeting. The motion passed unanimously. Mr. Halpert abstained.

2. **COMMUNICATIONS**

   Staff provided Board members with a monthly voucher statement identifying DOT acquisitions for less than $5,000.

3. **REAL ESTATE-UNFINISHED BUSINESS**

4. **REAL ESTATE – NEW BUSINESS**

   Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:32. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #** 19-193-A  **Transaction/Contract Type:** AG/PDR

**Origin/Client:** DoAG/DoAG

**Statutory Disclosure Exemptions:** 1-200(6) & 1-210(b)(7)
Minutes of October 2, 2019

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Oper. Session at 10:56. The motion passed unanimously.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

<table>
<thead>
<tr>
<th>PRB #</th>
<th>19-201</th>
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</thead>
<tbody>
<tr>
<td>Origin/Client:</td>
<td>DCS/DCS</td>
</tr>
<tr>
<td>Transaction/Contract Type:</td>
<td>AE/On-Call Environmental Policy Act Consulting Contracts</td>
</tr>
<tr>
<td>Contract:</td>
<td>OC-DCS-EPA-0021</td>
</tr>
<tr>
<td>Consultant:</td>
<td>Fitzgerald &amp; Halliday, Inc.</td>
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<tr>
<td>Item Purpose:</td>
<td>Amendment #2</td>
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<tr>
<td>Contract:</td>
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<td>Consultant:</td>
<td>GZA GeoEnvironmental, Inc</td>
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This submittal is related to the original contracts for Environmental Policy Act services approved by the Board on August 27, 2015 under PRB Files #15-199 through #15-201. The contract was extended for a two-year term, through October 15, 2019, as approved by the Board on September 28, 2017 under PRB #17-275 to #17-277. These three Contracts were the 6th Series of Environmental Policy Act services awarded by DCS.

DCS is now resubmitting the three consulting firms to the Board for approval under individual Amendments to extend the contract expiration date to April 15, 2020. The current consulting contracts expire on October 15, 2019. There is no increase to the contract amount.

Fitzgerald & Halliday, Inc. was approved for the following task(s) under this series:

- Task Letter #1 MIL-Range Maint. Bldg. East $20,077 (Informal)
  Haven
- Task Letter #2 CT Firearms Training Facility $4,330 (Informal)
- Task Letter #3 Forensic Lab Pre-Design & Historic Documentation $45,974 (Informal)
  Total Fee to Date: $70,381

Fuss & O’Neill, Inc. was approved for the following task(s) under this series:
Minutes of October 2, 2019

- Task Letter #1 Osborn & Northern CI Boiler $7,500 (Informal)
  
  **Total Fee to Date:** $7,500

GZA GeoEnvironmental, Inc. was approved for the following task(s) under this series:

- Task Letter #1 Environmental Support-Various Projects $50,000 (Informal)
- Task Letter #2 Charter Oak College – Odor Study $16,232 (Informal)
  
  **Total Fee to Date:** $66,232

**RECOMMENDATION:**

It is recommended that the Board APPROVE this Amendment #2 to extend the three Consultant Contracts to April 15, 2020.

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**PRB #17-251 to #17-254 approved September 14, 2017.**

This series of On-Call Environmental Policy Act Consulting Services Contracts was approved by the Board in August 2015 under PRB Files #15-199 through #15-201. This was the 6th series of On-Call Environmental Policy Act Consulting Services Contracts awarded by the Department of Construction Services (“DCS”) since 2004 and included three firms. DCS is resubmitting these three firms to the Board for approval under a contract amendment to extend the contract expiration date from October 15, 2017 until October 15, 2019. DCS has informed SPRB Staff that the current maximum contract value will remain at $300,000.

**RECOMMENDATION** – Board approval for the following firms to have the contract expiration date extended to October 19, 2017 while maintaining the current contract value of $300,000 is recommended. Each consultant has also provided the required updated Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

PRB #17-275, Fitzgerald & Halliday, Inc..........................Contract #OC-DCS-EPA-0021
PRB #17-276, Fuss and O’Neill, Inc...............................Contract #OC-DCS-EPA-0022
PRB #17-277, GZA GeoEnvironmental, Inc....................Contract #OC-DCS-EPA-0023

This is the 6th series of On Call Environmental Policy Act Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2001. The three (3) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of $300,000 per contract and a common expiration date of 10/15/2017. The purpose of these contracts is to provide DCS support on Connecticut Environmental Policy Act (“CEPA”) obligations for “state actions” such as the design and construction of various facilities and their effect on existing natural, historical, critical habitats and environmental impacts related to such development.
DCS has made some minor revisions to the boilerplate contract for this series to include the following: state’s rights for inspections, state ethics law, updated executive orders, new non-discrimination language and sovereign immunity language. The 5th series, awarded in 2010, also had a term of 24 months and a maximum total cumulative fee of $300,000/contract. All of the three (3) selected firms under this current 6th series RFP have been previously approved for Environmental Policy Act Consulting On-Call Contracts. Fitzgerald & Halliday, Inc. was previously awarded a contract under the 2nd contract series. Fuss and O’Neill, Inc. was previously awarded contracts under the 3rd through 5th series. GZA GeoEnvironmental, Inc. recently acquired BayState Environmental, Inc., which was awarded a contract under the 3rd through 5th series.

A Request for Qualifications (RFQ) for consultant services was released in November 2013 and elicited six (6) responses. All of the responses except one were considered “responsive”. Thereafter, the DCS selection panel began the process of evaluating the remaining five proposals. The State Selection Panel consisted of 3 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<table>
<thead>
<tr>
<th>Capability</th>
<th>Points</th>
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<tbody>
<tr>
<td>Problem Solving Capabilities</td>
<td>30</td>
</tr>
<tr>
<td>Organizational / Team Structure</td>
<td>25</td>
</tr>
<tr>
<td>Past Performance Record</td>
<td>20</td>
</tr>
<tr>
<td>Approach to the Identified Work</td>
<td>15</td>
</tr>
<tr>
<td>Contract Oversight</td>
<td>10</td>
</tr>
<tr>
<td>TOTAL POINT VALUE</td>
<td>100</td>
</tr>
</tbody>
</table>

At the end of the process the State Selection panel recommended three firms for approval as Environmental Policy Act Consulting On-Call Contracts.

**RECOMMENDATION** – Board approval of the following three (3) firms as potential Environmental Policy Act On-Call Consultants for projects of various sizes and scope is recommended. All three consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. The three firms recommended for approval at this time are the following.

PRB # 15-199, Fitzgerald & Halliday, Inc. ................. Contract #OC-DCS-EPA-0021
PRB # 15-200, Fuss and O’Neill, Inc. ..................... Contract #OC-DCS-EPA-0022
PRB # 15-201, GZA GeoEnvironmental, Inc. .................. Contract #OC-DCS-EPA-0023

**Fitzgerald & Halliday, Inc. (FHI)** was originally established in the 1987 with its main corporate office in Hartford with satellite offices in New York and New Jersey. FHI has a Connecticut office staff of 30+ employees including 2 project executives, over 10 environmental planners and 5 environmental professionals. The company has not been awarded an On-call Contract or formal contract over the past two years.

FHI’s Engineering Corporation License (PEC.0000925) with the CT State DCP is active. Glover Insurance, Inc. reported that FHI has not had a professional policy loss, claims or litigation exposure the past 5 years. FHI scored a total of 300 out of a possible 300 points and was identified as one of the most qualified firms.

**Fuss and O’Neill, Inc. (FON)** was originally established in 1924 in is locally located in Manchester. FON has a staff of 200+ employees including 3 corporate executives, over 30 professional engineers, over 40 environmental professionals and 10 construction project
managers. The company has been awarded two (2) On-call Contracts with the DCS in the past two years and has not been awarded a formal contract over the past two years. FON has been awarded the following contracts:

1. 02/2015 On-Call MDE Consultant PRB #14-286 NTE $300,000
2. 03/2015 On-Call ENGY Consultant PRB #15-005 NTE $300,000

FOI's Engineering Corporation License (PEC.0000044) with the CT State DCP is active. Ames and Gough Insurance Company reported that FON has experienced over twenty-five (25) professional or general liability policy loss claims during the past 5 years. None of these claims appear to be related to DCS projects. FON scored a total of 300 out of a possible 300 points and was identified as one of the most qualified firms.

**GZA GeoEnvironmental, Inc. (GZA)** was originally established in 1968 and is locally located in Glastonbury. GZA has a local staff of 60+ employees including 3 corporate executives, 9 professional engineers, over 20 environmental professionals and 7 construction project managers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

GZA’s Engineering Corporation License (PEC.0000259) with the CT State DCP is active. AIG Insurance Company reported that GZA has experienced fourteen (14) professional or general liability policy loss or claims during the past 5 years. None of these claims appear to be related to DCS projects. GZA scored a total of 300 out of a possible 300 points and was identified as one of the most qualified firms.

7. **OTHER BUSINESS**

8. **VOTES ON PRB FILE:**

PRB FILE #19-193-A – Mr. Berger moved and Mr. Valengavich seconded a motion to suspend PRB FILE #19-193-A. The motion failed with all Members voting against.

PRB FILES #19-201, #19-202 and #19-203 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILES #19-201, #19-202 and #19-203. The motion passed unanimously.

9. **NEXT MEETING** – Special Meeting, Friday, October 4, 2019

The meeting adjourned.

APPROVED: __________________________ Date: 10/4/19

John Valengavich, Secretary