

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 15, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 15, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich
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 MARCH 8, 2012. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of March 8, 2012. The motion passed unanimously.

COMMUNICATIONS

State Properties Review Board Audit – FY 08, 09, 10. The Board received a copy of correspondence dated March 12, 2012 from Andrea F. Keilty, DAS Policy & Legislative Advisor to Marc Amutice, Supervising Auditor, Auditors of Public Accounts. Attorney Keilty wrote in response to correspondence sent to the Board from the Auditors concerning the upcoming audit of the SPRB for the fiscal years beginning July 1, 2007 through June 30, 2010.

Statement of Financial Interest. The Board members received notification that their annual statements of financial interest must be filed with the Office of State Ethics on or before May 1, 2012.

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 # 12-068 **Transaction/Contract Type:** RE /License Agreement
Origin/Client: DAS/DVA
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

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The Board commenced its discussion of the proposed Agreement at 9:39 a.m. and concluded at 9:43 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

PRB # 12-064 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-CTC-387 **Origin/Client:** DCS/CTC
Contract: OC-DPW-ANLY-0013 Task Letter #2A
Consultant: ARCADIS U.S., Inc.
Property: Naugatuck Valley Community College, Waterbury, CT

Project Purpose: New Technology Building
Item Purpose: Task Letter #2A intended to compensate ARCADIS U.S., Inc. for additional services related to project claims currently in mediation.

In January 2006, the Bond Commission approved \$31.3 million to build a 100,000± GSF Technology Center at Naugatuck Valley Community College (NVCC). The new building is located on the eastern half of the 110-acre campus and replaced seven (7) small temporary modular structures erected in 1972. The heating and hot water systems of the new building is connected to the campus central plant chiller system and the existing 31± year old 700 ton chiller has been refurbished and supplemented by two new 700 ton chillers. The Architect is Amenta/Emma Architects, PC.

Previously, two tasks were assigned to ARCADIS U.S, Inc. (“AUI”) under their prior On-Call Contract one of which came via a corporate acquisition (Pinnacle One, OC-DPW-ANLY-0009). Task #1 in the amount of \$24,600 and Task #1A in the amount of \$73,880 for a total of \$98,480 were issued to review and analyze critical path method schedules (CPM) and schedule updates provided by the general contractor Lawrence Brunoli, Inc., (“LBI”); to identify ways to deliver the project as expeditiously as possible; to examine specific project related events to evaluate any schedule impact that occurred as a result of these events; and to offer advice relative to disputes with LBI. A third task (TL #2) was approved under OC-DPW-ANLY-0013. More specifically this task letter directed AUI to identify potential lost time, productivity, extended general conditions for each claim, correlate the claim with an analysis of the schedule and project understanding, identify the relationship with the Suntech of CT Inc. and assist the AG and DPW with any mediation related activities.

Task Letter #2A will increase the firm’s total fee for Contract OC-DPW-ANLY-0013 by \$2,340 from \$138,720 to \$141,060. This additional scope and compensation is being requested due to the fact that AUI identified the need for a larger effort and scope in supporting the AG’s Office during the mediation process which as ultimately unsuccessful. This is further documented in the December 12, 2011 letter from AUI to DCS.

Mr. Dillon recommended approval of Task Letter #2A. DCS confirmed \$2,340 is available for the Task Letter. The ARCADIS fee is based on the hourly rates stipulated in its current On-Call Contract.

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PRB# 12-065 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ENV-0017
Consultant: TRC Environmental Corporation

Project Purpose: New On-Call Contract

Item Purpose: To provide DCS with environmental services for various projects, including transfer act site assessments, preliminary assessments, and site remediation; pollution prevention plans; regulatory compliance audits, code review; and environmental site assessment and permitting.

PRB# 12-066 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ENV-0018
Consultant: Fuss & O’Neill, Inc.

Project Purpose: New On-Call Contract

Item Purpose: To provide DCS with environmental services for various projects, including transfer act site assessments, preliminary assessments, and site remediation; pollution prevention plans; regulatory compliance audits, code review; and environmental site assessment and permitting.

PRB# 12-067 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ENV-0019
Consultant: Diversified Technology Consultants, Inc.

Project Purpose: New On-Call Contract

Item Purpose: To provide DCS with environmental services for various projects, including transfer act site assessments, preliminary assessments, and site remediation; pollution prevention plans; regulatory compliance audits, code review; and environmental site assessment and permitting.

Mr. Dillon reported that this is the 5th series of On-Call General Environmental Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The four (3) On-Call Contracts under review have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 06/18/2014.

Mr. Dillon noted that DCS has made some minor revisions to the boilerplate contract for this series to include the following; state’s rights for inspections, state ethics law, updated executive orders, new non-discrimination language and sovereign immunity language. Two of the three selected firms under this current series RFP have been previously approved for General Environmental Consulting On-Call Contracts. This is the first time that Diversified Technology Consultants, Inc. has been awarded a contract under this series. Both Fuss and O’Neill, Inc. and TRC Environmental Corporation were awarded contracts under the 2nd and 4th Series.

A Request for Qualifications (RFQ) for the consultant services was released in January 2011 and elicited twenty-five (25) responses. Thereafter, the DCS selection panel began the process of evaluating all 25 proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system. The four top rated firms were selected for this series of on-call civil engineering contracts, being the three firms referenced above, and GEI Consultants, Inc., which contract will be submitted by DCS for Board review at a later date.

Mr. Dillon recommended approval of the on-call contracts.

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OTHER BUSINESS

Reimbursement for site inspections and mileage fees. Mr. Josephy moved and Mr. Pepe seconded a motion to reimburse Messrs. Greenberg, Norman, Millstein and Valengavich for the March 14, 2012 inspection of DCS project sites in Niantic. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #12-064 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12- 064. The motion passed unanimously.

PRB FILES #12-065 thru #12-067 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #12-065, #12-066, and #12-067. The motion passed unanimously.

PRB FILE #12-068- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12- 068. The motion passed unanimously.

The meeting adjourned.

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