

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 6, 2020 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on January 6, 2020 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Staff Present:

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 and Mr. Berger seconded a motion to approve the minutes of the January 2, 2020 Meeting.

2. COMMUNICATIONS

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 9:42. The motion passed unanimously.

EXECUTIVE SESSION

<i>PRB #</i>	19-255-A	<i>Transaction/Contract Type:</i> AG/PDR
<i>Origin/Client:</i>	DoAG/DoAG	

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

Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 9:45. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB # 19-256
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MEP Engineer Consulting Contracts
Contract: OC-DCS-MEP-0046
Consultant: Landmark Facilities Group, Inc
Item Purpose: New On-Call Contract

PRB # 19-257
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MEP Engineer Consulting Contracts
Contract: OC-DCS-MEP-0047
Consultant: Fuss & O'Neill, Inc
Item Purpose: New On-Call Contract

PRB # 19-258
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MEP Engineer Consulting Contracts
Contract: OC-DCS-MEP-0048
Consultant: BVH Integrated Services, PC.
Item Purpose: New On-Call Contract

PRB # 19-259
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MEP Engineer Consulting Contracts
Contract: OC-DCS-MEP-0049
Consultant: van Zelm Heyood & Shadford, Inc.
Item Purpose: New On-Call Contract

PRB # 19-260
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call MEP Engineer Consulting Contracts
Contract: OC-DCS-MEP-0050
Consultant: Consulting Engineering Services, Inc.
Item Purpose: New On-Call Contract

This is the 8th series of On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Consulting Contracts awarded by the Department of Construction Services ("DCS") since 2002. The five (5) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 3/15/2022. The prior series of On-Call Scheduling Consulting Contracts included a total cumulative fee of \$500,000 and expired on 11/15/2019.

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

- Removal of references to Division of Construction Services (DCS);
- Expanded *Indemnification* language;
- Expanded *Suspension of the Work* language;

- Expanded *Termination of Contract* language; and
- Addition of *Notices* clause.

The 7th series, awarded in 2017, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Four of the five firms under this current 8th series RFP submittal have been previously approved for *Mechanical, Electrical, Plumbing Support Services Consulting On-Call Contracts*. Fuss & O'Neill, Inc has previously been awarded a contract under the 6th series. BVH Integrated Services, P.C was awarded a contract under the 6th series. Consulting Engineering Services, Inc. has previously been awarded a contract under the 7th series. Van Zelm Heywood & Shadford, Inc. and Landmark Facilities Group, Inc. have not been previously awarded a contract under any series.

A Request for Qualifications (RFQ) for the consultant services was released on July 16, 2019 and elicited 15 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 five firms under this series.

This proposal before the SPRB is for review and approval of the following five firms under this series.

PRB 19-256 – Landmark Facilities Group, Inc. (“LFG”) located in Norwalk, originally established in 1988, has a staff of 16± employees including 1 project executive, 3 electrical engineers and 10 mechanical engineers. The company has not been previously awarded a contract under any series.

LFG's Professional Engineering Corporation License (PEC.0000403) with the CT State DCP is active. Fenner & Esler reported that LFG has had five professional or general liability policy loss or claims during the past 5 years; all are closed for a total incurred amount of \$123,065. None involved a State of CT project. LFG scored a total of 310 out of a possible 320 points and was identified as the most qualified firm.

PRB 19-257 – Fuss & O'Neill, LLC (“MEL”) located in Manchester, originally established in 1971, has a staff of 200± employees including 6 project executives, over 20 professional engineers and 9 construction project managers. The company has been awarded four (4) On-call Contract with the DCS in the past two years and has been not been awarded a formal contract over the past two years. DCS reports FO was awarded 10 contracts within the past 5 years with a total \$4,000,000 volume of work.

Over the prior two years, FO has been awarded the following contracts:

OC-DCS-MDE-0035

- Task Letter#3 Upgrades to CT Mental Health Center \$90,100 (PRB #18-144)

OC-DCS-ENGY-0020

- Task Letter #1A DOC HQ Energy Upgrades \$84,476 (PRB #18-216)

OC-DCS- CIV/SUR-0032

- Task Letter #3A DVA Cemetery – Appearance \$75,000 (PRB #19-230)
Imp.
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FO's Joint Practice Corporation License (JPC.0000072) with the CT State DCP is active. Ames and Gough Inc. reported that FO has had 48 professional or general liability policy loss or claims during the past 5 years; five of these claims were dismissed, three of the claims were settled for less than \$2,250 each, and the balance of the claims are still open without loss reserves identified. FO scored a total of 298 out of a possible 320 points and was identified as the 2nd most qualified firm.

PRB 19-258 – BVH Integrated Services, PC (BVH) is located in Bloomfield, established in 1958, has a local staff of 120± employees including 1 principal, 10 civil engineers, 16 electrical engineers, and 30 mechanical engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports BVH was awarded 4 contracts within the past 5 years with a total \$1,289,040 volume of work.

BVH's Professional Engineering Corporation License (PEC.0000003) with the CT State DCP is active. Smith Brothers reported that BVH has had two professional or general liability policy loss or claims during the past 5 years; both are closed for a total incurred amount of \$120,490. Neither involved a State of CT project. BVH scored a total of 294 out of a possible 320 points and was identified as the 3rd most qualified firm.

PRB 19-259 – van Zelm Heywood & Shadford, Inc. (VHS) is located in Farmington, originally established in 1930, has 87± employees including 1 principal, 17 electrical engineers, and 42 mechanical engineers. The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports VHS was awarded 4 contracts within the past 5 years with a total \$292,980 volume of work.

VHS will be operating under its professional engineering corporation license PEC.0000176. Smith Brothers reported that VHS has incurred two general liability or professional policy loss or claims during the past 5 years. Both claims remain open, with \$525,000 paid (Tufts). Neither of these claims involved state-related projects. VHS scored a total of 291 out of a possible 320 points and was the 4th most qualified firm.

19-260 – Consulting Engineering Services, Inc. (CES) 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 not been awarded any On-call or Formal Contracts with the DCS in the past two years. DCS reports CES was awarded 1 contract within the past 5 years with a total \$125,000 volume of work.

CES's Professional Engineering Corporation License (PEC.0000577) with the CT State DCP is active. Maloney & Company, LLC reported that CES has been exposed to nine professional policy or liability loss or claims during the past 5 years, of which four are open and five are closed. None were related to a State project. Total claims paid were \$502,404. CES scored a total of 286 out of a possible 320 points and was identified as the fifth most qualified firms.

A summary of the Consultants' professional fee schedule is as follows:

Landmark Facilities Grp	Proposed	Fuss & O'Neill	Proposed
Officer/Principal	\$220	Officer/Principal	\$220
Project Manager	\$180	Project Manager	\$180
Senior Mech Engineer	\$185	Senior Mech Engineer	\$185
Mechanical Engineer	\$170	Mechanical Engineer	\$170
Senior Electrical Eng	\$170	Senior Electrical Eng	\$170
Junior Electrical Eng	\$100	Junior Electrical Eng	\$100
Plumbing FP	\$165	Plumbing FP	\$165
BVH Integrated Services	Proposed	van Zelm Heywood	Proposed
Officer/Principal	\$220	Officer/Principal	\$220
Project Manager	\$180	Project Manager	\$180
Senior Mech Engineer	\$185	Senior Mech Engineer	\$185
Mechanical Engineer	\$170	Mechanical Engineer	\$170
Senior Electrical Eng	\$170	Senior Electrical Eng	\$170
Junior Electrical Eng	\$100	Junior Electrical Eng	\$100
Plumbing FP	\$165	Plumbing FP	\$165
Consulting Eng Services	Proposed		
Officer/Principal	\$220		
Project Manager	\$180		
Senior Mech Engineer	\$185		
Mechanical Engineer	\$170		
Senior Electrical Eng	\$170		
Junior Electrical Eng	\$100		
Plumbing FP	\$165		

Only Consulting Engineering Services was part of the 7th series of this MEP on-call contract. Their hourly rates for the last series are compared to this proposed series as follows:

Consulting Eng Services	Current	Proposed	Change
Officer/Principal	\$220	\$220	0%
Project Manager	\$180	\$180	0%
Senior Engineer	\$160	\$185	16%
Engineer	\$140	\$170	21%
Senior Designer	\$120	\$0	-100%
Designer	\$110	\$0	-100%
Field Engineer	\$140	\$0	-100%
CAD/BIM Operator	\$100		
Administrative	\$70		

RECOMMENDATION – Staff recommend **APPROVAL** of the four On-Call Contracts that have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 3/15/2022.

From PRB #17-287-#17-291

This is the 7th series of On-Call MEP Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The five (5) 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 11/15/2019.

The 6th series, awarded in 2015, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Four of the five firms under this current 7th series RFP submittal have been previously approved for *Mechanical, Electrical, Plumbing Support Services Consulting On-Call Contracts*. Kohler Ronan, LLC has previously been awarded a contract under the 3rd, 4th and 5th series. Consulting Engineering Services, Inc. has previously been awarded a contract under the 2nd, 4th and 5th series. Salamone & Associates, P.C was awarded a contract under the 5th and 6th series.

Bemis Associates, LLC was previously awarded a contract under the 6th series. A/Z Corporation has not been previously awarded a contract under any series.

A Request for Qualifications (RFQ) for the consultant services was released in June 2017 and elicited thirteen (13) responses. Eleven of the thirteen respondents were considered “responsive” and as such were considered for review. Thereafter, the DCS selection panel began the process of evaluating and short-listing eight proposals. The State Selection Panel consisted of 3 members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<i>Problem Solving for a Similar Scope</i>	<i>30 Points</i>
<i>Organizational / Team Structure</i>	<i>25 Points</i>
<i>Past Performance Record</i>	<i>20 Points</i>
<i>Contract Oversight Capabilities</i>	<i>10 Points</i>
<i>Approach to Contract Work</i>	<i>15 Points</i>
TOTAL POINT VALUE	100 Points

The State Selection Panel also provided each team an additional 10 points each for CT Code Expertise and SBE/MBE Certification. As such the maximum allowable score for all firms was 320 points. At the completion of the State Selection Panel process; the DCS Management Team reviewed the results and recommended the approval of five firms under this series.

RECOMMENDATION – Board approval of the following five (5) firms as *Mechanical, Electrical & Plumbing Support Services Consultants* for projects of various sizes and scope is recommended. All five consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. The five firms recommended for approval at this time are the following.

PRB # 17-287, Bemis Associates, LLC.....Contract #OC-DCS-MEP-0041
 PRB # 17-288, Kohler Ronan, LLC.....Contract #OC-DCS-MEP-0042
 PRB # 17-289, A/Z Corporation.....Contract #OC-DCS-MEP-0043
 PRB # 17-290, Salamone & Associates, P.C.....Contract #OC-DCS-MEP-0044
 PRB # 17-291, Consulting Engineering Services, Inc.....Contract #OC-DCS-MEP-0045

Bemis Associates, LLC (BAL) originally established in 1929, has a local staff of 5± employees including 1 executives and 4-professionals in the fields of mechanical and electrical engineering. The company has been awarded one On-call Contract with the DCS in the past two years.

1.9/2015 On-Call MEP Consultant PRB #15-215 NTE \$500,000

BAL’s Professional Engineering Corporation License (PEC.0001152) with the CT State DCP is active. Beazley Insurance Company reported that BAL has not been exposed to any professional policy loss or claims during the past 5 years. BAL scored a total of 315 out of a possible 320 points and was identified as one of the most qualified firms.

Kohler Ronan, LLC (KRL) originally established in 1998, has a local staff of 37± employees including one office executive and over 25 mechanical/fire protection engineers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. KRL’s Engineering Corporation License (PEC.0000888) with the CT State DCP is active. RLI Insurance Company reported that KRL has been exposed to four professional policy or general liability claims during the past 5 years. None of these claims appear to be related to DCS state funded construction projects. KRL scored a total of 304 out of a possible 320 points and was identified as one of the most qualified firms.

A/Z Corporation (AZC) AZC was originally established in 1974 in is locally located in Hartford and Stonington. AZC has a staff of 200± employees but is focusing on its Hartford design team office including 1 corporate executives and three professional engineers for this submittal. The company has not been awarded an On-Call or Formal Contracts with the DCS in the past two years.

AZC will be operating as A/Z Design Services, LLC with a Joint Practice License (JPC.0000058) with the CT State DCP is active. Chubb Insurance Company reported that AZC has experienced five (5) professional or general liability policy loss claims during the past 5 years. None of these claims appear to be related to DCS projects. It should be noted that these claims appear to be related to construction contract defects and do not identify A/Z Design Services, LLC as the insured entity. AZC scored a total of 293 out of a possible 320 points and was identified as one of the most qualified firms.

Salamone & Associates, P.C. (SAP) originally established in 1984, has a staff of 15± employees including 1 executive and four (4) mechanical/electrical engineering professionals. The company has been awarded one (1) On-call Contracts with the DCS in the past two years and has not been awarded a formal contract over the past two years. SAP has been awarded the following contract:

1.9/2015	On-Call MEP Consultant	PRB #15-219	NTE \$500,000
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SAP's Engineering Corporation License (PEC.0000476) with the CT State DCP is active. Travelers Insurance Company reported that SAP has not been exposed to any professional policy loss or claims during the past 5 years. SAP scored a total of 289 out of a possible 310 points and was identified as one of the most qualified firms.

Consulting Engineering Services, Inc. (CES) originally established in 1988, has a local staff of 24± employees in Middletown including one office executive and over 15 mechanical, electrical, plumbing and fire protection engineers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years

CES's Engineering Corporation License (PEC.0000577) with the CT State DCP is active. RLI Insurance Company reported that CES has been exposed to eight professional policy or general liability claims during the past 5 years. None of these claims appear to be related to DCS state funded construction projects. CES scored a total of 277 out of a possible 320 points and was identified as one of the most qualified firms.

PRB #	19-280
Origin/Client:	DCS/DCS
Transaction/Contract Type	AE / On-Call Commissioning (Cx) Consulting Contracts
Contract:	OC-DCS-Cx-0006
Consultant:	Colliers Project Leaders USA NE, LLC
Item Purpose:	New On-Call Contract

PRB #	19-281
Origin/Client:	DCS/DCS
Transaction/Contract Type	AE / On-Call Commissioning (Cx) Consulting Contracts
Contract:	OC-DCS-Cx-0007
Consultant:	Sustainable Engineering Solutions, LLC
Item Purpose:	New On-Call Contract

PRB # 19-282
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call Commissioning (Cx) Consulting Contracts
Contract: OC-DCS-Cx-0008
Consultant: WSP USA, Inc.
Item Purpose: New On-Call Contract

PRB # 19-283
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call Commissioning (Cx) Consulting Contracts
Contract: OC-DCS-Cx-0009
Consultant: van Zelm Heyood & Shadford, Inc.
Item Purpose: New On-Call Contract

PRB # 19-284
Origin/Client: DCS/DCS
Transaction/Contract Type AE / On-Call Commissioning (Cx) Consulting Contracts
Contract: OC-DCS-Cx-0010
Consultant: Gale Associates, Inc.
Item Purpose: New On-Call Contract

This is the 2nd series of On-Call Cx (Building Commissioning and Building Envelope Commissioning) Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2017. The five (5) 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 5/02/2022. The prior series of On-Call Commissioning and Envelope Consulting Contracts included a total cumulative fee of \$500,000 and expired on 2/15/2019. The contract was amended under PRB #19-024 - #19-027, extending the termination date to 2/15/2020.

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

- Removal of references to Division of Construction Services (DCS);
- Expanded *Indemnification* language;
- Expanded *Suspension of the Work* language;
- Expanded *Termination of Contract* language; and
- Addition of *Notices* clause.

The 1st series, awarded in 2017, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. Two of the five firms under this current 2nd series RFP submittal have been previously approved for *Commissioning and Envelope Services Consulting On-Call Contracts*. Colliers Project Leaders and Sustainable Engineering Solutions have has previously been awarded a contract under the 1st series. WSP USA, van Zelm Heywood & Shadford, Inc. and Gale Associates, Inc. have been previously awarded a contract under other on-call series.

A Request for Qualifications (RFQ) for the consultant services was released on July 11, 2019 and elicited 10 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 five firms under this series.

This proposal before the SPRB is for review and approval of the following five firms under this series.

PRB 19-280 – 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. CPL has retained RZ Design Associates, Inc. as a sub-consultant for design and construction documents. DCS reports CPL was awarded 5 contracts within the past 5 years with a total \$4,999,282 volume of work.

The company has been awarded the following On-call or Formal Contract with the DCS in the past two years.

OC-DCS-CA-0026

• 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
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*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.

CPL is not required to retain a professional license to provide commission and envelope services in Connecticut, however, Senior Director Evan Wyner is a professional engineer (PEN#0020393). Hub International reported that CPL (f/k/a Strategic Building Solutions) has incurred two general liability or professional policy loss or claims during the past 5 years. One claim with the City of Hartford was closed (\$0) and one claim with O&G remains open. CPL scored a total of 300 out of a possible 310 points and was identified as the most qualified firm.

PRB 19-281 – SUSTAINABLE ENGINEERING SOLUTIONS, LLC (SES) originally established in 2009 and is locally located in Berlin, CT. SES is a multi-disciplinary consulting engineering firm that specializes in commissioning and MEP systems SES has a local staff of 7± employees including 3 professional engineers and 1 CAD technician. DCS reports SES was awarded 2 contracts within the past 5 years with a total \$45,800 volume of work.

The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

SES is not required to retain a professional license to provide commission and envelope services in Connecticut, however, Principal in Charge Ernest F. Lawas is a professional engineer (PEN #0021661). Admiral Insurance, Inc. reported that SES has been exposed to one professional policy or liability loss or claim during the past 5 years, not related to work with the State of Connecticut. SES scored a total of 297 out of a possible 310 points and was identified as second most qualified firm.

PRB 19-282 – 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. DCS reports WSP was awarded 3 contracts within the past 5 years with a total \$3,300,000 volume of work.

The company has not been awarded an On-call Contract with DCS in the past two years.

DCS presented BI-JA-465-ARC in the amount of \$2,967,170, for WSP USA, Inc. to provide ARC Services for the York Correctional Central Plant & Distribution System Project approved by the Board under PRB #17-197, and amended under PRB #18-136 for an additional fee of \$141,350. Under PRB #19-175, a second amendment seeking an additional \$147,450 in consultant fees was not approved by the Board.

WSP is not required to retain a professional license to provide commission and envelope services in Connecticut, however, Project Executive Scott Robbins is a professional engineer (PEN #0023241). 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 288 out of a possible 310 points and was the third most qualified firm.

PRB 19-283 – van Zelm Heywood & Shadford, Inc. (VHS) is located in Farmington, originally established in 1930, has 87± employees including 1 principal, 17 electrical engineers, and 42 mechanical engineers. DCS reports VHS was awarded 4 contracts within the past 5 years with a total \$292,980 volume of work.

The company has not been awarded any On-call or Formal Contracts with the DCS in the past two years.

VHS will be operating under its professional engineering corporation license PEC.0000176. Smith Brothers reported that VHS has incurred two general liability or professional policy loss or claims during the past 5 years. Both claims remain open, with \$525,000 paid (Tufts). Neither of these claims involved state-related projects. VHS scored a total of 281 out of a possible 310 points and was the 4th most qualified firm.

PRB 19-284 – Gale Associates, Inc., (GAI) originally established in 1964 and is locally located in Glastonbury, CT. GAI has a local staff of 111± employees including 5+ professional architects and 24+ professional engineers. DCS reports GAI was awarded 3 contracts within the past 5 years with a total \$602,843 volume of work.

The company has been awarded the following Contracts:

OC-DCS-ROOF-0029

• Task Letter #1	WCSU Westside Classroom Roof	\$161,544	(PRB 17-210)
• Task Letter #1A	WCSU Westside Classroom Roof	\$8,560	(PRB 18-227)
• Task Letter #2	CCSU Energy Center Roof	\$99,585	(Informal)
• Task Letter #2A	CCSU Energy Center Roof	\$12,960	(PRB 18-019)
• Task Letter #3	460/470 Cap Ave Roof Replacement	\$114,600	(PRB 18-001)
• Task Letter #4	NWCC Bldg Envelope Renovation	\$77,650	(Informal)
• Task Letter #5	MCC Bldg Envelope Investigation	\$6,500	(Informal)
• Task Letter #6	N.L. Superior CT GA-10 Roof Repair/Replacement	\$95,000	(Informal)
Total Fee to Date:		\$576,399	

OC-DCS-ROOF-0025

• Task Letter #2A	Cheshire Correctional (suspended by SPRB)	\$30,905	(PRB 19-075)
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GAI's Engineering Corporation License (PEC.0001131) with the CT State DCP is active. AIG Insurance reported that GAI has experienced 12 general liability or professional policy losses or claims during the past 5 years. None of these claims are related to work with the State of Connecticut. GAI scored a total of 276 out of a possible 310 points and was identified as one of the fifth most qualified firm.

A summary of the Consultants' professional fee schedule is as follows:

Colliers Project Leaders		Proposed	van Zelm, Heywood & Shad		Proposed
Principal		\$220	Principal		\$220
QA/QC Manager		\$210	QA/QC Manager		\$210
Cx Agent		\$125	Cx Agent		\$125
Project Manager		\$180	Project Manager		\$180
Engineer		\$185	Engineer		\$185
Architect		\$185	Architect		\$185
Sustainable Engineering		Proposed	Gale Associates, Inc.		Proposed
Principal		\$220	Principal		\$220
QA/QC Manager		\$210	QA/QC Manager		\$210
Cx Agent		\$125	Cx Agent		\$125
Project Manager		\$180	Project Manager		\$180
Engineer		\$185	Engineer		\$185
Architect		\$185	Architect		\$185
WSP USA		Proposed			
Principal		\$220			
QA/QC Manager		\$210			
Cx Agent		\$125			
Project Manager		\$180			
Engineer		\$185			
Architect		\$185			

RECOMMENDATION – Staff recommend approval of the five On-Call Contracts that have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 5/02/2022.

This series of On-Call Scheduling Consulting Contracts was approved by the Board January 9, 2017 under PRB Files #16-305 through #16-309. This was the 1st series of On-Call Building Commissioning and Building Envelope Commissioning Consulting Contracts awarded by the Department of Construction Services (“DCS”) and included five firms. DCS is resubmitting four of the five firms (one firm unresponsive) to the Board for approval under a contract amendment to extend the contract expiration date from February 15, 2019 until February 17, 2020. The current maximum contract value will remain at \$500,000.

RECOMMENDATION – It is recommended that the Board **APPROVE** the following firms to have the contract expiration date extended to February 17, 2020, while maintaining the current contract value of \$500,000 is recommended. Each consultant has also provided the required updated Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

19-024 - Strategic Building Solutions, LLC - OC-DCS-Cx-0001
19-025 - BVH Integrated Services, P.C. - OC-DCS-Cx-0002
19-026 - Hoffmann Architects, Inc.- OC-DCS-Cx-0003
19-027 - Sustainable Engineering Solutions, LLC - OC-DCS-Cx-0005

From PRB #16-305 to #16-309 approved by Board on January 9, 2017.

This is the 1st series of On-Call Building & Envelope Commissioning Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). The five (5) 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 2/15/2019.

A Request for Qualifications (RFQ) for the consultant services was released in May 2016 and elicited thirteen (13) responses. All of the respondents but one were considered "responsive" and as such twelve (12) submittals were considered for review. Thereafter, the DCS selection panel began the process of evaluating and short-listing six proposals. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system with the following scoring methodology:

<i>Problem Solving Capabilities</i>	<i>30 Points</i>
<i>Organizational / Team Structure</i>	<i>25 Points</i>
<i>Past Performance Record</i>	<i>20 Points</i>
<i>Contract Oversight Capabilities</i>	<i>15 Points</i>
<i>Partnering Experience</i>	<i>10 Points</i>
TOTAL POINT VALUE	100 Points

At the completion of the State Selection Panel review process; the DCS Management Team reviewed the results and recommended the approval of the following five firms under this series.

RECOMMENDATION – Board approval of the following five (5) firms as On-Call Building & Envelope Commissioning Consultants for projects of various sizes and scope is recommended.

PRB # 16-305, Strategic Building Solutions, LLC.....Contract #OC-DCS-Cx-0001
 PRB # 16-306, BVH Integrated Services, P.C.....Contract #OC-DCS-Cx-0002
 PRB # 16-307, Hoffman Architects, Inc.....Contract #OC-DCS-Cx-0003
 PRB # 16-308, R.J. Kennedy Associates, Inc.....Contract #OC-DCS-Cx-0004
 PRB # 16-309, Sustainable Engineering Solutions, LLC.....Contract #OC-DCS-Cx-0005

**** Prior to approval of this contract it is recommended that the Board have a discussion with DCS regarding its current policies and procedures for the distribution of contracts.**

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. As part of this project, SBS has partnered with Van Zelm Engineers, Inc., AM Fogarty, LLC and Bruce J. Spiewak AIA Inc. for scheduling, estimating and A/E support for this contract. SBS has been awarded one (1) On-call Contract and one (1) formal contract with the DCS in the past two years. SBS has been awarded the following contracts:

07/2014	On CA Services Contract Statewide	PRB #14-151	NTE \$1,000,000
02/2016	CCSU DiLoreto Hall Renovations Project	PRB #15-276	\$1,905,200

DAS was informed in April 2015 that SBS was acquired by Colliers International. DCS has informed SPRB that after reviewing all of the underlying information regarding the business transaction, reviewing the certificates of legal existence as well as various correspondence; DCS determined that it was in the best interest of the State to have the contract documents executed by Strategic Building Solutions, LLC ("SBS"). SBS does not have a Major Contractors License in Connecticut. XL Catlin, Inc. and Camilleri and Clarke Associates reported that SBS incurred two general liability or professional policy losses or claims during the past 5 years. These claims are closed and were not related to State funded construction projects. SBS scored a total of 300 out of a possible 300 points.

BVH Integrated Services, P.C. (BVH) originally established in 1954, has a local staff of 40± employees including one office executive and 15+ professional engineers under various specialties such as fire-proofing, structural engineering and mechanical engineering. The company has been awarded three (3) On-call Contracts and two (2) Formal contracts with DCS in the past two years. BVH has been awarded the following contracts:

09/2014	OC MDE Services Contract Statewide	PRB #14-285	NTE \$500,000
06/2015	OC STR Services Contract Statewide	PRB #15-110	NTE \$500,000
08/2015	NVCC Site Improvements Project	PRB #15-124	\$258,700
10/2015	OC MEP Services Contract Statewide	PRB #15-218	NTE \$500,000
01/2016	NVCC Site Improvements Project	PRB #15-269	\$398,600

BVH will be operating under its Professional Engineering Corporation License which is PEC.000003 and is currently active with the State of Connecticut DCP. Camilleri and Clarke Insurance Company reported that BVH has had one (1) professional policy loss or claim during the past 5 years. This claim is currently open and not related to State funded construction projects. BVH scored a total of 296 out of a possible 300 points and was identified as one of the most qualified firms.

Hoffman Architects Inc., (HAI) originally established in 1977, has a staff of 35± employees including over 20 professional architects, 3 professional structural engineers and 2 construction project managers. The company has not been awarded an On-call Contract with the DCS in the past two years and has been awarded one (1) formal contract over the past two years. HAI has been awarded the following contract:

05/2014	State Police Academy Roof & Chimney Repairs	PRB #14-093	\$148,500
12/2016	OC ROOF Services Contract Statewide	PRB #16-282	NTE \$500,000

HAI's Architecture Corporation License (ARC.0000228) with the CT State DCP is active. Camilleri and Clarke Associates reported that HAI has reported eight (8) general liability or professional policy losses or claims during the past 5 years. None of these claims are related to work with the State of Connecticut. HAI scored a total of 295 out of a possible 300 points and was identified as one of the most qualified firms.

R.J. Kenney Associates, Inc (RKA) originally established in 1970 and located in Plainville, MA. RKA is an internationally recognized building envelope consulting firm and materials testing laboratory. R. J. Kenney Associates was initially founded as a licensed materials testing laboratory and consulting firm focused on new construction and has since expanded to include investigations of defects in existing construction and MEP systems. RKA has a local staff of 12± employees including 2 professional engineers and 3 CAD technicians. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

RKA does not have a Major Contractors License in Connecticut. RKA will be operating under its Professional Engineering Corporation License (PEC #0001519). Markel Insurance, Inc. reported that RKA has been exposed to two professional policy or liability loss or claims during the past 5 years. None of these claims are related to work with the State of Connecticut. RKA scored a total of 274 out of a possible 300 points and was identified as one of the most qualified firms.

Sustainable Engineering Solutions, LLC (SES) originally established in 2009 and is locally located in Berlin, CT. SES is a multi-disciplinary consulting engineering firm that specializes in commissioning and MEP systems. SES has a local staff of 7± employees including 3 professional

engineers and 1 CAD technician. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years.

SES does not have a Major Contractors License in Connecticut. SES will be operating under the Professional Engineer's License of Mr. Ernest F. Lawas (PEN #0021661). Admiral Insurance, Inc. reported that SES has been exposed to four professional policy or liability loss or claims during the past 5 years. None of these claims are related to work with the State of Connecticut. SES scored a total of 268 out of a possible 300 points and was identified as one of the most qualified firms.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #19-255-A – Mr. Valengavich moved and Mr. Berger seconded the motion to suspend PRB File #19-255-A. The motion passed unanimously.

PRB FILES #19-256, #19-257, #19-258, #19-259 & #19-260 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILES #19-256, #19-257, #19-258, #19-259 & #19-260. The motion passed unanimously.

PRB FILES #19-280, #19-281, #19-282, #19-283 & #19-284 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILES #19-280, #19-281, #19-282, #19-283 & #19-284. The motion passed unanimously.

9. NEXT MEETING – Thursday, January 9, 2020

The meeting adjourned.

APPROVED:  Date: 1/9/20
John Valengavich, Secretary