

## **STATE PROPERTIES REVIEW BOARD**

### **Minutes of Meeting Held On July 18, 2019 450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Regular Meeting on July 18, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

#### **Members Present:**

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

#### **Members Absent:**

Jeffrey Berger

#### **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**

Mr. Valengavich moved and Mr. Halpert seconded a motion to approve the minutes of the July 15, 2019 meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Director Desai provided Board Members with a communication from Office of State Ethics regarding state statutes as it relates to Members' private employment and opportunities.

#### **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 9:47. The motion passed unanimously.

### **EXECUTIVE SESSION**

**PRB #** 19-135-A  
**Transaction/Contract Type:** AG/PDR  
**Origin/Client:** DoAG/DoAG

**PRB #** 19-136-A  
**Transaction/Contract Type:** AG/PDR  
**Origin/Client:** DoAG/DoAG

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:28. The motion passed unanimously.

**OPEN SESSION**

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

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

<b>PRB #</b>	<b>19-142</b>
<b>Origin/Client:</b>	DCS/DCS
<b>Transaction/Contract Type</b>	AE/ Amendment #2
<b>Contract:</b>	OC-DCS-CA-0027
<b>Consultant:</b>	ATANE Engineers, PC d/b/a ATANE Consulting
<b>Project purpose:</b>	Extend expiration date to January 31, 2020
<b>Item Purpose:</b>	Contract Amendment #2

This submittal is related to the original contract for Construction Administration services approved by the Board on June 8, 2017 (PRB #17-146). This Contract was one of a total of seven On-Call Contracts under the 6<sup>th</sup> Series of Construction Administration services awarded by DCS.

DCS is now resubmitting this firm to the Board for approval under Contract Amendment #2 to extend the contract expiration date to January 31, 2020. There is no increase to the contract amount.

In January 2019, the contract was amended to reflect a change in name to ATANE Engineers, PC d/b/a ATANE Consulting ("ATANE"). ATANE has been approved for the following task(s) under this series:

• Task Letter #1	West District HQ @ Black Rock	\$427,485	(#19-001)
• Task Letter #2	MacDougal-Walker Chiller	\$181,838	(#18-150)
<b>Total Fee to Date:</b>		<b>\$609,323</b>	

Task Letter #3, presented to the Board under PRB #19-101 seeking compensation for extended Services totaling \$80,080 was rejected by the Board at their June 10, 2019 meeting.

**RECOMMENDATION:**

It is recommended that the Board **APPROVE** this extension for ATANE Engineers, PC d/b/a ATANE Consulting.

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**PRB 17-146 – APPROVED June 8, 2017**

This is the 6<sup>th</sup> 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 5<sup>th</sup> 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 30<sup>th</sup> 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 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Series, STV/DPMCT was previously selected under the 1<sup>st</sup> and 5<sup>th</sup> series as well as Arcadis U.S., Inc. and AI Engineers, Inc. both of which were previously awarded a contract under the 5<sup>th</sup> 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>
<i>Contract Oversight Capability</i>	<i>10 Points</i>
<b>TOTAL POINT VALUE</b>	<b>100 Points</b>

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 FILES:**

**PRB FILE #19-135-A** – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB FILE #19-135-A. The motion passed unanimously.

**PRB FILE #19-136-A** – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB FILE #19-136-A. The motion passed unanimously.

**PRB FILE #19-142** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #19-142. The motion passed unanimously.

**9. NEXT MEETING** – Monday, July 22, 2019

The meeting adjourned.

APPROVED: \_\_\_\_\_

John Valengavich, Secretary

Date: \_\_\_\_\_

7/22/19

