

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 5, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 5, 2015 in the State Office Building.

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

Members Absent: Bennett Millstein, Vice Chairman
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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF FEBRUARY 26, 2015. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of February 26, 2015. The motion passed unanimously except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED 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 #15-031-A *Transaction/Contract Type:* AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the above referenced item at 9:36 a.m. and concluded at 9:55 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

REAL ESTATE – NEW BUSINESS

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-032 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-HAZ-0021
Consultant: ATC Group Services, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for consultants to provide the State of Connecticut hazardous material consulting services for various state owned facilities including construction related and contractor monitoring requirements.

PRB# 15-033 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-HAZ-0022
Consultant: Fuss & O’Neill EnviroScience, LLC
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for consultants to provide the State of Connecticut hazardous material consulting services for various state owned facilities including construction related and contractor monitoring requirements.

PRB# 15-034 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-HAZ-0023
Consultant: HRP Associates, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for consultants to provide the State of Connecticut hazardous material consulting services for various state owned facilities including construction related and contractor monitoring requirements.

PRB# 15-035 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-HAZ-0024
Consultant: Zuvic, Carr and Associates, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for consultants to provide the State of Connecticut hazardous material consulting services for various state owned facilities including construction related and contractor monitoring requirements.

Staff reported that this is the 4th series of On-Call Hazardous Materials Environmental Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The four 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 05/30/2017.

Three of the four selected firms under this current 4th series have been previously approved for Hazardous Materials Environmental Consulting On-Call Contracts. This is the first time that Zuvic, Carr and Associates, Inc. has been awarded a contract under this series. Fuss and O’Neill EnviroScience, LLC and ATC Group Services, Inc. have been awarded contracts under all of the previous series. HRP Associates, Inc. was awarded a contract under the 3rd Series.

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A Request for Qualifications for consultant services was released in October 2013 and elicited ten responses. Thereafter, the DCS selection panel began the process of evaluating all ten proposals. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system with the following scoring methodology:

Experience with Work of Similar Size & Scope	35 Points
Organizational / Team Structure	30 Points
Past Performance Record	20 Points
<u>Partnering Experience</u>	<u>15 Points</u>
TOTAL POINT VALUE	100 Points

At the end of the process the State Selection panel recommended four firms for approval as Hazardous Materials Environmental Consulting On-Call Contracts.

Staff recommended Board approval of the following four firms as potential Hazardous Materials Environmental Consulting On-Call Contracts for projects of various sizes and scope. All four consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. The four firms recommended for approval at this time are the following:

PRB # 15-032, ATC Group Services, Inc.	Contract #OC-DCS-HAZ-0021
PRB # 15-033, Fuss and O'Neill EnviroScience, LLC	Contract #OC-DCS-HAZ-0022
PRB # 15-034, HRP Associates, Inc.	Contract #OC-DCS-HAZ-0023
PRB # 15-035, Zuvic, Carr and Associates, Inc.	Contract #OC-DCS-HAZ-0024

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-031-A – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-031-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILES #15-032 through #15-035 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #15-032 through #15-035. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary