

STATE PROPERTIES REVIEW BOARD

**Minutes of Meeting Held On January 9, 2020
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Regular Meeting on January 9, 2020 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
William Cianci

Members Absent:

Staff Present:

Thomas Jerram

Guests Present

Noel Petra, Deputy Commissioner – Department of Administrative Services (9:30-10:20AM)

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 and Mr. Berger seconded a motion to approve the minutes of the January 6, 2020 Meeting.

2. COMMUNICATIONS

DAS Deputy Commissioner Noel Petra joined the meeting and a discussion ensued with the Board regarding process improvements within Construction Services.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	19-270
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	51-272-2
Grantor:	John P. Matava Family Trust
Property:	Farmington, New Britain Ave (15)
Project Purpose:	Rehabilitation of Bridge No. 01487 & 03245 Rt 177 over Farmington River
Item Purpose:	Voucher

DAMAGES: \$6,200.00

Bridge No. 01487 supports Route 177 over the Farmington River in the town of Farmington. The structure is located approximately 0.2 miles south from the junction with Route 4 (mile point 7.71). Bridge No. 03245 is an abandoned concrete box culvert type structure that supports Route 177 and extends between Walgreens and CVS just prior to the intersection of Route 177 and Mill Street. Bridge No. 03245 is located approximately 100 feet north of Bridge 01487.

The existing Bridge No. 01487 is composed of a single span, steel thru-truss with a reinforced concrete deck and is supported by reinforced abutments. The bridge carries one 15-foot travel lane and one 5-foot sidewalk in each direction and has an out-to-out width of 47'-8". The structure length is 231-feet as measured from centerline of bearings on the south abutment to centerline of bearings on the north abutment.

The currently proposed rehabilitation of Bridge No. 01487 will be a partial blast cleaning and painting of the structural steel trusses and connections. Additional work includes:

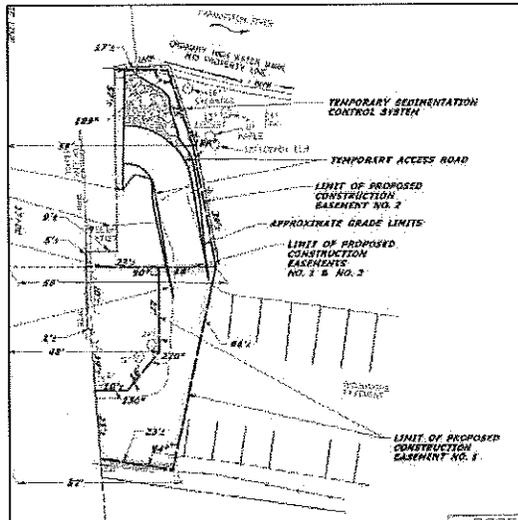
- Replacing the pedestrian bridge rail
- Repairing a drainage pipe and providing outlet protection
- Replacing sidewalk and bridge joints
- Removing and replacing metal beam rail from type A to type 350
- Removing metal beam rail on southeastern end and installing an earth retaining system
- Removing and replacing stream gauge equipment
- Painting the northern abutment fascia
- Providing outlet protection along northern abutment
- Completing miscellaneous steel repairs

Subject Property Description, Before the Taking: The subject property consists of a 1.44 acre lot with frontage on New Britain Ave and South Main Street (Rt 177) in the Unionville neighborhood of Farmington. The site is improved with a two story masonry construction office building containing 8,640 square feet of gross building area. The site is generally level at road grade, sloping downward along the northerly boundary to the Farmington River.



The Taking: DOT will acquire the following:

1. Construction Easement Area 1 containing 1,210± square feet of land for the purpose of access, installing temporary access road and grading and limited to travel only; and
2. Construction Easement Area 2 containing 1,595± square feet of land for the purpose of access, grading, installation of temporary access road, rip rap and sedimentation control system and removal of existing pavement.



EOC Valuation: Consistent with DOT’s agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, DOT Staff valued the 1.44 acre commercially-zoned site at \$22.00/SF (\$1,380,000 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 10/11/19:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Construction Easement #1	1210± SF @ \$22.00/SF x 10%	\$2,662.00
Construction Easement #2	1,595± SF @ \$22.00/SF x 10%	\$3,509.00
	<i>Total:</i>	\$6,171.00
	<i>Rounded</i>	\$6,200.00

Staff had the following inquiry to be addressed by DOT:

- Please provide three comparable sales to support the \$22/sq.ft. value utilized in the EOC.
DOT Response: The agent who developed the EOC will be out until after the new year, but I have pulled his files to obtain the information you are requesting.

The most comparable sales to the subject property are the following:

- South Main Street, 1.20ac, sold 6/18/2013 = \$29.12/sf
- 330 Main Street, 2.04ac, sold 12/9/2011 = \$20.82/sf
- 763 Farmington Ave, 1.05ac, sold 10/30/2015 = \$22.41/sf

Additional sales were researched as there are additional properties on this project, a few of which were more recent sale dates, however it would appear the ones listed above were the most comparable in size and proximity to the subject property. The first sale noted (South Main Street) is the neighboring property just on the other side of the bridge and across the street from the subject. The other two properties are noted as sold with buildings to raze, which could be a factor that may have been taken into account when developing a unit value. OK

RECOMMENDATION: Board approval of damages in the amount of \$6,200 is recommended for the following reasons:

1. 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.

2. The damages are supported by the DOT EOC Valuation.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 19-261
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MDE Engineer Consulting Contracts
Contract: OC-DCS-MDE-0041
Consultant: Stantec Consulting Services, Inc.
Item Purpose: New On-Call Contract

PRB # 19-262
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MDE Engineer Consulting Contracts
Contract: OC-DCS-MDE-0042
Consultant: Garg Consulting Services, Inc.
Item Purpose: New On-Call Contract

PRB # 19-263
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MDE Engineer Consulting Contracts
Contract: OC-DCS-MDE-0043
Consultant: AI Engineers, Inc.
Item Purpose: New On-Call Contract

PRB # 19-264
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MDE Engineer Consulting Contracts
Contract: OC-DCS-MDE-0044
Consultant: Tighe & Bond, Inc.
Item Purpose: New On-Call Contract

PRB # 19-265
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MDE Engineer Consulting Contracts
Contract: OC-DCS-MDE-0045
Consultant: BL Companies CT, Inc.
Item Purpose: New On-Call Contract

PRB # 19-266
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MDE Engineer Consulting Contracts
Contract: OC-DCS-MDE-0046
Consultant: ATANE Engineers, PC.
Item Purpose: New On-Call Contract

This is the 8th series of On-Call MDE (Multi-Disciplined) Engineer Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The six (6) On-Call Contracts that

are the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 4/01/2022. The prior series of On-Call MDE Consulting Contracts included a total cumulative fee of \$500,000 and expired on 7/31/2019.

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

- Removal of references to Division of Construction Services (DCS);
- Expanded *Indemnification* language;
- Expanded *Suspension of the Work* language;
- Expanded *Termination of Contract* language; and
- Addition of *Notices* clause.

The 7th series, awarded in 2017, had a term of 24 months and a maximum total cumulative fee of \$1,000,000/contract. Two of the six firms, AI Engineers and ATANE Engineers, under this current 8th series RFP submittal have been previously approved for *MDE Consulting On-Call Contracts* under the 7th series.

A Request for Qualifications (RFQ) for the consultant services was released on July 11, 2019 and elicited 15 responses. All respondents were considered “responsive” to the submittal requirements and as such 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 five firms under this series.

This proposal before the SPRB is for review and approval of the following six firms under this series.

PRB 19-261 – Stantec Consulting Services, Inc. (“SCS”) located in Rochester, NY and local offices in Stamford and New Haven, originally established in 1997, has a combined staff of 17,171 nationwide, with 23± local employees including 1 principal, 4 electrical engineers and 9 mechanical engineers. The company has not been previously awarded a contract under any series for the past two years. DCS reports SCS was awarded 1 contract within the past 5 years with a total \$2,464,758 volume of work.

SCS’s Professional Engineering Corporation License (PEC.0000525) with the CT State DCP expired 11/09/2019. Stantec provided a lengthy summary of outstanding litigation as well as litigation against the firm for the past five years. Stantec did not report on any professional or general liability policy loss or claims during the past 5 years. SCS scored a total of 284 out of a possible 320 points and was identified as the most qualified firm.

PRB 19-262 – Garg Consulting Services, Inc. (“GCS”) originally established in 1990. GCS has a local staff of 66 employees including 2 civil engineers, 5 electrical engineers and 1 mechanical engineer for various disciplines. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. DCS reports GCS was awarded 1 contract within the past 5 years with a total \$475,522 volume of work.

GCS will be operating under its Professional Engineering Corporation License (**PEC.0000815**) with the CT State DCP which is active until 1/15/2020. Willis Towers Watson reported that GCS had no professional policy or liability loss or claims during the past 5 years. GCS scored a total of 282 out of a possible 320 points and was rated as the 2nd most qualified firms.

PRB 19-263 – AI Engineers, Inc. (AI) is located in Middletown, originally established in 1991, has a staff of 100± employees including 40+ structural engineers, 20+ civil engineers, 5+ electrical engineers and 30+ construction managers. DCS reports AI was awarded 6 contracts within the past 5 years with a total \$5,000,000 volume of work.

Over the prior two years, AI has been awarded the following contracts:

OC-DCS-MBE-CIV-0004			
• Task Letter#2C	CAS Lafayette St Extension	\$22,700	(PRB #18-112)
OC-DCS-CA-0024			
• Task Letter #1	RTU and Roof Replacement Project	\$178,242	(PRB #18-159)
• Task Letter #4	Chiller Tower Upgrade @ Northern CI	\$97,460	(PRB #18-175)
• Task Letter #3	Boiler Replacement @ Northern CI	\$158,960	(PRB #18-176)
CF-RD-303-CA Berkshire Hall Renovation WCSU - \$1,021,250			
OC-DCS-CA-0022			
• Task Letter #8A	Electric & Water upgrades - Hatchery	\$27,880	(PRB #18-226)

AI's Joint Practice License (JPC.0000078) with the CT State DCP is active. Fenner & Esler Insurance Company reported that AI has had one professional policy losses or claims during the past 5 years which were not related to state projects and remains open. AI scored a total of 278 out of a possible 320 points and was rated as the 3rd most qualified firms.

PRB 19-264 – Tighe & Bond, Inc. (TBI) is located in Middletown, originally established in 1977, has 358± employees including 82 civil engineers, 7 electrical engineers, and 9 mechanical engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports TBI was awarded 3 contracts within the past 5 years with a total \$105,000 volume of work.

TBI will be operating under its professional engineering corporation license PEC.0000398. XL Insurance reported that TBI has incurred 26 general liability or professional policy loss or claims during the past 5 years. Nineteen claims have been closed, seven remain open. Total claims paid was \$172,562. None of the claims involved state-related projects. TBI scored a total of 276 out of a possible 320 points and was the 4th most qualified firm.

19-265 – BL Companies Connecticut, Inc. (BLC) is located in Meriden, originally established in 1986. BLC has a staff of 242 employees including 50 civil engineers, 4 electrical engineers, and 13 structural engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports BLC was awarded 9 contracts within the past 5 years with a total \$1,072,481 volume of work.

BLC's Joint Practice License (JPC.0000064) with the CT State DCP is active. Smith Brothers reported that BLC has been exposed to 8 professional policy or liability loss or claims during the past 5 years, of which five are open and four are closed. None were related to a State project. No claims were paid. BLC scored a total of 269 out of a possible 320 points and was identified as the 5th most qualified firms.

19-266 – ATANE Engineers, PC. (AE) is located in Wethersfield, originally established in 2004. AE has a staff of 86 employees including 2 civil engineers and 36 structural engineers. DCS reports AE was awarded 9 contracts within the past 5 years with a total \$1,072,481 volume of work.

The company has been awarded the following On-call or Formal Contracts with the DCS in the past two years.

OC-DCS-CA-0027

- Task Letter #1 West District HQ @ Black Rock \$427,485 (#19-001)
- Task Letter #2 MacDougal-Walker Chiller \$181,838 (#18-150)
- Task Letter #3 Enfield Superior CT Roof/HVAC \$80,080 (#19-101)

OC-DCS-CA-0018

- Task Letter #1 61 Woodland Street Plaza Repairs \$32,000 (Informal)
- Task Letter #2 Sherwood Island Maint. Building \$99,000 (Informal)
- Task Letter #2A Sherwood Island Maint. Building \$3,600 (PRB 16-120)
- Task Letter #4 State Library Roof Replacement \$20,000 (Informal)
- Task Letter #5 DDS Facilities Roof Replacement \$38,150 (Informal)
- Task Letter #6 BOR Roof & Facility Repairs \$95,000 (Informal)
- Task Letter #7 CAS Capitol Crossing \$195,000 (PRB 16-223)
- Task Letter #7A CAS Capitol Crossing \$197,380 (PRB 18-197)

AE will be operating under its Professional Engineering Corporation License (**PEC.0000916**) with the CT State DCP which is active until 6/22/2020. Victor O. Schinnerer & Co reported that AE has been exposed to 26 professional policy or liability loss or claims during the past 5 years, of which 15 are open and 11 are closed. None were related to a State project. Claims paid totaled \$270,889. AE scored a total of 262 out of a possible 320 points and was identified as the 6th most qualified firms.

A summary of the Consultants' professional fee schedule is as follows:

Stanley Consulting	Proposed	Gary Consulting	Proposed
Officer/Principal	\$225	Officer/Principal	\$225
Project Manager	\$190	Project Manager	\$190
Senior Mech Engineer	\$185	Senior Mech Engineer	\$185
Mechanical Engineer	\$170	Mechanical Engineer	\$170
Senior Electrical Eng	\$170	Senior Electrical Eng	\$170
Junior Electrical Eng	\$100	Junior Electrical Eng	\$100
Plumbing FP	\$165	Plumbing FP	\$165
Civil Engineer	\$170	Civil Engineer	\$170
Junior Civil Engineer	\$100	Junior Civil Engineer	\$100
Structural Engineer	\$175	Structural Engineer	\$175
Junior Structural Eng.	\$100	Junior Structural Eng.	\$100
AI Engineers	Proposed	Tighe & Bond	Proposed
Officer/Principal	\$225	Officer/Principal	\$225
Project Manager	\$190	Project Manager	\$190
Senior Mech Engineer	\$185	Senior Mech Engineer	\$185
Mechanical Engineer	\$170	Mechanical Engineer	\$170
Senior Electrical Eng	\$170	Senior Electrical Eng	\$170
Junior Electrical Eng	\$100	Junior Electrical Eng	\$100
Plumbing FP	\$165	Plumbing FP	\$165
Civil Engineer	\$170	Civil Engineer	\$170
Junior Civil Engineer	\$100	Junior Civil Engineer	\$100
Structural Engineer	\$175	Structural Engineer	\$175
Junior Structural Eng.	\$100	Junior Structural Eng.	\$100
BL Companies CT	Proposed	Atane Engineers	Proposed
Officer/Principal	\$225	Officer/Principal	\$225
Project Manager	\$190	Project Manager	\$190
Senior Mech Engineer	\$185	Senior Mech Engineer	\$185
Mechanical Engineer	\$170	Mechanical Engineer	\$170
Senior Electrical Eng	\$170	Senior Electrical Eng	\$170
Junior Electrical Eng	\$100	Junior Electrical Eng	\$100
Plumbing FP	\$165	Plumbing FP	\$165
Civil Engineer	\$170	Civil Engineer	\$170
Junior Civil Engineer	\$100	Junior Civil Engineer	\$100
Structural Engineer	\$175	Structural Engineer	\$175
Junior Structural Eng.	\$100	Junior Structural Eng.	\$100

Staff have requested clarification of the following issues:

1. The submitted Professional Engineering Corp license for Stantec Consulting exp. on 11-9-19
2. Please provide a summary of report on any professional or general liability policy loss or claims during the past 5 years, and reconcile with the lengthy summary of open and closed litigation as provided by Thomas Curran, Corporate Counsel. Are there any concerns of the lengthy list of pending/closed litigation?
3. On Form 1367 there is no information regarding the number of contracts awarded ATANE over the last five years. Please clarify if that is accurate.

RECOMMENDATION – Staff recommend suspension of the six On-Call Contracts pending DCS’ response to issues raised by the Board.

From PRB #17-138-#17-142

This is the 7th series of On-Call Multi-Disciplinary Engineering Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The five (5) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/31/2019.

The 6th series, awarded in 2014, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. These contracts were subsequently amended by DCS in June 2016 to increase the maximum contract amount to \$750,000 as well as provide for a time extension until February 2017. Only three (3) of the firms under this current 7th series RFP submittal have been previously approved for *Multi-Disciplinary Engineering On-Call Contracts*. BVH Integrated Services, P.C. has been awarded a contract under all six of the previous solicitations. Diversified Technology Consultants, Inc was awarded a contract under the 1st, 3rd, 4th and 6th series. Fuss & O’Neill, Inc was awarded a contract under the 2nd, 3rd and 6th series. AI Engineers and HAKS Engineers were not previously awarded a contract under this series.

A Request for Qualifications (RFQ) for the consultant services was released in January 2017 and elicited twenty-three (23) responses of which all of the firms were considered to be responsive to the RFP. Thereafter, the DCS selection panel began the process of evaluating all 23 proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<i>Problem Solving Capabilities</i>	<i>30 Points</i>
<i>Organizational / Team Structure</i>	<i>25 Points</i>
<i>Past Performance Record</i>	<i>20 Points</i>
<i>Approach to Work Required by Contract</i>	<i>15 Points</i>
<i>Contract Oversight</i>	<i>10 Points</i>
TOTAL POINT VALUE	100 Points

Additional points were also provided for code expertise and for micro-business enterprises. This allocation was worth an additional 20 points for a maximum allowable score of 320.

Upon completion of the internal review process the selection committee selected the top five firms as well as the highest ranking MBE firm (“DTC”) for approval under this on-call series. As such this series will include the submission of six consulting firms. At this time DCS has submitted all of the firms except; Stantec Consulting Services, Inc. for review and approval by the Board

RECOMMENDATION – Board approval of the following five (5) firms as on-call multi disciplinary engineering consultants for projects of various sizes and scope is recommended. All five consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. The five firms recommended for approval at this time are the following.

PRB # 17-138, **Fuss & O'Neill, Inc**Contract #OC-DCS-MDE-0035
 PRB # 17-139, **BVH Integrated Services, P.C.**.....Contract #OC-DCS-MDE-0036
 PRB # 17-140, **AI Engineers, Inc.**.....Contract #OC-DCS-MDE-0037
 PRB # 17-141, **Diversified Technology Consultants, Inc.**.....Contract #OC-DCS-MDE-0038
 PRB # 17-142, **HAKS Engineers, P.C.**.....Contract #OC-DCS-MDE-0040

Fuss & O'Neill, Inc. ("FON") originally established in 1971, has a local staff of 100± employees including over 20 professional engineers civil, water resources, mechanical, structural and electrical disciplines. FON has not been awarded a formal contract with the DCS in the past two years but has been awarded three On-Call Contracts. FON has been awarded the following contracts:

- | | | | | |
|----|---------|------------------------------|-------------|---------------|
| 1. | 09/2015 | On-Call Environmental Series | PRB #15-200 | NTE \$300,000 |
| 2. | 09/2015 | On-Call Civil/Survey Series | PRB #15-051 | NTE \$500,000 |
| 3. | 03/2015 | On-Call Energy Series | PRB #15-005 | NTE \$300,000 |

FON will be operating under its Professional Joint Practice Corporation License which is JPC.000072 and is currently active with the State of Connecticut DCP. Ames & Gough Insurance Company reported that FON has over thirty pending or closed professional policy losses or claims during the past 5 years. Two of the claims are related to State of Connecticut funded project. The first is related to a DEEP remediation project and the second is related to a potential suit from neighbors regarding work at the Governor's Residence. The balance of these claims have either been closed or a reserve has not yet been established. FON scored a total of 310 points and was identified as one of the most qualified firms.

BVH Integrated Services, P.C. (BVH) originally established in 1954, has a local staff of 20± employees including one office executive and 6- professional engineers under various specialties such as fire-proofing, structural engineering and mechanical engineering. The company has been awarded one On-call Contract and two Formal contract with DCS in the past two years. BVH has been awarded the following contracts:

- | | | | | |
|----|---------|---------------------------------|-------------|---------------|
| 1. | 01/2016 | NVCC Physical Plant Renovations | PRB #15-269 | \$398,000 |
| 2. | 11/2015 | On-Call MEP Series | PRB #15-217 | NTE \$500,000 |
| 3. | 10/2015 | NVCC Campus Site Improvements | PRB #15-269 | \$258,700 |

BVH will be operating under its Professional Engineering Corporation License which is PEC.000003 and is currently active with the State of Connecticut DCP. Camilleri and Clarke Insurance Company reported that BVH has one had a professional policy loss or claim during the past 5 years which has been closed. BVH scored a total of 304 points and was identified as one of the most qualified firms.

AI Engineers, Inc. (AI) originally established in 1991, has a staff of 100± employees including 40+ structural engineers, 20+ civil engineers, 5+ electrical engineers and 30+ construction managers. The company has not been awarded an On-Call Contract or formal contract with the DCS in the past two years.

AI will be operating under its Professional Engineering Corporation License which is PEC.000078 and is currently active with the State of Connecticut DCP. Fenner & Esler Insurance Company reported that AI has had two professional policy losses or claims during the past 5 years which were not related to state projects and have been subsequently closed. BVH scored a total of 270 points and was identified as one of the most qualified firms.

Diversified Technology Consultants, Inc. ("DTC") originally established in 1979, has a local staff of 60± employees including over 20 professional engineers in the civil, environmental, mechanical, structural and electrical disciplines. DTC has not been awarded a formal contract with the DCS in the past two years but has been awarded three On-Call Contracts. DTC has been awarded the following contracts:

- | | | | | |
|----|---------|--|-------------|---------------|
| 1. | 08/2015 | On-Call Structural Engineering Series | PRB #15-111 | NTE \$500,000 |
| 2. | 03/2015 | On-Call Energy Series | PRB #15-004 | NTE \$300,000 |
| 3. | 02/2015 | On-Call Multi-Disciplinary Eng. Series | PRB #14-290 | NTE \$500,000 |

HAKS Engineers, P.C. (HAK) originally established in 2004. HAK currently has a local staff of 45± employees including 10+ structural engineers, 3+ professional electrical engineers and 20+ construction managers. The company has not been awarded an On-Call Contract or a formal contract with the DCS in the past two years.

HAK has the required Professional Corporation License in the State (PEC.000916) and it is currently active with the DCP. Professional Risk Strategies Insurance Company reported that HAK has not experienced any professional policy losses or claims during the past 5 years. HAK scored a total of 251 points and was identified as one of the most qualified firms.

PRB # 19-267
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call Claims Analyst Consulting Contracts
Contract: OC-DCS-ANLY-0025
Consultant: Arcadis, U.S., Inc.
Item Purpose: New On-Call Contract

PRB # 19-268
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call Claims Analyst Consulting Contracts
Contract: OC-DCS-ANLY-0026
Consultant: Ankura Consulting Group, LLC
Item Purpose: New On-Call Contract

PRB # 19-269
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call Claims Analyst Consulting Contracts
Contract: OC-DCS-ANLY-0027
Consultant: Urban Engineers, Inc.
Item Purpose: New On-Call Contract

This is the 6th series of On-Call Claims Analyst Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The three (3) 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 4/15/2022. The prior series of On-Call Claims Analyst Consulting Contracts included a total cumulative fee of \$1,000,000 and expired on 6/30/19.

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

- Removal of references to Division of Construction Services (DCS);
- Expanded *Indemnification* language;
- Expanded *Suspension of the Work* language;
- Expanded *Termination of Contract* language; and
- Addition of *Notices* clause.

The 5th series, awarded in 2015, had a term of 24 months and a maximum total cumulative fee of \$1,000,000/contract. The on-call contract was extended for 24 months under PRB #17-049 to #17-051. Two of the three firms under this current 6th series RFP submittal have been previously approved for *Claims Analyst Consulting On-Call Contracts*. Arcadis, U.S., Inc. and Urban Engineers, Inc. have previously been awarded a contract under the 5th series. Ankura Consulting Group, LLC acquired Navigant Consulting which was part of the 5th series.

A Request for Qualifications (RFQ) for the consultant services was released on July 12, 2019 and elicited four (4) responses. All respondents were considered “responsive” to the submittal requirements and as such 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 three firms under this series.

This proposal before the SPRB is for review and approval of the following three (3) firms under this series.

PRB 19-267 – Arcadis, U.S., Inc. (“AUI”) located in Middletown, established in 1998, has a local staff of 50± employees including 2 project executives, 10+ professional engineers, 9 construction project managers and 4 cost estimators. DCS reports AUI was awarded 12 contracts within the past 5 years with a total \$7,441,502 volume of work.

Over the prior two years, AUI has been awarded the following contracts:

OC-DCS-ANLY-0021

• Task Letter #2	NWCC Joyner Hall	\$93,836	(Informal)
• Task Letter #3	ECSU – Fine Arts Instructional Center	\$90,453	(Informal)
• Task Letter #3A	ECSU – Fine Arts Instructional Center	\$123,750	(#18-014)

OC-DCS-CA-0025

• Task Letter #2	Silver Sands State Park Phase IB	\$339,969	(#18-030)
• Task Letter #2A	Silver Sands State Park Phase IB	\$10,560	(#19-121)
• Task Letter #3	Aerospace Elementary School	\$389,460	(#18-149)
• Task Letter #4	SOB – Renovation & New Garage	\$87,404	(Informal)
• Task Letter #2B	Silver Sands State Park Phase IB	\$75,770	(#19-246)

Aon Insurance Company reported that AUI has had 49 professional policy or general liability claims during the past 5 years. Nineteen of these claims are identified as “still open” and did not identify a policy provision reserve. None of these claims are related to State of Connecticut projects. AUI scored a total of 300 out of a possible 310 points and was identified as the most qualified firm.

PRB 19-268 – Ankura Consulting Group, LLC (“ACG”) originally established in 2014 is headquartered in Washington, DC and entered the Connecticut market with its acquisition of Navigant Consulting, Inc (OC-DCS-ANLY-0023). Ankura has a local staff of 11 employees including 2 project executive, 1 professional engineer and 3 cost estimators/schedulers. ACG is locally located in Fairfield. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

The Hanover Insurance Group reported that ACG had no professional policy claims during the past 5 years. ACG scored a total of 300 out of a possible 310 points and was identified as the second most qualified firm.

PRB 19-269 – Urban Engineers, Inc. (UEI) originally established in 1960 with headquarters in Philadelphia Pennsylvania. UEI is locally located in Hartford with a staff of 20± employees including 1 corporate executive, 14 construction inspectors and 4 construction managers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. DCS reports UEI was awarded 1 contract within the past 5 years with a total \$98,825 volume of work.

Lyons Companies reported that the firm has experienced approximately four professional policy or general liability claims during the past 5 years. None of the claims identified involved the State or occurred on a project in Connecticut. Two claims are closed at no cost. UEI scored a total of 295 out of a possible 310 points and was identified as the 3rd most qualified firms.

A summary of the Consultants’ professional fee schedule is as follows:

Arcadis, US, Inc	Current	Proposed	Change
Executive Staff	\$305	\$350	15%
Senior Staff	\$212	\$275	30%
Professional 2	\$174	\$196	13%
Professional 1	\$143	\$160	12%
Associate 2	\$137	\$152	11%
Associate 1	\$112	\$129	15%
Technician 2	\$85	\$100	18%
Technician 1	\$78	\$0	-100%
Administrative	\$75	\$85	13%
Ankura/Navigant Consulting			
	Current	Proposed	Change
Senior Managing Dir.		\$445	
Managing Director	\$400	\$395	-1%
Senior Director		\$335	
Director	\$360	\$295	-18%
Senior Associate		\$265	
Associate		\$235	
Analyst		\$125	#DIV/0!
Urban Engineers, Inc			
	Current	Proposed	Change
Project Manager	\$270	\$300.62	11%
Senior Claims Analyst	\$195	\$259.68	33%
Senior Claims Analyst	\$190	\$0.00	-100%
Claims Analyst	\$215	\$227.90	6%
Claims Analyst	\$350	\$222.04	-37%
Claims Analyst	\$210	\$200.23	\$0
Schedule/Damages Analyst		\$192.88	
Estimator/Claims Analyst		\$154.50	

Staff has following questions for clarification:

1. The change in proposed hourly rates varies from 6% to 33% for various roles. What necessitates such increases? Is this comparable to CPI increases?
2. For Urban Engineers, why does Claims Analyst role has different hourly rates? They should create different roles just like other firms.

DCS provided satisfactory response to these issues.

RECOMMENDATION – Staff recommend **approval** of the three On-Call Contracts that have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 4/15/2022.

From PRB #17-049-#17-051

This series of On-Call Claim Analyst Consulting Contracts was approved by the Board in April 2015 under **PRB Files #15-074 through #15-076**. This was the 5th series of Claims Analyst Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2004. DCS is now resubmitting three of the four firms to the Board for approval under a contract amendment to extend the contract expiration date from July 30, 2017 until June 30, 2019. The contract for the fourth firm recommended by DCS with Marsh USA, Inc. was not executed due to “Unresponsiveness” by the firm during the contract phase. Due to time constraints and the lack of activity under this contract; DCS is requesting that these contracts be extended for an additional two years. The current maximum contract value will remain at \$1,000,000.

RECOMMENDATION – Board approval for the following firms to have the contract expiration date extended to June 30, 2019 while maintaining the current contract value of \$1,000,000 is recommended. Each consultant has also provided the required updated Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

PRB # 17-049, Arcadis, U.S., Inc.....Contract #OC-DCS-ANLY-0021
 PRB # 17-050, Navigant Consultants, Inc..... Contract #OC-DCS-ANLY-0023
 PRB # 17-051, Urban Engineers, Inc.....Contract #OC-DCS-ANLY-0024

The original project submittal memo was as follows:

This is the 5th series of On-Call Claims Analyst Consulting Services Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The three (3) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/30/2017. DCS has approved the selection of four firms under this series and as such it is anticipated that another firm will also be submitted under this series in the near future. This on-call series has been developed by DCS for the purposes of providing the state specialized skills in the analysis and review of delay claims, project cost estimating, contracts and construction means/methods on various state funded construction projects.

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 4th series, awarded in 2012, had a term of 24 months and a maximum total cumulative fee of \$1,000,000/contract. Two of the three (3) selected firms under this current 5th series RFP have been previously approved for *On-Call Claims Analyst Consultant Services Contracts*. This is the first time that **Urban Engineers, Inc.**, has been awarded a contract under this series. **Arcadis, U.S., Inc.** and its predecessor firm Pinnacle One, Inc. was awarded a contract under all previous series. **Navigant Consultants, Inc.** was also awarded a contract under all the previous series.

A Request for Qualifications (RFQ) for the consultant services was released in March 2014 and elicited eight (8) responses. All of the respondents was considered “responsive” and as such were considered for review. Thereafter, the DCS selection panel began the process of evaluating all four proposals. The State Selection Panel consisted of 4 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<i>Problem Solving</i>	<i>30 Points</i>
<i>Approach to Scope & Work Effort</i>	<i>15 Points</i>
<i>Organizational / Team Structure</i>	<i>25 Points</i>
<i>Past Performance Record</i>	<i>20 Points</i>
<i>Contract Oversight Capabilities</i>	<i>10 Points</i>
TOTAL POINT VALUE	100 Points

RECOMMENDATION – Board approval of the following three (3) firms as potential claim analyst consultants for projects of various sizes and scope is recommended. All of the consultants have 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. It should be noted that professional licenses are not required for this contract.

PRB # 15-074, Arcadis, U.S., Inc.....Contract #OC-DCS-ANLY-0021
 PRB # 15-075, Navigant Consultants, Inc..... Contract #OC-DCS-ANLY-0023
 PRB # 15-076, Urban Engineers, Inc.....Contract #OC-DCS-ANLY-0024

Arcadis, U.S., Inc. (AUI) established in 1998, has a staff of 50± employees including 2 project executives, 10+ professional engineers, 10+ construction project managers and 2 project schedulers/cost estimators. AUI is locally located in Middletown. AUI has been awarded one On-call Contract and two formal contract with the DCS in the past two years. AUI has been awarded the following Contracts:

1.	8/2013	HCC Lafayette Hall Project	PRB #13-092	\$1,485,104
2.	6/2014	Emmett O’Brien THS Project	PRB #14-073	\$2,714,316
3.	4/2015	On-Call Cost & Scheduling Services	PRB #15-052	NTE \$300,000

Aon Insurance Company reported that AUI has had over fifty (50) professional policy or general liability claims during the past 5 years. Most of these claims are identified as "still open" and did not identify a policy provision reserve. None of these claims are related to State of Connecticut projects. AUI scored a total of 300 out of a possible 300 points.

Navigant Consultants, Inc. (NCI) originally established in 1988, has a local staff of 10± employees including 1 project executive, 3+ professional engineers and 2 cost estimators/schedulers. NCI is locally located in Fairfield. The company has been awarded one On-call Contract and has not been awarded a formal contract with the DCS in the past two years.

1. 4/2015 On-Call Cost & Scheduling Services PRB #15-053 NTE \$300,000

Arch Insurance Company reported that NCI has experienced eight (8) professional policy or general liability claims during the past 5 years. All of these claims have been closed with loss reserves not identified. NCI scored a total of 300 out of a possible 300 points.

Urban Engineers, Inc. (UEI) originally established in 1960 with headquarters in Philadelphia Pennsylvania. UEI is locally located in Hartford with a staff of 25± employees including 1 corporate executive, 1 Managing Engineer and 10+ staff engineers and construction managers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

General Counsel for UEI reported that the firm has experienced approximately twenty-five professional policy or general liability claims during the past 5 years. None of the claims identified involved the State or occurred on a project in Connecticut. UEI scored a total of 289 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 #19-270 – Mr. Berger moved and Mr. Halpert seconded the motion to approve PRB File #19-270. The motion passed unanimously.

PRB FILES #19-261, #19-262, #19-263, #19-264, #19-265 & #19-266 – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILES #19-261, #19-262, #19-263, #19-264, #19-265 & #19-266. The motion passed unanimously.

PRB FILES #19-267, #19-268 & #19-269 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILES #19-267, #19-268 & #19-269. The motion passed unanimously.

9. NEXT MEETING – Monday, Special Meeting, January 13, 2020

The meeting adjourned.

APPROVED:  Date: 1/16/20
John Valengavich, Secretary