

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 14, 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 14, 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 November 10, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

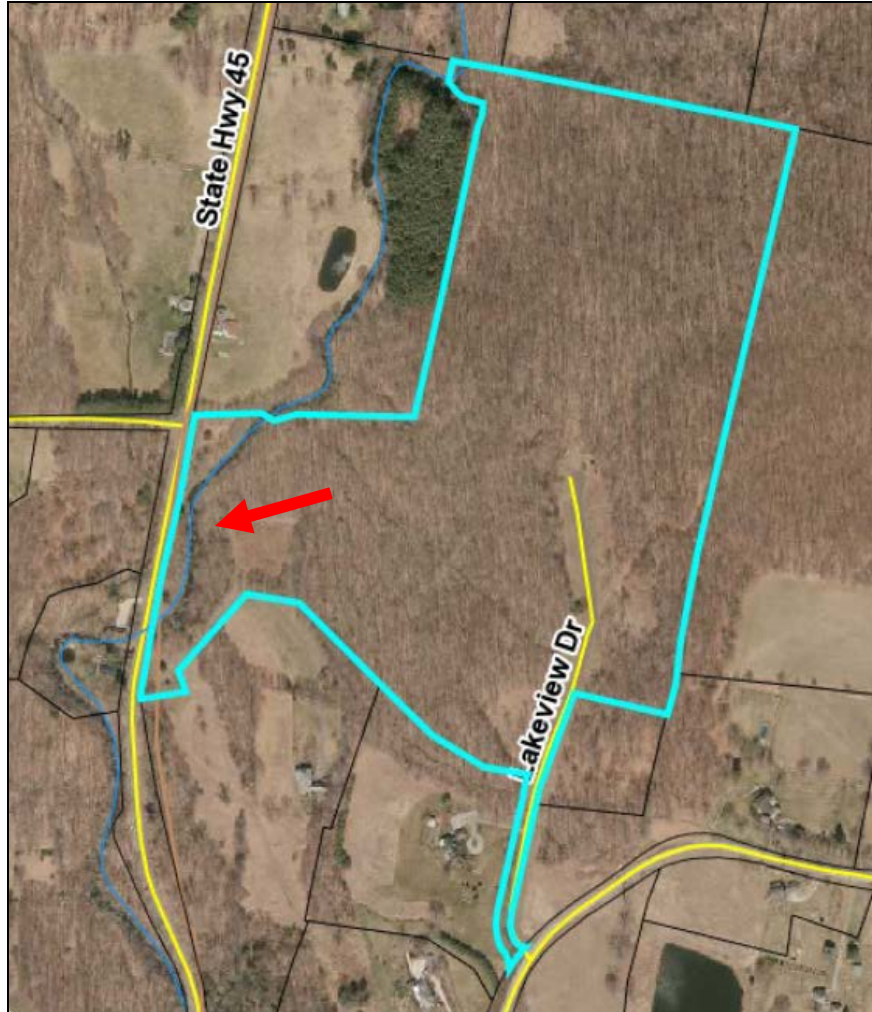
Director Desai informed Board Members that he received a request from Connecticut's Auditors of Public Accounts regarding certain Board Files and that he will be responding to that request this week.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB File #:</i>	22-165
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	149-088-001
<i>Grantor:</i>	West Mountain Road, LLC
<i>Property:</i>	Warren, Lake Rd (08/40-01) 59-6 acres
<i>Project Purpose:</i>	Slope Stabilization on Route 45 at Sucker Brook
<i>Item Purpose:</i>	Voucher for Defined Easement & Other Rights

DAMAGES: \$6,300



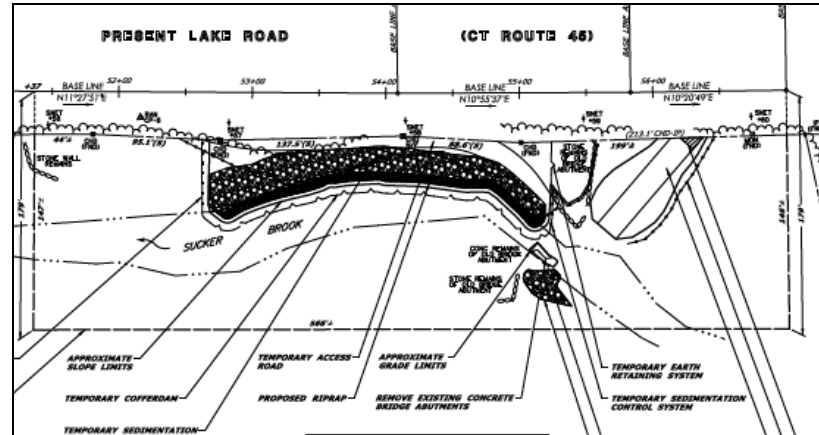
SITE DESCRIPTION: The subject property consists of an irregular-shaped, unimproved, 59.6 acre site with approximately 890' of frontage on the easterly side of Lake Road (Rt 45). A portion of the site is encumbered by inland wetlands proximate to the Lake Waramaug Brook. The property is located in an R-2 residential zone and appears to conform to zoning.



The Taking: DOT will acquire the following:

- An easement to slope for the support of the highway acquired over an area of 12,805± square feet; and

- A construction easement for the purpose of construction access, clearing, grading, installation of temporary anti-tracking pad, removal of existing concrete abutments, installation of temporary sedimentation control systems, installation of temporary earth retaining system, installation of temporary access roads and installation of temporary cofferdam, acquired over an area of 68,240± square feet.



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 59.6 acre residentially-zoned site at \$0.40/SF (\$1,038,470 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 9/20/2022:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Slope Easement	12,805 SF @ \$0.40/SF x 50%	\$2,561
Contributory Value of Affected Trees	Lump sum	\$1,000
Construction Easement	68,240 SF @ \$0.40/SF x 10%	\$2,729.60
		Total:
		Rounded
		\$6,300

RECOMMENDATION: Board approval of damages in the amount of \$6,300 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 appraisal.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

PRB # 22-174
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Amendment
Contract: OC-DCS-MEP-0051
Consultant: Bemis Associates, LLC
Item Purpose: Amendment #1

PRB # 22-175
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Amendment
Contract: OC-DCS-MEP-0052
Consultant: Kohler Ronan, LLC
Item Purpose: Amendment #1

PRB # 22-176
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Amendment
Contract: OC-DCS-MEP-0053
Consultant: BVH Integrated Services, Inc.
Item Purpose: Amendment #1

PRB # 22-177
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Amendment
Contract: OC-DCS-MEP-0054
Consultant: DME Design, LLC
Item Purpose: Amendment #1

PRB # 22-178
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Amendment
Contract: OC-DCS-MEP-0055
Consultant: van Zelm Haywood & Shadford, Inc.
Item Purpose: Amendment #1

At the State Properties Review Board meeting held on April 28, 2022, the Board approved PRB Files 22-042 to 22-046, five Consultant Contracts under the 9th series of On-Call Structural MEP Contracts awarded by the Department of Administrative Services (“DAS”) since 2002. The On-Call Contracts have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 7/01/2024.

Under this Proposal (22-174 to 22-178), DCS is now resubmitting all five Firms to the Board for approval under Contract Amendment #1 to the On-Call Contracts to increase the maximum cumulative fee by \$500,000, to \$1,500,000. The contract expiration date is unchanged at 7/01/2024.

Changes to the On-Call MEP Consulting Contracts include the following:

- Section E is changed to increase the maximum total cumulative fee by \$500,000, to \$1,500,000.

Bemis Associates, LLC has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	Troop A Generator Replacement	\$25,000	(Pending)
• Task Letter #2	ECSU Library Boilers	\$54,000	(Informal)
• Task Letter #3	Hartford CI – Energy Implementation	\$130,000	(Pending)
• Task Letter #4	Willard CI – Energy Implementation	\$125,000	(Pending)
• Task Letter #5	Robinson CI – Energy Implementation	\$98,880	(Pending)
• Task Letter #6	Camp Nett Infrastructure Phase 2	\$144,000	(Pending)
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	Total Fee to Date:	\$54,000	

Kohler Ronan, LLC has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	NCC D-Wing Chiller Replacement	\$42,535	(Informal)
• Task Letter #2	MCC Kitchen Equip. Gas Conversion	\$19,940	(Informal)
• Task Letter #3	Norwalk CC – HVAC Upgrades	\$45,000	(Informal)
• Task Letter #4	Garner CI – Energy Implementation	\$410,000	(Pending)
• Task Letter #5	Bridgeport CC –HVAC Feasibility	\$70,000	(Pending)
Total Fee to Date:		\$107,475	

BVH Integrated Services, Inc. has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	Manchester CC – Cellular Study	\$34,000	(Informal)
• Task Letter #3	NVCC – Condenser Water Pipe Repl.	\$100,000	(Pending)
• Task Letter #4	DVA Main Campus Boiler Repl.	\$391,088	(Pending)
• Task Letter #5	Cheshire CI – Energy Implementation	\$86,400	(Pending)
• Task Letter #6	RL Corrigan CI – Energy Implementation	\$212,160	(Pending)
Total Fee to Date:		\$34,000	

DME Design, LLC has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	CSP-POST Chiller Replacement	\$30,000	(Pending)
• Task Letter #2	WCSU – Various Projects	\$96,500	(Pending)
• Task Letter #3	CRMHC Energy Implementation	\$91,200	(Pending)
• Task Letter #4	DCF State Receiving Home, Energy Im.	\$33,600	(Pending)
• Task Letter #5	MCC Campus Wide Water Heater Repl.	\$15,400	(Pending)
• Task Letter #6	CMHC Energy Implementation	\$144,670	(Pending)
Total Fee to Date:		\$0	

van Zelm Haywood & Shadford, Inc. has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	WCSU – Various Projects	\$96,500	(Pending)
• Task Letter #2	WCSU O’Neill Center HVAC	\$68,500	(Informal)
• Task Letter #3	WCSU Library Fire Pump Repair/Repl.	\$25,000	(Informal)
• Task Letter #4	Osborn CI – Air-Conditioning Study	\$90,000	(Pending)
• Task Letter #5	Hartford CC – Air-Conditioning Study	\$70,000	(Pending)
Total Fee to Date:		\$93,500	

RECOMMENDATION – Staff recommend **approval** of Amendment #1 to the five On-Call Contracts to increase the maximum fee by \$500,000 to \$1,500,000. The common expiration date remains unchanged at 7/01/2024.

APRIL 26, 2022 UPDATE

At the State Properties Review Board meeting held on April 11, 2022, the Board voted to suspend this Proposal file pending Board clarification of the following issues:

1. Please provide a Task Log for the Consultants under OC-DCS-MEP-0046 to 0050.
DCS Response: DCS provided.
Staff Response: OK
2. In the RFQ released on November 5, 2021, Item #1.11 states the following:

1.11	Maximum On-Call Fee Per Task Assignment:	\$500,000.00
		The maximum On-Call Consultant’s Fees <i>per Task Assignment</i> performed under this On-Call Contract shall not exceed the “Maximum On-Call Fee Per Task Assignment Value”.

As DCS had previously stated, a “project” is defined by the requirement of consultant services in excess of \$500,000 and a “project” requires a formal procurement process.

Please clarify if, future advertisements for On-Call Consultant Contracts should be consistent with the previous 9-3-2021 advertisement for the On Call VEH series, which included the following:

1.11	Maximum On-Call Fee Per Task Assignment:	\$490,000.00
The maximum On-Call Consultant's Fees <i>per Task Assignment</i> performed under this On-Call Contract shall not exceed the “Maximum On-Call Fee Per Task Assignment Value”.		

DCS Response: As to the amount of listed in the RFQ regarding Maximum On-Call Fee Assignment, by statute the amount is \$500,000. DAS is required to advertise for a consultant and not use an on-call consultant only when the fee is in excess of \$500,000. Practically, however, we would not issue a task letter in this amount, i.e., \$500,000 because of the concern that additional work may result in a fee in excess of \$500,000. I think that was the reason for the use of \$490,000 in the RFQ on the VEH series and perhaps other series, but statutorily the maximum amount could be \$500,000. I am willing to use either amount going forward.

Staff Response: OK

RECOMMENDATION – Staff recommend approval of the five On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/01/2024.

This is the 9th series of On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. 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 7/01/2024. The prior series of On-Call Contracts included a total cumulative fee of \$1,000,000 and expired on 3/15/2022.

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

Provide DAS with rapid response Mechanical Electrical and Plumbing Engineering support services for sites, properties, structures, and/or buildings under its care and control or under the care and control of other state agencies. The scope of work under these on-call contracts shall encompass, but not be limited to, the entire spectrum of services affecting Mechanical, Electrical, Plumbing and related services.

Each contract is exactly the same except for the name and address of the 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 W language – Non-Discrimination;
- Removal of Article X language – Executive Orders regarding references to XO 49;
- Expansion of Article Z language – Summary of State Ethics Laws to reflect new laws effective July 1, 2021;
- Changes to Article EE language – Related to an Attachment Notice for Campaign Contributions;
- Addition of Article JJ 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 KK 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 LL 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 MM language – Iran Energy Investment Certification;
- Addition of Article NN language – Consulting Agreement Certification; and
- Addition of Article OO Language – Notices; and
- Addition of Exhibit A – Hourly Rate Schedule.

A Request for Qualifications (RFQ) for the consultant services was released on November 5, 2021 and elicited fifteen (15) responses at the December 7, 2021 due date for response. Fourteen (14) Respondents were interviewed and one response was deemed deficient and the Consultant was not interviewed. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system.

At the completion of the State Selection Panel process; DCS Management Team reviewed the results and recommended the approval of the following Firms under this Series. The selection of the Firms was approved by DAS Deputy Commissioner Petra on 1-20-2022.

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

PRB 22-042 – Bemis Associates, LLC (“BAL”) originally established in 1929 and is locally located in Farmington. BAL has a staff of six employees including three mechanical engineers, two electrical engineers and one administrative staff. DCS reports the Consultant has been awarded four On-Call Contracts and five Task Letters in the last five years with \$272,567 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

- None.

BAL will be operating under their Professional Engineering Corporation License (PEC#0001152). Beazley reported that BAL had no general liability or professional policy losses or claims during the past 5 years. BAL scored a total of 320 out of a possible 320 points. BAL is qualified as a CT SBE/MBE supplier.

PRB 22-043 – Kohler Ronan, LLC (KRL) originally established in 1998, has a local staff of 70± employees including 27 mechanical engineers, 16 electrical engineers and five fire protection engineers. DCS reports the Consultant has been awarded one On-Call Contract and 10 Task Letters in the last five years with \$398,700 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

- None.

KRL will be operating under its Professional Engineering Corporation License (PEC#0000888). Maloney & Company reported that KRL had no general liability or professional policy losses or claims during the past 5 years. KRL scored a total of 300 points out of a possible 320 points.

PRB 22-044 - BVH Integrated Services, PC (BVH) is located in Bloomfield, established in 1958, has a local staff of 120± employees including 14 civil engineers, 11 landscape architects and 8 surveying professionals. DCS reports the Consultant has been awarded four On-Call Contracts and 19 Task Letters in the last five years with \$1,045,466 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

OC-DCS-MEP:

- Task Letter #1 WCSU – MEP various projects \$0 (Cancelled)

• Task Letter #2	NVCC – Physical plant renovations	\$44,444	(Informal)
• Task Letter #3	Covid related HVAC upgrade study	\$0	(Cancelled)
• Task Letter #4	New Haven AFRC boiler repl.	\$99,400	(Informal)
• Task Letter #5	CSP Troop A & F Emer. Gen Repl	\$20,000	(Informal)
• Task Letter #6	DVA Main Campus boiler repl.	\$92,832	(Informal)
• Task Letter #7	BCMHC sprinklers, ceilings, etc	\$225,000	(Pending)
• Task Letter #8	Hartford Armory IT	\$117,450	(#22-005))
• Task Letter #9	CAS Emergency Repairs & Ops	\$70,000	(Pending)
		\$786,576	

OC-DCS-STR-0029 (expired on 8-1-2017):

• Task Letter #1	DESPP – East Haddam Remote Site Enh.	\$14,000	(Informal)
• Task Letter #2	DAS-FM – 50 Farmington Ave Garage	\$15,100	(Informal)
• Task Letter #3	ECSU – Phase II Low Rise Stairway	\$43,500	(Informal)
• Task Letter #3A	ECSU – Phase II Low Rise Stairway	\$37,500	(Informal)
• Task Letter #3B	ECSU – Phase II Low Rise Stairway	\$37,000	(#20-178)
• Task Letter #3C	ECSU – Phase II Low Rise Stairway	\$24,146	(#21-126)
• Task Letter #4	DVA – Health Center Study	\$15,650	(Informal)
Total Fee to Date:		\$186,896	

OC-DCS-MDE-0036 (expired 7-31-2019):

• Task Letter #1	Norwalk Comm. College	\$35,000	(canceled, not executed)
• Task Letter #2	Osborn/Northern CI	\$275,000	(18-167)
• Task Letter #3	Osborn/Northern CI	\$120,000	(18-170)
• Task Letter #4	Enfield Court Roof & HVAC	\$49,000	(Informal)
• Task Letter #4A	Enfield Court Roof & HVAC	\$20,000	(Informal)
• Task Letter #4B	Enfield Court Roof & HVAC	\$37,200	(#20-109)
• Task Letter #4C	Enfield Court Roof & HVAC	\$128,375	(#20-235)
• Task Letter #4D	Enfield Court Roof & HVAC	\$25,300	(#21-130)
Total		\$689,875	

OC-DCS-MDE-0028 (expired 2-28-2017):

• Task Letter #1C	Bridgeport MHC Parking Garage	\$12,500	(#20-177)
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JB1106094

- Judicial Branch - Statewide Security Imp. - Planning & Feasibility Study - \$432,000 (#20-221)

BVH will be operating under its Professional Engineering Corporation (PEC#0001904). Beazley reported that BVH has had two professional or general liability policy loss or claims during the past 5 years; both are closed for a total incurred amount of \$102,993. Neither involved a State of CT project. BVH scored a total of 290 out of a possible 320 points.

PRB 22-045 – DME Design, LLC (“DME”) originally established in 2021 and is locally located in New Haven (formerly related to Serrano Engineering, LLC). DME has a staff of four employees including two mechanical engineers and two electrical engineers. DCS reports the Consultant has not been awarded any On-Call Contracts or Task Letters in the last five years. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

- None.

DME will be operating under their Professional Engineering Corporation License (PEC#0001624). Smith Brothers Insurance reported that DME had no general liability or professional policy losses or claims during the past 5 years. BAL scored a total of 288 out of a possible 320 points.

PRB 22-046 – van Zelm Heywood & Shadford, Inc. (VHS) is located in Farmington, originally established in 1930, has 76± employees including 15 electrical engineers, and 37 mechanical engineers. DCS reports the Consultant has been awarded two On-Call Contracts and 13 Task Letters in the last five years with \$779,195 total volume of work. The company has been awarded the following Formal Contracts, On-Call Contracts and Task Letters for the prior two years:

OC-DCS-MEP-0049

• Task Letter #1	CVH – Emergency Steam Pipe Repair-Phase II	\$85,000	(Informal)
• Task Letter #1A	CVH – Emergency Steam Pipe Repair-Phase II	\$10,500	(Informal)
• Task Letter #2	New London Generator Installation	\$18,700	(Informal)
• Task Letter #3	Branford Boiler Replacement and UST Removal	\$66,315	(Informal)
• Task Letter #4	CVH-Variou Steam Pipe Phase III	\$339,300	(#21-085)
• Task Letter #5	Energy Center Switchgear Replacement	\$39,600	(Informal)
Total Fee to Date:		\$559,415	

VHS will be operating under it professional engineering corporation license PEC.0000176. Smith Brothers reported that VHS has incurred three general liability or professional policy loss or claims during the past 5 years. Two claims remain open, with \$525,000 paid (Tufts). Neither of these claims involved state-related projects. VHS scored a total of 272 out of a possible 320 points.

A summary of the Consultants’ professional fee schedule is as follows (all identical):

Labor Category	Per Hour
Principal	\$ 215.00
Project Manager	\$ 165.00
Senior Mechanical Engineer	\$ 150.00
Mechanical Engineer	\$ 135.00
Senior Electrical Engineer	\$ 150.00
Junior Electrical Engineer	\$ 130.00
Plumbing/FP	\$ 145.00

Staff have requested clarification of the following issues:

3. Please provide a Task Log for the Consultants under OC-DCS-MEP-0046 to 0050.
4. In the RFQ released on November 5, 2021, Item #1.11 states the following:

1.11	Maximum On-Call Fee Per Task Assignment:	\$500,000.00
The maximum On-Call Consultant’s Fees <i>per Task Assignment</i> performed under this On-Call Contract shall not exceed the “ Maximum On-Call Fee Per Task Assignment Value ”.		

As DCS had previously stated, a “project” is defined by the requirement of consultant services in excess of \$500,000 and a “project” requires a formal procurement process.

Please clarify if, future advertisements for On-Call Consultant Contracts should be consistent with the previous 9-3-2021 advertisement for the On Call VEH series, which included the following:

1.11	Maximum On-Call Fee Per Task Assignment:	\$490,000.00
The maximum On-Call Consultant’s Fees <i>per Task Assignment</i> performed under this On-Call Contract shall not exceed the “ Maximum On-Call Fee Per Task Assignment Value ”.		

RECOMMENDATION – Staff recommend suspension of the five On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/01/2024 pending response from DCS regarding the aforementioned inquiries.

PRB #19-256 to #19-260 approved January 6, 2020.

This is the 8th series of On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. 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 3/15/2022. The prior series of On-Call Scheduling Consulting Contracts included a total cumulative fee of \$500,000 and expired on 11/15/2019.

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 \$500,000/contract. Four of the five firms under this current 8th series RFP submittal have been previously approved for *Mechanical, Electrical, Plumbing Support Services Consulting On-Call Contracts*. Fuss & O’Neill, Inc has previously been awarded a contract under the 6th series. BVH Integrated Services, P.C was awarded a contract under the 6th series. Consulting Engineering Services, Inc. has previously been awarded a contract under the 7th series. Van Zelm Heywood & Shadford, Inc. and Landmark Facilities Group, Inc. have not been previously awarded a contract under any series.

A Request for Qualifications (RFQ) for the consultant services was released on July 16, 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 five firms under this series.

PRB 19-256 – Landmark Facilities Group, Inc. (“LFG”) located in Norwalk, originally established in 1988, has a staff of 16± employees including 1 project executive, 3 electrical engineers and 10 mechanical engineers. The company has not been previously awarded a contract under any series.

LFG’s Professional Engineering Corporation License (PEC.0000403) with the CT State DCP is active. Fenner & Esler reported that LFG has had five professional or general liability policy loss or claims during the past 5 years; all are closed for a total incurred amount of \$123,065. None involved a State of CT project. LFG scored a total of 310 out of a possible 320 points and was identified as the most qualified firm.

PRB 19-257 – Fuss & O’Neill, LLC (“MEL”) located in Manchester, originally established in 1971, has a staff of 200± employees including 6 project executives, over 20 professional engineers and 9

construction project managers. The company has been awarded four (4) On-call Contract with the DCS in the past two years and has been not been awarded a formal contract over the past two years. DCS reports FO was awarded 10 contracts within the past 5 years with a total \$4,000,000 volume of work.

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

OC-DCS-MDE-0035

- Task Letter#3 Upgrades to CT Mental Health \$90,100 (PRB #18-144)
Center
-

OC-DCS-ENGY-0020

- Task Letter #1A DOC HQ Energy Upgrades \$84,476 (PRB #18-216)
-

OC-DCS- CIV/SUR-0032

- Task Letter #3A DVA Cemetery – Appearance \$75,000 (PRB #19-230)
Imp.
-

FO's Joint Practice Corporation License (JPC.0000072) with the CT State DCP is active. Ames and Gough Inc. reported that FO has had 48 professional or general liability policy loss or claims during the past 5 years; five of these claims were dismissed, three of the claims were settled for less than \$2,250 each, and the balance of the claims are still open without loss reserves identified. FO scored a total of 298 out of a possible 320 points and was identified as the 2nd most qualified firm.

PRB 19-258 – BVH Integrated Services, PC (BVH) is located in Bloomfield, established in 1958, has a local staff of 120± employees including 1 principal, 10 civil engineers, 16 electrical engineers, and 30 mechanical engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports BVH was awarded 4 contracts within the past 5 years with a total \$1,289,040 volume of work.

BVH's Professional Engineering Corporation License (PEC.0000003) with the CT State DCP is active. Smith Brothers reported that BVH has had two professional or general liability policy loss or claims during the past 5 years; both are closed for a total incurred amount of \$120,490. Neither involved a State of CT project. BVH scored a total of 294 out of a possible 320 points and was identified as the 3rd most qualified firm.

PRB 19-259 – van Zelm Heywood & Shadford, Inc. (VHS) is located in Farmington, originally established in 1930, has 87± employees including 1 principal, 17 electrical engineers, and 42 mechanical engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports VHS was awarded 4 contracts within the past 5 years with a total \$292,980 volume of work.

VHS will be operating under it professional engineering corporation license PEC.0000176. Smith Brothers reported that VHS has incurred two general liability or professional policy loss or claims during the past 5 years. Both claims remain open, with \$525,000 paid (Tufts). Neither of these claims involved state-related projects. VHS scored a total of 291 out of a possible 320 points and was the 4th most qualified firm.

19-260 – Consulting Engineering Services, Inc. (CES) originally established in 1979. DTC has a local staff of 52 employees including 10 civil engineers and 20 engineer design professionals for various disciplines. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports CES was awarded 1 contract within the past 5 years with a total \$125,000 volume of work.

CES’s Professional Engineering Corporation License (PEC.0000577) with the CT State DCP is active. Maloney & Company, LLC reported that CES has been exposed to nine professional policy or liability loss or claims during the past 5 years, of which four are open and five are closed. None were related to a State project. Total claims paid were \$502,404. CES scored a total of 286 out of a possible 320 points and was identified as the fifth most qualified firms.

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

Landmark Facilities Grp	Proposed	Fuss & O'Neill	Proposed
Officer/Principal	\$220	Officer/Principal	\$220
Project Manager	\$180	Project Manager	\$180
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
BVH Integrated Services	Proposed	van Zelm Heywood	Proposed
Officer/Principal	\$220	Officer/Principal	\$220
Project Manager	\$180	Project Manager	\$180
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
Consulting Eng Services	Proposed		
Officer/Principal	\$220		
Project Manager	\$180		
Senior Mech Engineer	\$185		
Mechanical Engineer	\$170		
Senior Electrical Eng	\$170		
Junior Electrical Eng	\$100		
Plumbing FP	\$165		

Only Consulting Engineering Services was part of the 7th series of this MEP on-call contract. Their hourly rates for the last series are compared to this proposed series as follows:

Consulting Eng Services	Current	Proposed	Change
Officer/Principal	\$220	\$220	0%
Project Manager	\$180	\$180	0%
Senior Engineer	\$160	\$185	16%
Engineer	\$140	\$170	21%
Senior Designer	\$120	\$0	-100%
Designer	\$110	\$0	-100%
Field Engineer	\$140	\$0	-100%
CAD/BIM Operator	\$100		
Administrative	\$70		

RECOMMENDATION – Staff recommend **APPROVAL** of the four On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 3/15/2022.

From PRB #17-287-#17-291

This is the 7th series of On-Call MEP Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The five (5) 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 11/15/2019.

The 6th series, awarded in 2015, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Four of the five firms under this current 7th series RFP submittal have been previously approved for *Mechanical, Electrical, Plumbing Support Services Consulting On-Call*

Contracts. Kohler Ronan, LLC has previously been awarded a contract under the 3rd, 4th and 5th series. Consulting Engineering Services, Inc. has previously been awarded a contract under the 2nd, 4th and 5th series. Salamone & Associates, P.C was awarded a contract under the 5th and 6th series. Bemis Associates, LLC was previously awarded a contract under the 6th series. A/Z Corporation has not been previously awarded a contract under any series.

A Request for Qualifications (RFQ) for the consultant services was released in June 2017 and elicited thirteen (13) responses. Eleven of the thirteen respondents were considered “responsive” and as such were considered for review. Thereafter, the DCS selection panel began the process of evaluating and short-listing eight proposals. The State Selection Panel consisted of 3 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<i>Problem Solving for a Similar Scope</i>	<i>30 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>
<i>Approach to Contract Work</i>	<i>15 Points</i>
TOTAL POINT VALUE	100 Points

The State Selection Panel also provided each team an additional 10 points each for CT Code Expertise and SBE/MBE Certification. As such the maximum allowable score for all firms was 320 points. At the completion of the State Selection Panel process; the DCS Management Team reviewed the results and recommended the approval of five firms under this series.

RECOMMENDATION – **Board approval of the following five (5) firms as *Mechanical, Electrical & Plumbing Support Services 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 # 17-287, Bemis Associates, LLC.....Contract #OC-DCS-MEP-0041**
- PRB # 17-288, Kohler Ronan, LLC.....Contract #OC-DCS-MEP-0042**
- PRB # 17-289, A/Z Corporation.....Contract #OC-DCS-MEP-0043**
- PRB # 17-290, Salamone & Associates, P.C.....Contract #OC-DCS-MEP-0044**
- PRB # 17-291, Consulting Engineering Services, Inc.....Contract #OC-DCS-MEP-0045**

Bemis Associates, LLC (BAL) originally established in 1929, has a local staff of 5± employees including 1 executives and 4-professionals in the fields of mechanical and electrical engineering. The company has been awarded one On-call Contract with the DCS in the past two years.

1.9/2015 On-Call MEP Consultant PRB #15-215 NTE \$500,000

BAL’s Professional Engineering Corporation License (PEC.0001152) with the CT State DCP is active. Beazley Insurance Company reported that BAL has not been exposed to any professional policy loss or claims during the past 5 years. BAL scored a total of 315 out of a possible 320 points and was identified as one of the most qualified firms.

Kohler Ronan, LLC (KRL) originally established in 1998, has a local staff of 37± employees including one office executive and over 25 mechanical/fire protection engineers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years
 KRL’s Engineering Corporation License (PEC.0000888) with the CT State DCP is active. RLI Insurance Company reported that KRL has been exposed to four professional policy or general liability claims during the past 5 years. None of these claims appear to be related to DCS state funded construction projects. KRL scored a total of 304 out of a possible 320 points and was identified as one of the most qualified firms.

A/Z Corporation (AZC) AZC was originally established in 1974 in is locally located in Hartford and Stonington. AZC has a staff of 200± employees but is focusing on its Hartford design team office including 1 corporate executives and three professional engineers for this submittal. The company has not been awarded an On-Call or Formal Contracts with the DCS in the past two years.

AZC will be operating as A/Z Design Services, LLC with a Joint Practice License (JPC.0000058) with the CT State DCP is active. Chubb Insurance Company reported that AZC has experienced five (5) professional or general liability policy loss claims during the past 5 years. None of these claims appear to be related to DCS projects. It should be noted that these claims appear to be related to construction contract defects and do not identify A/Z Design Services, LLC as the insured entity. AZC scored a total of 293 out of a possible 320 points and was identified as one of the most qualified firms.

Salamone & Associates, P.C. (SAP) originally established in 1984, has a staff of 15± employees including 1 executive and four (4) mechanical/electrical engineering professionals. The company has been awarded one (1) On-call Contracts with the DCS in the past two years and has not been awarded a formal contract over the past two years. SAP has been awarded the following contract:

1.9/2015	On-Call MEP Consultant	PRB #15-219	NTE \$500,000
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SAP's Engineering Corporation License (PEC.0000476) with the CT State DCP is active. Travelers Insurance Company reported that SAP has not been exposed to any professional policy loss or claims during the past 5 years. SAP scored a total of 289 out of a possible 310 points and was identified as one of the most qualified firms.

Consulting Engineering Services, Inc. (CES) originally established in 1988, has a local staff of 24± employees in Middletown including one office executive and over 15 mechanical, electrical, plumbing and fire protection engineers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years

CES's Engineering Corporation License (PEC.0000577) with the CT State DCP is active. RLI Insurance Company reported that CES has been exposed to eight professional policy or general liability claims during the past 5 years. None of these claims appear to be related to DCS state funded construction projects. CES scored a total of 277 out of a possible 320 points and was identified as one of the most qualified firms.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-165 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-165. The motion passed unanimously.

PRB FILES #22-174, 22-175, 22-176, 22-177 and 22-178 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILES #22-174, 22-175, 22-176, 22-177 and 22-178. The motion passed unanimously.

9. NEXT MEETING – Thursday, November 17, 2022.

The meeting adjourned.

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