

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On October 15, 2018  
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held its regular meeting on October 15, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:**

Edwin S. Greenberg, Chairman  
John P. Valengavich, Secretary  
Jack Halpert

**Members Absent:**

Bruce Josephy, Vice Chairman

**Staff Present:**

Dimple Desai  
Thomas Jerram

**Guests Present:**

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

**OPEN SESSION**

**1. ACCEPTANCE OF MINUTES: October 11, 2018.**

Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of October 11, 2018. 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>	<i>18-179</i>
<i>Origin/Client:</i>	DCS/DCS
<i>Transaction/Contract Type</i>	AE / "On-Call" MBE Civil Engineer Consulting Contracts
<i>Contract:</i>	OC-DCS-MBE-CIV-0011
<i>Consultant:</i>	Zuvic, Carr and Associates, Inc.
<i>Project purpose:</i>	New On-Call Series
<i>Item Purpose:</i>	New On-Call contract series for Minority Business Enterprise ("MBE) Engineers to provide the State consulting services for a wide range of engineering projects including maintenance and repair, design and related services. The maximum cumulative fee under this series is \$500,000 with a common expiration date of 12/15/2020.

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**PRB #** 18-180  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / "On-Call" MBE Civil Engineer Consulting Contracts  
**Contract:** OC-DCS-MBE-CIV-0012  
**Consultant:** Diversified Technology Consultants  
**Project purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise ("MBE) Engineers to provide the State consulting services for a wide range of engineering projects including maintenance and repair, design and related services. The maximum cumulative fee under this series is \$500,000 with a common expiration date of 12/15/2020.

**PRB #** 18-181  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / "On-Call" MBE Civil Engineer Consulting Contracts  
**Contract:** OC-DCS-MBE-CIV-0013  
**Consultant:** Garg Consulting Services, Inc.  
**Project purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise ("MBE) Engineers to provide the State consulting services for a wide range of engineering projects including maintenance and repair, design and related services. The maximum cumulative fee under this series is \$500,000 with a common expiration date of 12/15/2020.

**PRB #** 18-182  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / "On-Call" MBE Civil Engineer Consulting Contracts  
**Contract:** OC-DCS-MBE-CIV-0014  
**Consultant:** GM2 Associates, Inc.  
**Project purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise ("MBE) Engineers to provide the State consulting services for a wide range of engineering projects including maintenance and repair, design and related services. The maximum cumulative fee under this series is \$500,000 with a common expiration date of 12/15/2020.

**PRB #** 18-183  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / "On-Call" MBE Civil Engineer Consulting Contracts  
**Contract:** OC-DCS-MBE-CIV-0015  
**Consultant:** Freeman Companies, LLC  
**Project purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for Minority Business Enterprise ("MBE) Engineers to provide the State consulting services for a wide range of engineering projects including maintenance and repair, design and related services. The maximum cumulative fee under this series is \$500,000 with a common expiration date of 12/15/2020.

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This is the 3<sup>rd</sup> series of On-Call MBE Civil Engineering Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2014. The On-Call Contract that is the subject of this memorandum has a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 12/15/2020. The On-Call Contract can be utilized on DCS projects with construction budgets of up to two million dollars (\$2,000,000).

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

- Relocated *Antitrust Provision*;
- Expanded *Suspension of the Work*;
- Expanded *Termination of Contract*;
- Removal of language within *Executive Orders*; and
- Addition of *Notices* clause;

The remainder of the contract is similar to the previous contract terms and requirements under the 2016 agreements. The 1<sup>st</sup> series, awarded in 2014 to six consultants, had a term of 24 months and a maximum total cumulative fee of \$300,000/contract. The 2<sup>nd</sup> series, awarded in 2016 to four consultants, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Four of the selected firms under this current 3<sup>rd</sup> series RFP were previously approved for the 2<sup>nd</sup> series On-Call MBE Civil Engineer Consulting On-Call Contracts. The fifth firm selected under this current 3<sup>rd</sup> series RFP was previously approved for the 1<sup>st</sup> series.

A Request for Qualifications (RFQ) for the consultant services was released on April 26, 2016 and elicited seven (7) responses. Two of the seven respondents were considered “unresponsive” to the submittal requirements and as such disqualified. Thereafter, the DCS selection panel began the process of evaluating and short-listing all five remaining proposals. 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 all five shortlisted firms under this series. This submittal is for SPRB review and approval of the following five firms under this series.

PRB 18-179 - Zuvic, Carr and Associates, Inc. (ZCA) was originally established in 1988. ZCA has a local staff of 20 employees including 4 civil engineers and 4 engineer design professionals for various disciplines. ZCA’s team includes three sub-consultants. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

ZCA will be operating under its Professional Engineering Corporation License (PEC.0000731) with the CT State DCP which is active until 9/14/2019. RSUI Group, Inc. reported that ZCA has been exposed to one professional policy or liability loss or claim during the past 5 years. DEEP was the Claimant. ZCA scored a total of 310 out of a possible 320 points and was identified as the most qualified firm.

PRB 18-180 - Diversified Technology Consultants, Inc. (DTC) 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 been awarded two (2) On-call Contracts and has not been awarded a formal contract with the DCS in the past two years. DTC has been awarded the following contracts:

• Task Letter #1	DVA Cemetery Phase II Project	\$ 153,908 (#16-310)
• Task Letter #2	CJTS Campus Site Layout Project	\$ 36,000 (Informal)
• Task Letter #1A	DVA Cemetery Phase II Exp. Project	\$ 165,230 (Informal)
<b>TOTAL FEES TO DATE</b>		<b>\$ 355,138</b>

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DTC will be operating under its Professional Engineering Corporation License (**PEC.0000234**) with the CT State DCP which is active until 12/13/2018. Smith Brothers Insurance, LLC reported that DTC has been exposed to one professional policy or liability loss or claim during the past 5 years and that it is closed. It was not determined if it was related to a project with the State of Connecticut. DTC scored a total of 304 out of a possible 320 points and was identified as one of the most qualified firms.

**PRB 18-181 - Garg Consulting Services, Inc. (GCS)** originally established in 1990. GCS has a local staff of 78 employees including 3 civil engineers and 18 engineer design professionals for various disciplines. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

GCS will be operating under its Professional Engineering Corporation License (**PEC.0000815**) with the CT State DCP which is active until 1/15/2019. Willis Towers Watson reported that GCS had no professional policy or liability loss or claims during the past 5 years. GCS scored a total of 301 out of a possible 320 points.

**PRB 18-182 - GM2 Associates, Inc. (GM2)** originally established in 1988. GM2 has a local staff of 66 employees including 7 civil engineers and 31 engineer design professionals for various disciplines. GM2 has been awarded the following contracts:

• Task Letter #1	NWCC Greenwood Hall Site Improv.	\$ 67,550 (Informal)
• Task Letter #1B	Bristol Tech Painting & Site Improv.	\$ 7,870 (Informal)
• Task Letter #2	61 Woodland Street ADA Project	\$ 48,500 (Informal)
• Task Letter #3	Middlesex CC Paving & Site Improv.	\$ 125,150 (Informal)
<b>TOTAL FEES TO DATE</b>		<b>\$ 355,138</b>

GM2 will be operating under its Professional Engineering Corporation License (**PEC.0000708**) with the CT State DCP which is active until 2/9/2019. Smith Brothers Insurance, LLC reported that GM2 has not been exposed to any professional policy or liability loss or claim during the past 5 years. GM2 scored a total of 274 out of a possible 320 points and was identified as one of the most qualified firms.

**Freeman Companies, LLC (FCL)** originally established in 2009. FCL has a local staff of 36 employees including 6 civil engineers and 8+ surveying and construction professionals for various disciplines. The company has been awarded two (4) On-call Contracts and has not been awarded a formal contract with the DCS in the past two years. FCL has been awarded the following contracts:

• Task Letter #1	Gateway Campus Site Improvements Project	\$ 54,400 (Informal)
• Task Letter #2	10 Clinton Street Demolition Project	\$ 188,950 (#16-248)
• Task Letter #2A	10 Clinton Street Demolition Project	\$ 95,000 (#17-135)
• Task Letter #2B	10 Clinton Street Demolition Project	\$ 60,230 (#18-152)
<b>TOTAL FEES TO DATE</b>		<b>\$ 398,580</b>

FCL will be operating under its Joint Practice License for Architecture, Surveying and Engineering (**JPC#.0000109**) which is active until 4/30/2019. Smith Brothers Insurance, LLC reported that FCL has not incurred any general liability or professional policy losses or claims during the past 5 years. FCL scored a total of 245 out of a possible 320 points.

SPRB Staff had asked following questions regarding this new Task Letter 2B.

1. If the \$250 political contribution to 'Urban Progression PAC' in July 2017 made by Rohan Freeman, President of Freeman Companies, LLC, was in compliance with CGS §9-612(g)(2).
2. If the \$300 political contribution to 'Friends of Susan Exploratory Committee' in December 2017 made by Eugene Chuang, President of Garg Consulting Services, Inc. was in compliance with CGS §9-612(g)(2).
3. Are there any consequences if the political contribution is not listed on the form?

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4. Please provide a task log for each of the five consultants selected from prior on-call contract.
5. Should CT 330 Part II (pgs 1-6) for Joseph F. Pierz, AIA be included in this submission?
6. Zuvic, Carr & Associates' MBE Certificate expired on 9/23/18, pl provide a current certificate.
7. How long these hourly rates are valid for? i.e. life of the contract?; they change every year?
8. Also, does DCS review the hourly rates for these consultants? There is a huge difference among consultants' hourly rates for different titles; for example - Hourly rate for PM for Garg consulting is very high; the spread for Staff Engineer/Survey Party Chief among consultants is high
  - o These rates are valid for the contract duration and yes, I review the rates; they will differ between firms and if I see too much of a discrepancy we will ask for revised rates.
9. Further clarification regarding the variance in hourly rates for these consultants as identified in the attached spreadsheet? Also, why are some hourly rates missing for certain job titles from consultants? Are they not required for the type of projects that they may bid on in the future?

OC-DCS-MBE-CIV-0011 thru 0015 (PRB # 18-179 thru 18-183)						
	Zuvic	DTC	Garg	GM2	Freeman	Difference between lowest and highest rate
Officer/Principal	\$220	\$195	\$215	\$215	\$225	15%
Project Manager	\$145	\$165	\$215	\$185	\$170	48%
Project Engineer	\$180		\$180		\$110	63%
Senior Engineer	\$145	\$150	\$170	\$132	\$150	29%
Staff Engineer		\$135	\$120	\$90	\$75	80%
Junior Engineer			\$89			
Senior CAD Operator			\$130			
Licensed Land Surveyor	\$130	\$158	\$160	\$150	\$125	79%
Survey Party Chief	\$120	\$100	\$125	\$90	\$70	30%
Survey Instrument Person	\$80	\$85	\$75	\$65	\$75	30%
Senior Technician (CADD-Tech)	\$75	\$125	\$88	\$63	\$70	67%
Survey (1 person)	\$135	\$145	\$160	\$120	\$115	39%
Survey (2 person)	\$200	\$155	\$200	\$150	\$165	33%
Survey (3 person)	\$265	\$205	\$288	\$180	N/A	60%
Senior Cost Estimator			\$130			
Administrative Assistant	\$60	\$65	\$80	\$65	\$65	33%
Principal LEP	\$170					
LEP	\$150					
Senior Scientist	\$125					
Structural Engineer	\$150					
Asbestos Inspector	\$95					
Inspector	\$95					
Senior Designer		\$125		\$132	\$120	
Designer		\$100		\$90	\$70	
Field Engineer		\$115		\$80	\$110	
Survey Manager					\$150	

**RECOMMENDATION:** Staff recommends to **SUSPEND** of this item until clarifications are provided to the above questions.

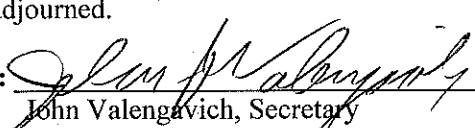
7. OTHER BUSINESS

8. VOTES ON PRB FILES: The Board took the following votes in Open Session:

PRB FILE #18-179 to #18-183 – The Board took no action on this item and continue its suspension.

9. NEXT MEETING – Special Meeting, Wednesday, October 17, 2018

The meeting adjourned.

APPROVED:  Date: 10/18/18  
John Valengavich, Secretary

