

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 3, 2022 – 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 November 3, 2022 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

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 October 31, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

<i>PRB #</i>	22-166
<i>Origin/Client:</i>	DCS/DCS
<i>Transaction/Contract Type</i>	AE / Construction Administration Consulting Contracts
<i>Contract:</i>	OC-DCS-CA-0038
<i>Consultant:</i>	Arcadis U.S., Inc.
<i>Item Purpose:</i>	New On-Call Contract

PRB # 22-167
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0039
Consultant: AI Engineers, Inc.
Item Purpose: New On-Call Contract

PRB # 22-168
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0040
Consultant: Colliers Project Leaders USA NE, LLC
Item Purpose: New On-Call Contract

PRB # 22-169
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0041
Consultant: CDM Smith, Inc.
Item Purpose: New On-Call Contract

PRB # 22-170
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0042
Consultant: Downes Construction Company, LLC
Item Purpose: New On-Call Contract

PRB # 22-171
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0043
Consultant: WSP USA, Inc.
Item Purpose: New On-Call Contract

PRB # 22-172
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0044
Consultant: Construction Solutions Group, LLC
Item Purpose: New On-Call Contract

This is the 8th series of On-Call Construction Administration Contracts awarded by the Department of Administrative Services (“DAS”) since 1994. The seven on-call contracts under this series have a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of February 28, 2025.

The 7th series, awarded in 2020, under PRB #20-046 to #20-052, had a term of 24 months and a maximum total cumulative fee of \$1,000,000 and a common August 31, 2022 expiration date. Under PRB Files 22-131 to 22-136 the Board approved extending the common expiration date to March 3, 2023.

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

The selected Construction Administrator shall have responsibilities to the Department of Administrative Services and its client custodial agencies of the State of Connecticut for the coordination and management during the pre-design (if requested), design, and construction phases for various projects, which services shall be identified in the task letters.

Each contract is exactly the same except for the name and address of each firm.

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 XXI.A language – Non-Discrimination;
- Revision of Article XXI.B language – Executive Orders regarding references to XO 49;
- Revision of Article XXI.D language – Summary of State Ethics Laws to reflect new laws effective July 1, 2021;
- Revision of Article XXI.E language – Campaign Contribution Restriction;
- Addition of Article XXIX 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 XXX 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 XXXI 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 XXXII language – Iran Energy Investment Certification;
- Addition of Article XXXIII language – Consulting Agreement Certification;
- Addition of Article XXXIV Language – Notices; and
- Revised Exhibit A – Hourly Rate Schedule.

A Request for Qualifications (RFQ) for the consultant services was released on April 27, 2022 and elicited 19 responses at the June 1, 2022 due date for response. Fourteen responses were received and all were interviewed. The State Selection Panel consisted of four 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 9-29-2022.

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

PRB #22-166 – Arcadis, U.S., Inc. (“AUI”) located in Middletown, established in 1998, has a local staff of 68± employees including 1 project executive, 10+ professional engineers and 11 project managers. DCS reports AUI was awarded 3 contracts within the past 5 years with a total \$2,000,000 volume of work.

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

- 5/2021 - BI-RT-889-CA - \$2,527,170 - New Bullard-Havens Technical High School, Bridgeport (PRB #21-060)

#20-048 - 4/2020 - OC-DCS-CA-0033 – Maximum Fee = \$1,000,000 (NTE)

• Task Letter #1	WCSU Pinney Hall Env. Rep	\$0	(Cancelled)
• Task Letter #2	SCSU CA services for various projects	\$77,300	(Informal)
• Task Letter #3	HAZMAT Program Management	\$75,000	(Informal)
• Task Letter #4	Energy Audit Implementation	\$302,580	(22-124)
Total Fee to Date:		\$454,880	

#19-166 - 8/2019 - OC-DCS-SCH-0017 Maximum Fee = \$300,000 (NTE)

• Task #1	450 Columbus Blvd - Replacement value cost estimate	\$1,800	(Informal)
• Task #2	SCSU – Burritt Library Renovation & Addition	\$78,368	(Informal)
Total Fee to Date:		\$80,168	

Aon Insurance Company reported that AUI has had 12 professional policy or general liability claims during the past 5 years. Six 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 400 out of a possible 480 points and was identified as the most qualified firm.

PRB #22-167 – AI Engineers, Inc. (AI) is located in Middletown, originally established in 1991, has a local staff of 130± employees including 20+ structural engineers, 10+ civil engineers, 5+ electrical engineers and 40+ construction managers/inspectors. DCS reports AI was awarded 8 contracts within the past 5 years with a total \$7,393,433 volume of work.

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

#20-049 - 4/2020 - OC-DCS-CA-0034 Maximum Fee = \$1,000,000 (NTE)

• Task Letter #1	505 Hudson St Fire Alarm Repl.	\$58,600	(Informal)
• Task Letter #2	Enfield Water Storage Tank	\$98,715	(Informal)
• Task Letter #3	Enfield Superior Court-Roof	\$65,000	(Pending)
Total Fee to Date:		\$222,315	

10/2022 - CF-RD-303-CA A1 - Berkshire Hall Renovation WCSU - \$41,500 (PRB #22-151)

#14-154 – 6/2014 - OC-DCS-CA-0022 - Maximum Fee = \$500,000 (NTE)

• Task Letter #8B	Electric & Water upgrades - Hatchery	\$9,834	(PRB #21-068)
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#19-263 – 3/2020 - OC-DCS-MDE-0043 - Maximum Fee = \$1,000,000 (NTE):

• Task Letter #1	CAS Lafayette St Extension	\$236,263.51	(#21-003-rejected)
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#17-140 - OC-DCS-MDE-0037 - Maximum Fee = \$1,000,000 (NTE):

• Task Letter #3A	CAS Thermal Feasibility	\$105,000	(#20-133)
• Task Letter #3B	CAS Thermal Feasibility	\$39,900	(#21-031)
Total		\$144,900	

USI Insurance Company reported that AI has had seven professional policy claims during the past 5 years which were not related to state projects and all are closed. AI scored a total of 392 out of a possible 480 points.

#22-168 - Colliers Project Leaders USA NE, LLC (CPL) established in 2019 with its acquisition of Strategic Building Solutions, has a staff of 125± employees including 9 engineers, 14 architects and 70 project

managers. The company has offices throughout the east coast and is locally located in Madison. DCS reports CPL was awarded 8 contracts within the past 5 years with a total \$3,368,501 volume of work.

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

#20-046 – 4/2020 - OC-DCS-CA-0031 - Maximum Fee = \$1,000,000 (NTE)

• Task Letter #1	SCSU Burritt Library Renov	\$498,568	(21-006)
• Task Letter #2	Bridgeport JD Roof	\$170,850	(20-138)
• Task Letter #3	CCSU Charter Oak Relocation	\$174,250	(22-089)
Total Fee to Date:		\$843,668	

#21-180 – 11/2021 - OC-DCS-ENGY-0029 - Maximum Fee = \$300,000 (NTE) :

None

#19-182 – 12/2019 - OC-DCS-ENGY-0026 - Maximum Fee = \$300,000 (NTE):

- Task Letter #1 Statewide Energy Audit per EO #1 \$181,591 (#20-013)

#17-145 – 6/2017 - OC-DCS-CA-0026 - Maximum Fee = \$1,000,000 (NTE)

- Task Letter #2A Ana Grace Academy of the Arts \$33,000 (#21-134)

Ames & Gough and Aon reported that the firm has no professional policy or general liability claims during the past 5 years. CPL scored a total of 390 out of a possible 480 points.

PRB #22-169 – CDM Smith, Inc. (CDM) originally established in 1947 with a local office in East Hartford with a staff of 70± employees including 30+ engineers, 7 construction inspectors and 1 construction manager. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. DCS reports CDM was not awarded any contracts.

CDM reported that the firm has experienced 10 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. Four claims are pending, with the remaining claims closed. CDM scored a total of 360 out of a possible 480.

PRB #22-170 – Downes Construction Company, LLC (DCC) is located in New Britain, originally established in 1934, has a staff of 60± employees including 10+ engineers 14 project managers and 15 project superintendents. DCS reports DCC was awarded 5 contracts within the past 5 years with a total \$4,550,468 volume of work.

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

- 8/2021 - BI-JA-465-CA A1 - York CI Central Plant & Distribution System-Change Orders \$343,674 (PRB 21-123)
- 7/2020 - BI-RC-393-CA A2 - New Kaiser Hall Annex & Kaiser Hall Renov. \$332,898 (rejected PRB 20-122)
- 10-2020 - BI-RC-393-CA A2 - New Kaiser Hall Annex & Kaiser Hall Renov. \$305,124 (PRB 20-190)

Assured Partners reported that DCC had four professional policy losses or claims during the past 5 years which were not related to state projects and all are closed. DCC scored a total of 354 out of a possible 480 points.

PRB #22-171 – WSP USA, Inc (WSP) is located in Boston, with a local office in Glastonbury. Parsons Engineering was established in 1985. WSP acquired Parson Brinckerhoff, Inc. in 2014 and rebranded the firm as WSP USA, Inc. in 2016. WSP has a local staff of 80± employees including 36 engineers, 8 construction inspectors and 4 construction managers. DCS reports the Consultant has been awarded 1 Contract in the last five years with \$500,000 total volume of work.

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

- 8/2021 - BI-JA-465-ARC A2 - York CI Central Plant & Distribution System-Change Orders \$141,240 (PRB 21-124)

#20-051 – 4/2020 - OC-DCS-CA-0036 - Maximum Fee = \$1,000,000 (NTE):

• Task Letter #1	CMHC – Sprinklers, Ceilings & Light	\$34,000	(Informal)
• Task Letter #1A	CMHC – Sprinklers, Ceilings & Light	\$460,100	(22-101)
• Task Letter #2	CCSU Memorial Hall Renovations	\$230,000	(Pending)
Total Fee to Date:		\$222,315	

Arthur J. Gallagher & Co. reported that WSP has incurred 39 general liability or professional policy loss or claims during the past 5 years. Seventeen claims remain open. None of these claims involved state-related projects. WSP scored a total of 344 out of a possible 480 points.

PRB #22-172 – Construction Solutions Group, LLC (CSG) was established in 2014 and locally located in West Hartford, Connecticut. CSG has a local staff of 15± employees including 13 project managers. DCS reports CSG was awarded 3 contracts within the past 5 years with a total \$284,286 volume of work.

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

#20-104 – 6/2020 - OC-DCS-CAM-0010 - Maximum Fee = \$500,000 (NTE):

• Task Letter #1	CA services for various projects	\$90,000	(Informal)
• Task Letter #2	DPH Water Infiltration at Roof	\$45,000	(Pending)
• Task Letter #3	RL Corrigan Energy Audit	\$110,550	(Pending)
• Task Letter #4	Rowland Govt Center Energy Audit	\$33,000	(Pending)
• Task Letter #5	410 Capitol Ave Energy Audit	\$38,500	(Pending)
Total Fee to Date:		\$90,000	

Admiral Insurance, Inc. reported that CSG has not had any professional policy or liability loss or claims during the past 5 years. CSG scored a total of 340 out of a possible 480 points.

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

Labor Category	Per hour
Project Executive	\$240.00
Project Manager	\$180.00
Assistant Project Manager	\$150.00
Plan Reviewer	\$185.00
Estimator	\$180.00
Scheduler	\$180.00

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 February 28, 2025.

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

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| • Task Letter#2C | CAS Lafayette St Extension | \$22,700 | (PRB #18-112) |
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OC-DCS-CA-0024

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| • 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

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| • Task Letter #8A | Electric & Water upgrades - Hatchery | \$27,880 | (PRB #18-226) |
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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.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #22-166, 22-167, 22-168, 22-169, 22-170, 22-171 and 22-172 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILES #22-166, 22-167, 22-168, 22-169, 22-170, 22-171 and 22-172. The motion passed unanimously.

9. NEXT MEETING – Monday, November 7, 2022.

The meeting adjourned.

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