

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 15, 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 August 15, 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 August 11, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB File #:</i>	22-119
<i>Transaction/Contract Type</i>	RE / Assignment of Space
<i>Origin/Client</i>	DAS / FOIC
<i>Property:</i>	Hartford, Capitol Ave (165) – SOB
<i>Project Purpose:</i>	FOIC Temporary Space
<i>Item Purpose:</i>	Assignment of Space Pursuant to CGS 4b-29

The Department of Administrative Services (“DAS”) is requesting SPRB approval pursuant to CGS 4b-29 for the temporary expansion of space to accommodate the Freedom of Information Commission (FOIC) accommodate a new staff position authorized in the newly-approved state budget.

DAS provided the following narrative in support of this request:

Functionally, they have been using their large hearing room and Commission Library to conduct remote hearings daily, usually several times a day. The large hearing room is also

used for full Commission meetings. They use one of the small conference rooms adjacent to their space very frequently, as employees shift around for space to do their work and seek space to discuss confidential records and other matters. It appears, no other agency in the building have utilized the 2 small conference rooms other than the Office of State Ethics. FOIC originally proposed DAS transfer one of those rooms on a permanent basis to the FOIC. It is much needed and would be a huge help to their operations. DAS and OPM has approved the request on a TEMPOARY basis.

OPM has previously approved (6-29-22) the location of staff pursuant to CGS 4-67g(f) “(f) Each state agency shall request and obtain the written approval of the secretary or his or her designee prior to any (1) change in ownership of state real property, (2) change in use of state real property, (3) use of state real property by an entity other than a state agency, or (4) use of state real property by a state agency other than the state agency with custody and control over such state real property. For purposes of this subsection, “state agency” does not include a constituent unit of the state system of higher education, a technical high school or an agency in the legislative or judicial branch of state government.”

RECOMMENDATION: Staff recommend approval of this Proposal to temporarily assign space at 165 Capitol Avenue to the Freedom of Information Commission.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

PRB #	22-124
Origin/Client:	DCS/DCS
Transaction/Contract Type	AE / Task Letter
Project Number	BI-T-619
Contract	OC-DCS-CA-0033
Consultant:	Arcadis U.S., Inc.
Property	Statewide Executive Branch Facilities (16)
Project purpose:	Energy Audit Implementation Program
Item Purpose	Task Letter #4

PROPOSED AMOUNT: \$302,580

Under prior PRB Files #20-013 and 20-014, the State Properties Review Board approved two Task Letters – TL #1 (OC-DCS-ENGY-0026) and TL #1 (OC-DCS-ENGY-0027) to the On Call Contracts to have both Consultants provide the following professional services:

- To perform Level 2 Commercial Energy Audits of a total of 23 Executive Branch facilities in compliance with ASHRAE Standard 211 requirements.
- To provide separate Audit Reports for each facility.
- Reports shall include a description of the condition of energy and water conserving systems and equipment; an analysis of energy and water cost trends and usage patterns; EUI benchmarking and associated coordination regarding the State's EnergyCAP database; a determination of the potential for energy and water savings; and if applicable, investigate and report on the installation feasibility of renewable energy systems on the audited property. Audit reports will be used as stand-alone documents to provide information about a facility's energy/water usage, and as a basis for planning energy cost reduction projects.

Under this Proposal (#22-124), DCS is now seeking approval of a total of \$302,580 to compensate the Consultant, Arcadis, U.S., for the following Scope of Work:

Energy audit recommendations at 16 separate locations are to be implemented under this program for

the purposes of achieving annual greenhouse gas (GHG) emissions and water use reduction of at least 1% annually pursuant to the Governor’s EO 21-3 and to progress toward the 2030 goal per EO 1 of a 45% reduction in GHG emissions for the state executive branch.

Measures vary widely by location. Some examples include the installation of:

- Heating and/or cooling systems
- Combined heat and power plants
- Air handling units
- High efficiency motors, compressors, and variable speed drives
- Equipment controls optimization
- Building management systems
- Water controls
- Low flow fixtures
- LED lighting

The Consultant shall assist in the management of multiple design teams in developing design and construction documents based on measures recommended by audit reports. The Consultant shall also assist in managing pre-construction services for work that is procured via alternative state contract methods. Coordination between various related facilities within this program, such as buildings being served by a central plant will be required as well as with concurrent and planned future work at respective facilities performed under other contracts, which may be administered by DAS/CS, other state agencies, or the utilities or their representatives via various energy efficiency programs such as Energize Connecticut’s Small Business Energy Advantage program (SBEA).

As construction documents are publicly bid and contracts are awarded by DAS Construction Services (DAS/CS), or work otherwise transitions from pre-construction to construction, oversight will transition from the program-wide CA firm and DAS/CS technical staff to the individual project-level CA firms and DAS/CS project management staff.

The Department of Energy and Environmental Protection (hereafter the “DEEP”) requires that, reporting to and working under the direction of DAS/CS staff, the Consultant shall manage multiple contracts throughout all phases of pre-construction, related to the implementation of the 2021 energy audit recommendations

The Consultant services shall be for an estimated time period of Five Hundred Forty-Five (545) calendar days including the project closeouts.

The Consultant’s Fee Proposal is broken down based on the 16 Executive Branch Facilities, as follows:

Facilities within Scope of Work	Address	User Agency	Project Number	CA Fee
Cheshire CI	900 Highland Avenue, Cheshire	DOC	BI-JA-494*	\$13,660
HET Building	42 Jarvis Street, Cheshire	DOC	BI-JA-494*	\$7,590
Webster CI	111 Jarvis Street, Cheshire	DOC	BI-JA-494*	\$3,790
Garner CI	50 Nunnawauk Road, Newtown	DOC	BI-JA-493*	\$58,270
Hartford CC	177 Weston Street, Hartford	DOC	BI-JA-495*	\$20,330
Willard CI	391 Shaker Road, Enfield	DOC	BI-JA-495*	\$19,420
CMHC	34 Park Street, New Haven	DMHAS	BI-MH-144*	\$23,070
New Center & Memorial Unit	1106 North Avenue, Bridgeport	DOC	TBD	\$48,410
RL Corrigan	986 Norwich New London Tpke	DOC	TBD	\$33,540
Rowland Government Center	55 West Main Street, Waterbury	DAS	TBD	\$9,100
450-460 Capitol Ave	Hartford	DAS	TBD	\$13,960
CRMHC	500 Vine Street, Hartford	DMHAS	TBD	\$14,420
Brooklyn CC	59 Hartford Road, Brooklyn	DOC	TBD	\$5,460
410 Capitol Ave	Hartford	DAS	TBD	\$10,620
Robinson CI	285 Shaker Road, Enfield	DOC	TBD	\$15,630
Education and Recreation State Receiving Home	36 Gardner Street, East Windsor	DCF	TBD	\$5,310

In April 2020, SPRB approved (PRB #20-048) Arcadis U.S., Inc. (AUS) as one of seven firms under the latest *On-Call Construction Administrator Series* of consultant contracts. These contracts expire on August 31, 2022 and have a maximum cumulative fee of \$1,000,000.

AUS was approved for the following task(s) under this series:

- Task Letter #1 WCSU – Pinney Hall \$0 (Cancelled)
 - Task Letter #2 SCSU – Various Projects \$77,300 (Informal)
 - Task Letter #3 HAZMAT Program Management \$75,000 (Informal)
- Total \$152,300

The overall construction budget for the 16 facilities is estimated at \$20,000,000.

Task Letter #4 – AUS- Contract (22-124)	Base Fees (\$)	Special Services (\$)	Total Fee	Construction Budget (\$)	% of Budget
Pre-construction Phase – TL #4 (A)	\$302,580			\$20,000,000	1.50%

RECOMMENDATION: It is recommended that SPRB approve Task Letter #4 in the amount of \$302,580.

PRB # 22-131
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: Amendment #1

PRB # 22-132
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0032
Consultant: Urban Engineers, Inc.
Item Purpose: Amendment #1

PRB # 22-133
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0033
Consultant: Arcadis U.S., Inc.
Item Purpose: Amendment #1

PRB # 22-134
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0034
Consultant: AI Engineers, Inc.
Item Purpose: Amendment #1

PRB # 22-135
Origin/Client: DCS/DCS

Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0035
Consultant: Michael Baker International, Inc.
Item Purpose: Amendment #1

PRB # 22-136
Origin/Client: DCS/DCS
Transaction/Contract Type AE / Construction Administration Consulting Contracts
Contract: OC-DCS-CA-0036
Consultant: WSP USA, Inc.
Item Purpose: Amendment #1

At the State Properties Review Board meeting held on April 6, 2020, the Board approved PRB Files #20-046 to #20-052, seven Consultant Contracts under the 7th series of On-Call Construction Administration Contracts awarded by the Department of Administrative Services (“DAS”) since 1994. All of the contracts have a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of August 31, 2022.

Under this Proposal (22-131 to 22-136), DCS is now resubmitting six of the seven Firms to the Board for approval under Contract Amendment #1 to the On-Call Contracts to extend the contract expiration date to March 3, 2023. The \$1,000,000 maximum cumulative fee is unchanged.

Colliers Project Leaders USA NE, LLC has been assigned the following Tasks under this On-Call Con

• 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	

Urban Engineers, Inc. has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	CVH Steam Pipe Phase III	\$144,375	(21-093)
• Task Letter #2	DPH Flex Lab Renovation	\$84,500	(Informal)
• Task Letter #3	DVA Main Campus Boiler Repl.	\$75,000	(Informal)
Total Fee to Date:		\$303,875	

Arcadis US, Inc. has been assigned the following Tasks under this On-Call Contract:

• 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	

AI Engineers, Inc. has been assigned the following Tasks under this On-Call Contract:

• 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	

Michael Baker International, Inc. has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	GB Garage Repairs	\$6,000	(Informal)
• Task Letter #1A	GB Garage Repairs	\$89,800	(Informal)
• Task Letter #1B	GB Garage Repairs	\$374,600	(22-082)
• Task Letter #2	DESPP HQ Roof & Atrium Repairs	\$90,000	(Informal)
Total Fee to Date:		\$560,400	

WSP USA, Inc. has been assigned the following Tasks under this On-Call Contract:

• 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	

Changes to the On-Call Claims Analyst Consulting Contracts include the following:

- Article III is changed to extend the termination date to March 3, 2023;
- Expansion of Article XXI (A) language – Non-Discrimination;
- Removal of Article XXI (B) language – Executive Orders regarding references to XO 49;
- Expansion of Article XXI (D) language – Summary of State Ethics Laws to reflect new laws effective July 1, 2021;
- Changes to Article XXI (E) language – Related to an Attachment Notice for Campaign Contributions;
- 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; and
- Addition of Article XXXIV language – Access to Contract and State Data.

RECOMMENDATION – Staff recommend **approval** of Amendment #1 to the six On-Call Contracts to extend the common expiration date to 3/03/2023. The \$1,000,000 maximum cumulative fee is unchanged.

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.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-119 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #22-119. The motion passed unanimously.

PRB FILE #22-124 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-124. The motion passed unanimously.

PRB FILES #22-131, 22-132, 22-133, 22-134, 22-135 and 22-136 – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB FILES #22-131, 22-132, 22-133, 22-134, 22-135 and 22-136. The motion passed unanimously.

9. NEXT MEETING – Thursday, August 18, 2022.

The meeting adjourned.

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