

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 26, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 26, 2015 in the State Office Building.

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

**Staff Present:** Brian A. Dillon, Director

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 19, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 19, 2015. The motion passed unanimously.

### COMMUNICATIONS

**Proposed State Facility Plan 2015–2020.** As required by C.G.S. §4b-23(c), on March 23, 2015 the Office of Policy and Management submitted the Proposed State Facility Plan for 2015-2020 to the Board for review.

### REAL ESTATE- UNFINISHED BUSINESS

### EXECUTIVE SESSION

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

**PRB #** 14-211 **Transaction/Contract Type:** RE / Lease Renewal  
**Origin/Client:** DAS/ JUD

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

The Board commenced its discussion of the above referenced lease renewal at 9:35 a.m. and concluded at 9:52 a.m.

## STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 26, 2015

Page 2

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

### OPEN SESSION

**PRB #** 15-041 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 051-252-004(A)  
**Grantee:** Town of Farmington  
**Property:** Various areas along River Road, Farmington  
**Project Purpose:** Assignment of land to the Town of Farmington  
**Item Purpose:** Assignment of various parcels of land totaling approximately 60,926 ± SF  
13,951 ± SF of easement area and 8,572 ± SF of drainage right of way to the  
Town of Farmington for highway purposes only as part of the Reconstruction of  
River Road Project.

Staff reported that after receiving SPRB comments regarding the proposed assignment to the Town of Farmington, the DOT Office of Rights of Way has requested that this item be returned to them for revisions per the agency email request dated 3/24/2015.

### REAL ESTATE – NEW BUSINESS

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

**PRB#** 15-052 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-SCHL-0013  
**Consultant:** ARCADIS, U.S., Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide the State of Connecticut scheduling and cost estimating services for various state funded projects.

**PRB#** 15-053 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-SCHL-0014  
**Consultant:** Navigant Consultants, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide the State of Connecticut scheduling and cost estimating services for various state funded projects.

**PRB#** 15-054 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-SCHL-0016  
**Consultant:** D. H. Bolton, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** 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 the 4<sup>th</sup> series of On-Call Cost Scheduling Consulting Services Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The three (3) On-Call Contracts that are the

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 26, 2015

Page 3

subject of this memorandum have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 04/30/2017. DCS has approved the selection of four firms under this series and as such it is anticipated that another firm will also be submitted under this series in the near future. 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.

A Request for Qualifications (RFQ) for the consultant services was released in October 2013 and elicited four (4) responses. All of the respondents was considered "responsive" and as such were considered for review. Thereafter, the DCS selection panel began the process of evaluating all four proposals. After Completion of the internal review process; the following firms were recommended for contracts by DCS:

- PRB # 15-052, Arcadis, U.S., Inc.....Contract #OC-DCS-SCHL-0013**
- PRB # 15-053, Navigant Consultants, Inc..... Contract #OC-DCS-SCHL-0014**
- PRB # 15-054, D.H. Bolton, Inc.....Contract #OC-DCS-SCHL-0016**

SPRB Staff recommended approval of the firms submitted by DCS as all of the required the required insurance, Gift/Campaign and Consulting Affidavits as well as Corporate Resolutions have been provided with the submittal.

**OTHER BUSINESS**

**Discussion of 2015 Legislation.** The Board reviewed proposed legislation potential affecting SPRB as well as the annual conveyance bill, currently being considered by the Connecticut General Assembly.

The Board took the following votes in Open Session:

**PRB FILE #14-211** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-211. The motion passed unanimously.

**PRB FILE #15-041** – Mr. Pepe moved and Mr. Valengavich seconded a motion to return PRB File #15-041 to the Department of Transportation for revisions. The motion passed unanimously.

**PRB FILES #15-052, #15-053 & #15-054** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #15-052, #15-053 & #15-054. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary