

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On March 11, 2021 – 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 March 11, 2021 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 March 8, 2021 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Mr. Berger provided Board Members with an update on his ongoing conversations and review about certain proposed legislation that affects the State Properties Review Board, including a summary of his testimony before the Legislature's Government Administration and Elections Committee Public Hearing held on March 10, 2021, beginning at 1PM.

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:00. The motion passed unanimously.

#### **EXECUTIVE SESSION**

**PRB #:** 21-017  
**Transaction/Contract Type:** RE/ Amendment  
**Origin/Client:** DAS/ DMHAS

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 10:17. The motion passed unanimously.

**OPEN SESSION**

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**PRB #** 21-019  
**Origin/Client:** DCS/DCS  
**Transaction/Contract Type** AE / Amendment  
**Contract:** OC-DCS-AUD-0021  
**Consultant:** Martha & Alexander Engineering Co., LLC  
**Item Purpose:** Amendment #1 to Extend to April 15, 2022

At the State Properties Review Board meeting held on January 31, 2019, the Board approved #19-020 to #19-022, three Consultant Contracts under the 6<sup>th</sup> series of On-Call Claims Auditor Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The three (3) On-Call Contracts that were approved had a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 04/15/2021.

Under this Proposal (#21-019), DCS is now resubmitting this firm to the Board for approval under Contract Amendment #1 to OC-DCS-AUD-0021 to extend the contract expiration date to April 15, 2022. The \$500,000 maximum cumulative fee is unchanged.

No Task Letters under this Contract have been awarded to the Consultant.

Changes to the Contract OC-DCS-AUD-0021 include the following:

- Article III is changed to extend the termination date to April 15, 2022;
- Article XVIII is changed to update Non-Discrimination language;
- Article XXIX is changed to expand the Notice provision;
- The Attachment containing the SEEC Campaign Contribution Restriction has been changed to reflect the most recent edition of the form.

Staff inquired with DCS regarding the following:

1. Please clarify if Exhibit A, Article C, stating “Consultants travel time will be charged at the hourly fees” conflicts with Article II.A of the On-Call Contract stating “The Claims Auditor shall not be reimbursed for per diem expenses or travel expenses.”

**DCS Response:** A revised Amendment was uploaded to the SPRB Drive this morning for OC-DCS-AUD- 0021 A1. Exhibit A was changed to remove “Consultants Travel time...”

EXHIBIT A

HOURLY RATE SCHEDULE  
CLAIMS AUDITOR ON-CALL CONTRACT  
OC-DCS-AUD-0021

A. Hourly Rate Schedule

Labor Category	Rate Per Hour
Project Manager	\$180
Senior Construction Claims Analyst	\$145
Construction Claims Analyst	\$110
Administrative Assistant	\$65

- B. Professional Engineer’s stamping of drawings: \$300 per category  
C. Trial work or expert testimony fee: \$250 per hour

These rates will apply for the initial contract duration of approximately two years.

**Staff Response:** OK

**RECOMMENDATION:**

It is recommended that the Board **APPROVE** this Contract Extension to April 15, 2022 for Martha & Alexander Engineering Co., LLC.

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From PRB #19-20 to #19-022

This is the 6<sup>th</sup> series of On-Call Claims Auditor Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The three (3) 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 04/15/2021. The prior series of On-Call Claims Auditor Consulting Contracts expired on 06/30/2014.

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

- Removal of language within *Executive Orders* and addition of Executive Order #49;
- Revised *DAS Sexual Harassment Policy* to *Anti-Harassment Policy*;
- Revised *Campaign Contribution Restriction* language;
- Expanded *Indemnification* language;
- Addition of *Antitrust Provision*; and
- Addition of *Notices* clause.

The 5<sup>th</sup> series, awarded in 2012, had a term of 24 months and a maximum total cumulative fee of \$300,000/contract. Only one of the firms that are being submitted to the Board under this current 6<sup>th</sup> series RFP have been previously approved for *Claims Auditor Consulting On-Call Contracts*. Blum, Shapiro & Company, P.C. was awarded contracts under all of the last five series.

A Request for Qualifications (RFQ) for the consultant services was released on April 26, 2018 and elicited four (4) 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 three firms under this series. This submittal is for SPRB review and approval of the following three firms under this series. One Firm, Navigant Consulting, Inc., was interviewed, but was recently acquired by Ankura Consulting Group, LLC, and will be submitted at a later date upon completion of an Assignment & Assumption involving all current DAS contracts held by Navigant.

**PRB 19-020 - Blum, Shapiro & Company, P.C (BSC)** originally established in the 1979 and is locally located with an office in West Hartford. BSC has a staff of 471± employees including sixty-five (65) partners. The company has not been awarded an on-call contract or formal contract over the past two years. The company was awarded a DAS Contract (16PSX0081) for Government Contract Accounting and Auditing Services (7-28-16 to 6-30-20).

BSC has reported a total of thirty-eight professional policy loss or claims during the past 5 years. BSC scored a total of 300 out of a possible 300 points and was identified as one of the most qualified firms.

**PRB 19-021 – CohnReznick, LLC. (CR)** originally established in 1919. CR has a local staff of 230 employees. The company has not been awarded an on-call contract or formal contract over the past two years. The company was awarded a DAS Contract (16PSX0081) for Government Contract Accounting and Auditing Services (7-28-16 to 6-30-20).

Integro reported that CR has been exposed to two professional policy or liability loss or claim during the past 5 years related to tax services and not related to a project with the State of Connecticut. CR scored a total of 300 out of a possible 300 points and was identified as one of the most qualified firms.

**PRB 19-022 – Martha & Alexander Engineering Co (M&A)** originally established in 2018. M&A has a local staff of three (3) employees. The company has not been awarded an on-call contract or formal contract.

Hiscox Business Insurance reported that M&A has not been exposed to any professional policy or liability loss or claim during the past 5 years as it was formed in 2018. M&A scored a total of 180 out of a possible 300 points and was identified as one Minority Business Enterprise consultant.

**RECOMMENDATION** – Staff recommends **APPROVAL** of three On-Call Claims Auditors Consulting Contracts.

## 7. OTHER BUSINESS

At Chairman Greenberg's request, Mr. Valengavich moved and Mr. Halpert seconded a motion to approve a Board Meeting Fee for Mr. Berger's 3-10-2021 testimony at a Public Hearing - via Zoom – before the Legislature's Government Administration and Elections Committee. The motion passed unanimously.

## 8. VOTES ON PRB FILE:

**PRB FILE #21-017** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #21-017. The motion passed unanimously.

**PRB FILE #21-019** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #21-019. The motion passed unanimously.

## 9. NEXT MEETING – Monday, March 15, 2021.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary