

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 6, 2020 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on April 6, 2020 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Chairman Greenberg inquired if there were any public participants. None responded.

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. Halpert seconded a motion to approve the minutes of the April 2, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai followed up with Board Members regarding their Statement of Financial Interest and completing the filing electronically.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	20-046
Origin/Client:	DCS/DCS
Transaction/Contract Type	AE / Construction Administration Consulting Contracts
Contract:	OC-DCS-CA-0031
Consultant:	Colliers Project Leaders USA NE, LLC
Item Purpose:	New On-Call Contract

PRB # 20-047
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0032
Consultant: Urban Engineers, Inc.
Item Purpose: New On-Call Contract

PRB # 20-048
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0033
Consultant: Arcadis U.S., Inc.
Item Purpose: New On-Call Contract

PRB # 20-049
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0034
Consultant: AI Engineers, Inc.
Item Purpose: New On-Call Contract

PRB # 20-050
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0035
Consultant: Michael Baker International, Inc.
Item Purpose: New On-Call Contract

PRB # 20-051
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0036
Consultant: WSP USA, Inc.
Item Purpose: New On-Call Contract

PRB # 20-052
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0037
Consultant: Construction Advocacy Professionals, LLC
Item Purpose: New On-Call Contract

This is the 7th series of On-Call Construction Administration Contracts awarded by the Department of Administrative Services (“DAS”) since 1994. It is the intention of DAS to award a total of seven on-call contracts under this series including a certified MBE firm. At this time DCS is submitting seven (7) On-Call Contracts to the Board for review. All of these contracts will have a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of August 31, 2022.

The 6th series, awarded in 2017, had a term of 24 months and a maximum total cumulative fee of \$1,000,000 and a common July 31, 2019 expiration date. The prior contract (6th series) was amended under PRB #19-124 - #19-159, extending the termination date to January 31, 2020. Out of the seven selected firms for this RFP, three of the firms were previously selected for an On-Call CA Contract under the 6th series. AI Engineers, Inc. and Colliers Project Leasers were previously awarded a contract under the 5th series.

A Request for Qualifications (RFQ) for the consultant services was released on July 12, 2019 and elicited 19 responses. Twelve of the 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, with a 300 maximum score.

At the completion of the State Selection Panel process; DCS Management Team reviewed the results and recommended the approval of seven firms under this series.

This proposal before the SPRB is for review and approval of the following seven (7) firms under this series.

#20-046 - Colliers Project Leaders USA NE, LLC (CPL) established in 2019 with its acquisition of Strategic Building Solutions, has a local staff of 8± employees including 1 senior director, 1 project director and 2 senior project managers. The company has offices throughout the east coast and is locally located in Madison. DCS reports CPL was awarded 7 contracts within the past 5 years with a total \$4,999,282 volume of work.

CPL was approved for the following task(s) under the 6th series:

• Task Letter #1	Parking Garage Repairs, Housatonic CC	\$277,400	(PRB #17-151*)
• Task Letter #2	Ana Grace Academy of the Arts	\$489,000	(PRB #18-209)
• Task Letter #3	Harkness Mansion – Maintenance Plan	\$15,400	(Informal)
Total Fee to Date:		\$781,800	

*PRB 17-151, approved by the Board on July 6, 2017, was originally presented under DCS Contract OC-DCS-CA-0019, Task Letter #8. Subsequent to Board approval, the contract expired on June 30, 2017. DCS Staff informed Board Staff that at that time it was agreed to utilize the new On-Call Contract approved by the Board on June 8, 2017.

In October 2018, the Contract was amended (#1) under PRB #18-177 to increase the maximum contract amount from \$1,000,000 to \$1,500,000 while maintaining the common contract expiration date of July 31, 2019.

In July 2018, the Contract was amended (#2) to change the consultant’s name to Colliers Project Leaders USA NE, LLC from Strategic Building Solutions, LLC.

HUB International reported that the firm has experienced two professional policy or general liability claims during the past 5 years. None of the claims identified involved the State of Connecticut. One claim remains open, the other closed at no cost. CPL scored a total of 296 out of a possible 300 points and was identified as one of the most qualified firms.

PRB #20-047 – 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 296 out of a possible 300 points and was identified as one of the most qualified firms.

PRB #20-048 – 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 296 out of a possible 300 points and was identified as one of the most qualified firms.

PRB #20-049 – 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 #20-050 – Michael Baker International, Inc (MBI) is located in Rocky Hill, was established in 1984, and has additional offices in NJ and VA. MBI has 33 local employees, and 3,488 total employees. The company has not been awarded any On-call or Formal Contracts with DCS in the past five years, but has been awarded DOT contracts.

AON Risk Solutions reported that MBI has incurred 150 general liability or professional policy loss or claims during the past 5 years. Sixty-two were closed with no payment. None of these claims involved state-related projects. MBI scored a total of 256 out of a possible 300 points.

PRB #20-051 – WSP USA, Inc (WSP) is located in New York City. Parsons Engineering was established in 1985. WSP acquired Parson Brinckerhoff, Inc. in 2014 and rebranded the firm as WSP USA, Inc. in 2016. The company has not been awarded an On-call Contract with DCS in the past two years.

The Board approved WSP the following contracts:

- #19-282 - New On-Call Series - OC-DCS-Cx-0008 - \$500,000 maximum contract
- #19-183 - New On-Call Series - OC-DCS-ENGY-0027 - \$300,000 maximum contract
- #18-136 - Amendment #1 to BI-JA-465-ARC - \$141,350
- #17-197 – New ARC Contract - BI-JA-465-ARC - \$2,967,170,

Note:

#19-274 - Amendment #2 to BI-JA-465-ARC - \$147,450 – Not approved by the Board (resubmission of #19-175).

Arthur J. Gallagher & Co. reported that WSP has incurred 20 general liability or professional policy loss or claims during the past 5 years. Three claims remain open. None of these claims involved state-related projects. WSP scored a total of 256 out of a possible 300 points.

PRB #20-052 – Construction Advocacy Professionals, Inc (CAP) is located in Moosup and was formed in 2017. CAP’s Principal has 17-years experience. CAP has three (3) local employees. The company has not been awarded any On-call or Formal Contracts with DCS in the past five years.

S.V. Mason & Company reported that CAP has no general liability or professional policy loss or claims during the past 5 years. CAP scored a total of 240 out of a possible 300 points and is a CT DAS certified MBE.

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

Colliers Project Leaders	Proposed		Michael Baker International	Proposed
Project Exe/Managing Dir.	\$200		Project Exe/Managing Dir.	\$200
Senior PM/Project Dir.	\$185		Senior PM/Project Dir.	\$185
MEP Support	\$185		MEP Support	\$185
Project Manager	\$150		Project Manager	\$150
Associate Project Manager	\$125		Associate Project Manager	\$125
Financial/Doc Control	\$100		Financial/Doc Control	\$100
Urban Engineers, Inc.	Proposed		WSP USA Inc.	Proposed
Project Exe/Managing Dir.	\$200		Project Exe/Managing Dir.	\$200
Senior PM/Project Dir.	\$185		Senior PM/Project Dir.	\$185
MEP Support	\$185		MEP Support	\$185
Project Manager	\$150		Project Manager	\$150
Associate Project Manager	\$125		Associate Project Manager	\$125
Financial/Doc Control	\$100		Financial/Doc Control	\$100

Arcadis US Inc.	Proposed	Construction Advocacy Pro.	Proposed
Project Exe/Managing Dir.	\$200	Project Exe/Managing Dir.	\$200
Senior PM/Project Dir.	\$185	Senior PM/Project Dir.	\$185
MEP Support	\$185	MEP Support	\$185
Project Manager	\$150	Project Manager	\$150
Associate Project Manager	\$125	Associate Project Manager	\$125
Financial/Doc Control	\$100	Financial/Doc Control	\$100
AI Engineers, Inc	Proposed		
Project Exe/Managing Dir.	\$200		
Senior PM/Project Dir.	\$185		
MEP Support	\$185		
Project Manager	\$150		
Associate Project Manager	\$125		
Financial/Doc Control	\$100		

RECOMMENDATION – Staff recommend approval of the seven On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of August 31, 2022.



From PRB #19-154 to #19-159

July 31, 2019

This submittal is related to the original contracts for Construction Administration services approved by the Board on June 8, 2017 under PRB #17-143 to #17-149, excluding #17-146. These Contract were six of a total of seven On-Call Contracts under the 6th Series of Construction Administration services awarded by DCS. On-Call Contract DCS-OC-CA-0027 was presented to the Board under PRB #19-142, and approved at the July 18, 2019 meeting.

DCS is now resubmitting the remaining six firms to the Board for approval under individual Amendments to extend the contract expiration date to January 31, 2020. There is no increase to the contract amount.

Amendment #1 - AI Engineers, Inc. was approved for the following task(s) under this series:

• Task Letter #1	300 Corporate Place Roof	\$178,242	(PRB #18-159)
• Task Letter #2	State Record Center/Library Roof	\$52,700	(Informal)
• Task Letter #3	Osborn & Northern CI Boiler	\$158,960	(PRB #18-176)
• Task Letter #4	Northern CI – Chiller & Cooling	\$97,460	(PRB #18-175)
Total Fee to Date:		\$487,362	

DCS presented CF-RD-303-CA in the amount of \$1,021,250, for AI Engineers, Inc. to provide CA Services for the Berkshire Hall Renovation at WCSU approved by the Board under PRB #18-224.

Amendment #2 - Arcadis U.S., Inc. was approved for the following task(s) under this series:

• Task Letter #1	CST Ready Building Project	\$267,720	(#17-134)
• 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)
Total Fee to Date:		\$1,095,113	

In February 2019, the Contract was amended (#1) under PRB #19-019 to increase the maximum contract amount from \$1,000,000 to \$1,300,000 while maintaining the common contract expiration date of July 31, 2019.

Amendment #3 - Colliers Project Leaders USA NE, LLC was approved for the following task(s) under this series:

• Task Letter #1	Parking Garage Repairs, Housatonic CC	\$277,400	(PRB #17-151*)
• Task Letter #2	Ana Grace Academy of the Arts	\$489,000	(PRB #18-209)
• Task Letter #3	Harkness Mansion – Maintenance Plan	\$15,400	(Informal)
Total Fee to Date:		\$781,800	

*PRB 17-151, approved by the Board on July 6, 2017, was originally presented under DCS Contract OC-DCS-CA-0019, Task Letter #8. Subsequent to Board approval, the contract expired on June 30, 2017. DCS Staff informed Board Staff that at that time it was agreed to utilize the new On-Call Contract approved by the Board on June 8, 2017.

In October 2018, the Contract was amended (#1) under PRB #18-177 to increase the maximum contract amount from \$1,000,000 to \$1,500,000 while maintaining the common contract expiration date of July 31, 2019.

In July 2018, the Contract was amended (#2) to change the consultant’s name to Colliers Project Leaders USA NE, LLC from Strategic Building Solutions, LLC.

Amendment #1 - STV Construction, Inc. was approved for the following task(s) under this series:

Amendment #1 - STV Construction, Inc. was approved for the following task(s) under this series:

• Task Letter #1	Eastern CT Regional Fire School renov.	\$308,250	(#18-137)
Total Fee to Date:		\$308,250	

Amendment #1 - Jacobs Project Management Co. was approved for the following task(s) under this series:

• Task Letter #1	Carl Robinson CI - Bathroom Renovations	\$187,920	(#18-226)
Total Fee to Date:		\$187,920	

DCS presented CF-RC-402-CA in the amount of \$592,370, for Jacobs Project Management Co. to provide CA Services for the Manafort Drive Parking Garage Project at CCSU approved by the Board under PRB #18-033.

DCS presented BI-RS-337- CA in the amount of \$2,280,348, for Jacobs Project Management Co. to provide CA Services for the Business School Instructional Facility at SCSU approved by the Board under PRB #18-101.

Amendment #1 - GM2 Associates, Inc. was not approved for any tasks under this series.

RECOMMENDATION:

It is recommended that the Board **APPROVE** these individual Amendments to extend following six Consultant Contracts to January 31, 2020:

Amend #1	19-154 – AI Engineers, Inc. - OC-DCS-CA-0024
Amend #2	19-155 – Arcadis U.S., Inc. - OC-DCS-CA-0025
Amend #3	19-156 – Colliers Project Leaders USA NE, LLC - OC-DCS-CA-0026
Amend #1	19-157 – STV Construction, Inc. - OC-DCS-CA-0028
Amend #1	19-158 – Jacobs Project Management Co. - OC-DCS-CA-0029
Amend #1	19-159 – GM2 Associates, Inc. - OC-DCS-CA-0030

PRB #17-143 to #17-149 – APPROVED June 8, 2017

This is the 6th series of On-Call Construction Administration Contracts awarded by the Department of Construction Services (“DCS”) and its predecessor agency since 1994. It is the intention of DCS to award a total of seven on-call contracts under this series including a certified MBE firm. At this time DCS is submitting seven (7) On-Call Contracts to the Board for review. All of these contracts will have a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of 7/31/2019.

The 5th series, awarded in 2014, had a term of 24 months and a maximum total cumulative fee of \$750,000/contract which was later amended to \$1,000,000/contract. These contracts were also later amended for another 6-months to allow for a June 30th 2017 expiration date. Out of the seven selected firms for this new RFP, five of the firms were previously selected for an On-Call CA Contract. Strategic Building Solutions was previously selected under the under the 3rd, 4th and 5th Series, STV/DPMCT was previously selected under the 1st and 5th series as well as Arcadis U.S., Inc. and AI Engineers, Inc. both of which were previously awarded a contract under the 5th series.

A Request for Qualifications (RFQ) solicitation in January 2017 elicited seventeen responses; of which two of the seventeen respondents were disqualified for being “non-responsive”. Thereafter, the remaining fifteen firms were identified as being qualified and submitted to the State Selection Panel for review. The panel consisted of 4 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<i>Problem Solving Capability</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 under this Contract</i>	<i>15 Points</i>
<u><i>Contract Oversight Capability</i></u>	<u><i>10 Points</i></u>
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 420.

Upon completion of the internal review process the selection committee selected the top six firms as well as the highest ranking MBE firm; GM2 Associates, Inc. for approval under this on-call series. As such this series will include the submission of seven consulting firms.

RECOMMENDATION – Board approval of the following seven (7) firms as potential Construction Administrators for projects of various sizes and scope is recommended. The seven firms recommended for approval are the following.

- PRB # 17-143, AI Engineers, Inc., Middletown Contract #OC-DCS-CA-0024
- PRB # 17-144, Arcadis, U.S., Inc., Middletown.....Contract #OC-DCS-CA-0025
- PRB # 17-145, Strategic Building Solutions, LLC, Madison..... Contract #OC-DCS-CA-0026
- PRB # 17-146, HAKS Engineers, P.C., Wethersfield..... Contract #OC-DCS-CA-0027
- PRB # 17-147, STV/DPMCT, Inc., Hartford.....Contract #OC-DCS-CA-0028
- PRB # 17-148, Jacobs Project Management, Co., Rocky Hill..... Contract #OC-DCS-CA-0029
- PRB # 17-149, GM2 Associates, Inc., Glastonbury.....Contract #OC-DCS-CA-0030

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 been awarded one On-Call Contract or formal contract with the DCS in the past two years. AI has been awarded the following contract:

1.5/2017 On-Call MDE Consultant PRB #17-140 NTE \$1,000,000

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. AI scored a total of 400 points and was identified as one of the most qualified firms.

Arcadis U.S., Inc. (AUS) was established in the U.S. in 1993 and focused on the New England markets after its 2009 acquisition of Malcolm Pirnie Inc. AUS has a local staff of 50± employees including 2 project executives, 5 professional engineers and 10+ construction project managers. AUS is locally located in Middletown. The company not been awarded an On-call Contract with the DCS in the past two years but has been awarded one formal contract over the past two years. AUS has been awarded the following formal contract:

1.3/2017 Ella Grasso THS New School Project PRB #17-037 \$2,791,372

AON Insurance Company reported that AUS has been exposed to 12 professional or general insurance liability claims during the past 5 years. Five of the twelve claims are still open and/or pending; while

none of them are related to State of Connecticut construction projects. AUS scored a total of 400 points and was identified as one of the most qualified firms.

Strategic Building Solutions, LLC (SBS) was founded in 1996 and has a staff of over twenty construction related professionals. The company has offices throughout the east coast and is locally located in Madison. SBS has been awarded one On-call Contract and has not been awarded a formal contract with the DCS in the past two years. SBS has been awarded the following formal contract:

1. 1/2016 CCSU DiLoreto Hall Renov. Project PRB #15-276 \$1,905,200

Travelers Insurance, Inc. reported that SBS incurred one general liability or professional policy loss or claim during the past 5 years. This claim is still open and pending. SBS scored a total of 400 points and was identified as one of the most qualified firms.

Atane – f/k/a 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 been awarded one On-Call Contract or formal contract with the DCS in the past two years. AI has been awarded the following contract:

- 1.5/2017 On-Call MDE Consultant PRB #17-142 NTE \$1,000,000

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 387 points and was identified as one of the most qualified firms.

STV/DPMCT, Inc. (STV) was originally established in 1996 as Diversified Project Management, Inc. but has recently merged with STV Inc. to create a new company specializing in both engineering and project management. STV has a local staff of 20± employees including 4 project executives, 5 professional engineers and 6 construction project managers. STV is locally located in East Hartford. STV has not been awarded an On-call Contract or a formal contract with the DCS in the past two years.

Connor Strong & Buckley Insurance Inc. reported that DPM has not incurred any liability or professional policy loss or claims during the past 5 years. DPM scored a total of 371 out of a possible 420 points.

Jacobs Project Management Company (JPMC) is a wholly owned subsidiary of Jacobs Engineering Group, Inc. a large multi-national consulting firm. JPMS was originally established in 1999 and is locally located in Rocky Hill. JPMC has a local staff of 20± employees including 2 project executives, 5 professional engineers and 10+ construction project managers. JPMC has not been awarded an On-call Contract or a formal contract with the DCS in the past two years.

Lead Counsel for JPMC reported that the company has eight open liability or professional policy loss or claims; none of which are related to State funded DCS projects. JPMC scored a total of 366 out of a possible 420 points.

GM2 Associates, Inc. originally established in 1988. GM2 has a local staff of 40± employees including 10 professional engineers and 20+ construction project managers and inspectors. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

Camilleri & Clarke, Associates reported that GM2 has one professional policy or liability loss or claim during the past 5 years. GM2 scored a total of 329 points and was identified as the most qualified MBE firm.

PRB #	20-053
Origin/Client:	DCS/CCSU
Transaction/Contract Type	AE / ARC Services Contract
Project Number:	BI-RC-406
Contract:	BI-RC-406-ARC
Consultant:	Perkins Eastman Architects DPC
Property:	New Britain, Harold Lewis Dr (90) – CCSU Burritt Library
Project purpose:	Burritt Library Renovation & Expansion
Item Purpose:	New Consultant Contract

PROPOSED AMOUNT: \$1,201,960

Elihu Burritt Library is a 140,951 gross square foot, four-story building, located at 90 Harold Lewis Drive on CCSU's main campus. The building was built in 1972. This building serves as the main campus library serving all students, faculty, and staff.

This Library Annex Project provides for the construction of an annex which will be adjacent and connected to the Elihu Burritt Library. This annex will also be located in close proximity to the Engineering Building. It will include approximately 15,000 GSF of library circulation space, faculty and staff offices, classroom space, laboratory space, and all associated MEP space. This project scope will also include the design and construction of structures to connect adjacent buildings to this annex and to create a new commons space in the existing library.

This project will create the additional square footage necessary for the relocation of various staff and faculty members currently housed in the Burritt Library and other areas of the campus. Current classrooms in the library are at full capacity and this annex will continue to support the expanding class schedules and add to laboratory facilities in the library. It will also be structured to meet the current and future needs of the campus by providing appropriate space for library book organization and additional faculty offices and classrooms.

The annex will provide space for a collaborative environment that will enhance learning and instruction, enable research, and support public service. The building will include space for learning technologies, faculty and staff offices, collaborative work areas, classrooms, a small-scale high-performance computing infrastructure, and associated spaces. In following with the sustainability values of CCSU, this facility will be a high performance, sustainable building.

As part of this project, CCSU requests that DCS initiate the process to hire an on-call AE consultant. The University has budgeted \$14,602,500 for the design and construction of this project and it will be funded partially by Phase III 2020 funds.



In January 2019 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Architect/Engineer (A/E) Consultant Services related to the design-bid-build project – Burritt Library Renovation & Addition (Library Annex). DCS elicited 13 responses to the advertisement of which one submittal was considered “non-responsive”. DCS then proceeded to review the submittals and after the

completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, Quisenberry Arcari Malik, LLC, Silver, Petrucelli & Associates, Inc., Northeast Collaborative Architects, LLC, Newman Architects and Perkins Eastman Architects, DPC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Perkins Eastman Architects, DPC (“PEA”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the design-bid-build project - Burritt Library Renovation & Addition (Library Annex) at CCSU. The overall compensation rate for this basic service is \$1,027,360 with an additional \$174,600 for special services, for a total fee of \$1,201,960. The contract includes an additional \$30,000 for A/E Design and Construction Phase Contingency.

The overall construction and total project budget have been established at \$9,500,000 and \$14,602,500 respectively. Both CT State Colleges and Universities (CSCU) and DAS have confirmed funding is in place for the consultant fees.

PEA Basic Service Fee (#20-053)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase	\$154,104				
Design Development Phase	\$205,472				
Construction Document Phase	\$308,208				
Bidding and Review Phase	\$51,368				
Construction Administration Phase (515 days inc CO)	\$308,208				
TOTAL BASIC SERVICE FEE (#20-053) (A)	\$1,027,360			\$9,500,000	10.81%
PEA Special Services Fee (#20-053)					
Pre-Design Services		\$40,500			
Survey		\$6,000			
Energy Code Modeling		\$9,000			
Environmental, Haz-Mat, Phase 1 Services		\$89,100			
Design Allowance/contingency		\$30,000			
TOTAL SPECIAL SERVICE FEE (#20-053) (B)		\$174,600			
TOTAL FEE (PRB #20-053) (A)+ (B)			\$1,201,960	\$9,500,000	12.65%

- The January 2019 RFQ elicited 13 responses. The Selection Panel interviewed five firms and ultimately recommended the appointment of Perkins Eastman Architects, DPC (“PEA”). The selection was approved by Joseph V. Cassidy, Director of Project Management on 3/14/19.
- PEA is located in Stamford. This firm was established in 1981 and became Perkins Eastman Architects in 1995 and has 55 employees which includes 19 registered Architects in the Stamford office (924 employees total). PEA is operating under the License of Mr. Mark Creedon, AIA (No. ARI.0012951). The license is valid until 07/31/2020.
- Lockton Companies reported that over the past 5 years PEA has been exposed to 12 general liability or professional liability claims, seven of which have been closed. No claims were involved with State projects
- The submittal is accompanied by a Consulting Agreement Affidavit notarized on 4/22/19.

Staff asked DCS to clarify the following:

1. I am assuming that this is all “NEW” construction. If correct, why there is a blended rate? Please explain B/I rate of max 13.75%.

DCS Response: As discussed, I don’t have the breakdown in front of me, so I’m relying on memory. The project is a combination of new construction and renovation. I understand the CCSU just used the new construction line on the 1105. These is an addition to the north of the existing building – planned for 15KSF per the 1105. The interior of the existing will require renovation to accommodate the addition, but the bulk of the work will be with improvements to the HVAC system for the building in particular serving the “stacks” with the book collections. The stacks are not conditioned presently. We developed the blended rate to base our fee negotiations on the ratios between the new construction and renovation work.

2. Who will be conducting geotechnical analysis and preparing the geotech report? I see that it is included in HazMat services. Will test pits be conducted? Is the scope sufficient to provide structural engineers to properly design the building, underground utilities, etc.?

DCS Response: We’ve used our best due diligence to develop the scope of services to survey the existing conditions, both natural and man-made. We are fortunate to have the test material from the nearby New Engineering Building – currently under construction. We are also aware of existing utilities in the area. Those not located by the New Engineering Building are in this scope. The footprint for the addition is not large. We feel the scope of the Geotech (test pits, etc.) is adequate to scale of the project to identify subsurface conditions and id UG utilities. The environmental scope is both for soil management and interior contaminated building material survey. As discussed, regardless of the due diligence, there is no guaranty that we will discover everything during the pre-design phase. There is always the chance of encountering unforeseen conditions during construction. We don’t have an exact science here – unfortunately.

3. Does site survey include survey of existing/known and unknown utilities below grade?

DCS Response: The scope does include survey for subsurface work to identify UG utilities and other subsurface conditions that will inform our design.

RECOMMENDATION: It is recommended that SPRB approve this new contract for Perkins Eastman Architects, DPC to provide design related services at the CCSU Burritt Library Renovation & Expansion project. The overall basic service rate of 10.81% is consistent with the established guideline rate of 10.75% for New Construction Project plus 3.0% for Renovation Scope (13.75% total).

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-046, #20-047, #20-048, #20-049, #20-050, #20-051 & #20-052 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILES #20-046, #20-047, #20-048, #20-049, #20-050, #20-051 & #20-052. The motion passed unanimously.

PRB FILE #20-053 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-053. The motion passed unanimously.

9. NEXT MEETING – Thursday, April 9, 2020.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary