

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 11, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 11, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich

**Members Absent:** Pasquale A. Pepe

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF JANUARY 4, 2016.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 4, 2016. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 16-001 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DAS/ DDS  
**Property:** 23-25 High Street, Bristol

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

The Board commenced its discussion of the proposed sale at 9:31 a.m. and concluded at 9:35 a.m.

**PRB #** 16-003 **Transaction/Contract Type:** RE /New Lease  
**Origin/Client:** DAS/ DCF

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

The Board commenced its discussion of the proposed lease at 9:35 a.m. and concluded at 9:45 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

**OPEN SESSION**

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

|                         |  |   |
|-------------------------|--|---|
| <b>PRB#</b>             | <b>16-002</b>  | <b>Transaction/Contract Type:</b> “On-Call” |
| <b>Origin/Client:</b>   | DCS /DCS   | <b>Contract:</b> OC-DCS-SCHL-0015           |
| <b>Consultant:</b>      | The Morganti Group, Inc.   |   |
| <b>Project Purpose:</b> | New On-Call Series   |   |
| <b>Item Purpose:</b>    | New On-Call contract series for consultants to provide the State of Connecticut scheduling and cost estimating services for various state funded projects. |   |

Staff reported that this is contract is part of the 4<sup>th</sup> series of On-Call Cost Scheduling Consulting Services Contracts awarded by the Department of Construction Services (“DCS”) since 2004. This on-call series has been developed by DCS for the purposes of providing cost estimating, project scheduling services on various state funded construction projects.

The new On-Call Contracts have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 04/30/2017. A Request for Qualifications (RFQ) for the consultant services was released in October 2013 and elicited four (4) responses. Thereafter, the DCS selection panel began the process of evaluating all four proposals. DCS approved the selection of four firms under this series. The Board approved three firms in March 2015, and the above referenced contract is the fourth and final contract in this series.

|   |                                   |
|---|-----------------------------------|
| <b>PRB # 15-052, Arcadis, U.S., Inc.....</b>        | <b>Contract #OC-DCS-SCHL-0013</b> |
| <b>PRB # 15-053, Navigant Consultants, Inc.....</b> | <b>Contract #OC-DCS-SCHL-0014</b> |
| <b>PRB # 15-054, D.H. Bolton, Inc.....</b>          | <b>Contract #OC-DCS-SCHL-0016</b> |
| <b>PRB # 16-002, The Morganti Group, Inc.....</b>   | <b>Contract #OC-DCS-SCHL-0015</b> |

Staff recommended Board approval of PRB #16-002 for The Morganti Group, Inc. as potential cost scheduling consultant for projects of various sizes and scope. The consultant has provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by the appropriate Corporate Resolutions.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-001** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-001. The motion passed unanimously.

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**PRB FILE #16-002** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-002. The motion passed unanimously.

**PRB FILE #16-003** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #16-003. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary