

STATE PROPERTIES REVIEW BOARD

**Minutes of Meeting Held On December 27, 2018
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Regular Meeting on December 27, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Jack Halpert

Members Absent:

John P. Valengavich, Secretary

Staff Present:

Thomas Jerram

Guests Present

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES: December 20, 2018.

Mr. Halpert moved and Mr. Josephy seconded a motion to accept the minutes of the December 20, 2018 meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	18-221
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project Number:	144-196-001
Grantor:	Silver Terrace Condominium Association, Inc.
Property:	Stratford, Silver Lane (900)
Project Purpose:	Intersection Improvements on Route 108 @ Silver Lane
Item Purpose:	Acquisition of Easement to Slope in Support of Highway and Right to Install Sedimentation Control System

PROJECT: The purpose of the project is to provide safety and operational improvements to the Route 108 at the Silver Lane and Armory Road intersection. The proposed improvements consist of widening Route 108 and the installation of a new traffic signal at the intersection of Route 108 with Silver Lane and Armory Road to reconfigure the intersection to include two 11-foot through lanes, a 10-foot left-turn lane and 4-foot shoulders in both directions. Adjustments to the adjacent traffic signal at Hawley Lane will be required to incorporate the newly installed signal at this intersection.

Right-of-way impacts associated with the proposed project are anticipated.

Construction is anticipated to begin in spring 2020 based on the availability of funding. The estimated construction cost for this project is approximately \$1,200,000. This project is anticipated to be undertaken with ninety percent (90%) percent Federal Funds and ten percent (10%) percent State funds.

SITE & TAKING DESCRIPTION: The subject consists of a 72,303 square foot (1.66± acre) parcel of residentially-zoned land with 159.67 feet of frontage on Silver Lane and an additional 446.67 feet of frontage on Rt 108 (Nichols Ave). The site is improved with a three-building residential condominium complex containing 12 units (4 units per building), constructed in 1988 and related site improvements. The building improvements are not impacted by the easements.

The site is subject to several easements including an Easement to Slope in favor of the State of Connecticut acquired on April 26, 1984 (592/1096). The acquisition of this easement was not presented to the Board for Approval.

DOT requires acquiring the following:

- An Easement to Slope for the Support of the Highway – 6,097± sf
- A Right to Install Sedimentation Control System – 352 LF

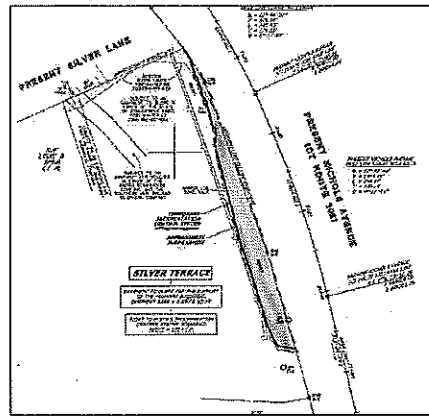
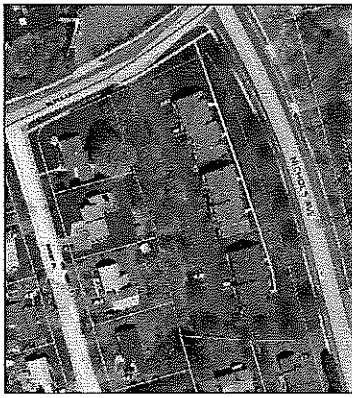
Valuation: An appraisal was done by DOT Appraiser Matthew Malia, as of 9/20/2018. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$6.50/sf of land area, or a total of \$470,000 (\$469,970, rounded).

The table shows the appraiser’s summary of damages:

Item	Estimated Value (Rounded)
Before: 72,303 sf @ \$6.50/sf =	\$470,000
Affected Site Improvements (mature trees & landscaping)	\$3,500
Buildings	N/A
Fair Market Value Before	\$473,500
After: 66,206 sf @ \$6.50/sf = (\$430,339)	\$430,000
Affected Site Improvements (none)	\$0
Buildings	N/A
Damages:	
Easement to Slope: 6,097 sf @ \$6.50/sf x 50% =	\$19,815
Value After (\$449,815, rounded):	\$450,000
Total Damages:	\$23,500

RECOMMENDATION: Staff recommend Board approval 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 acquisition value is supported by the DOT estimate of compensation.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB # 18-179
Origin/Client: DCS/DCS
Transaction/Contract Type AE / "On-Call" MBE Civil Engineer Consulting Contracts
Contract: OC-DCS-MBE-CIV-0011
Consultant: Zuvic, Carr and 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 # 18-180
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 # 18-182
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.

Minutes of December 27, 2018 SPRB Meeting

December 20, 2018 Update:

At its meeting held on October 15, 2018, the State Properties Review Board voted to suspend this item, pending further clarification regarding:

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?
 - At a 10-23-18 meeting between DAS and SPRB it was agreed that the Board will take whatever action deemed appropriate with regard to this question and issue.
4. Please provide a task log for each of the five consultants selected from prior on-call contract.
 - "This issue was addressed by DB in connection with the recent MBE-ARC On-call series and it was not a condition precedent to approval of those contracts. DAS will provide a copy of the requested task log to SPRB post-approval of the contracts in the series.
5. Should CT 330 Part II (pgs 1-6) for Joseph F. Pierz, AIA be included in this submission?
 - Pierz was a subconsultant to Diversified Technology Consultants and provided this information. DAS provided as it was part of Diversified's submission.
6. Zuvic, Carr & Associates' MBE Certificate expired on 9/23/18, pl provide a current certificate.
 - DAS provided current certificate.
7. 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?
 - DAS selects consultants based on qualifications. Each firm provides hourly rates to remain in effect through the duration of the contract. As the selection is quality based, and no rates are dictated by DAS, there are bound to be differences in rates for job titles. As most task letters re for a defined scope and work for a fixed fee, if a consultant's proposal is too high DAS can select among other consultants.
 - DAS did approach one consultant about rates (Garg) and the consultant revised three hourly rates, identified in the following table:

Title	Revised	Original	Change
Project Manager	\$198	\$215	-7.91%
Project Engineer	\$170	\$180	-5.56%
Senior Engineer	\$170	\$158	7.59%

RECOMMENDATION:

It is recommended that the Board **APPROVE** #18-179 (Zuvic), #18-180 (Diversified) and #18-182 (GM2) for On-Call MBE Civil Engineer Consulting Contracts.

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It is recommended that the Board continue SUSPENSION of #18-181 (Garg) and #18-183 until further clarification on campaign contributions.

This is the 3rd 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 1st series, awarded in 2014 to six consultants, had a term of 24 months and a maximum total cumulative fee of \$300,000/contract. The 2nd 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 3rd series RFP were previously approved for the 2nd series On-Call MBE Civil Engineer Consulting On-Call Contracts. The fifth firm selected under this current 3rd series RFP was previously approved for the 1st 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)

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- Task Letter #1A DVA Cemetery Phase II Exp. Project \$ 165,230 (Informal)
TOTAL FEES TO DATE \$ 355,138

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)
- TOTAL FEES TO DATE \$ 355,138**

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)
- TOTAL FEES TO DATE \$ 398,580**

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.

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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?
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

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

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

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

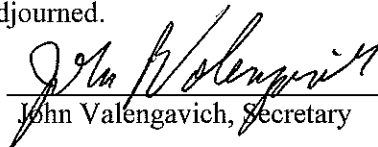
PRB FILE #18-222 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB FILE #18-222. The motion passed unanimously.

PRB FILEs #18-179, #18-180 and #18-182 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB FILEs #18-179, #18-180 and #18-182. The motion passed unanimously.

9. NEXT MEETING – Thursday, January 3, 2019

The meeting adjourned.

APPROVED:


John Valengavich, Secretary

Date:

1/7/19

