

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 16, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 16, 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
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF APRIL 9, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 9, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 15-077 **Transaction/Contract Type:** RE/New Lease

Origin/Client: DAS / DCF

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

The Board commenced its discussion of the above referenced lease at 9:37 a.m. Mr. Josephy joined the meeting at 9:43 a.m. The discussion of the proposed lease concluded at 9:55 a.m.

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

OPEN SESSION

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 16, 2015

Page 2

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-074 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ANLY-0021
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 analysis and review of delay claims, project cost estimating, contracts and construction means/methods for various state funded projects.

PRB# 15-075 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ANLY-0023
Consultant: Navigant Consulting, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for consultants to provide the State of Connecticut analysis and review of delay claims, project cost estimating, contracts and construction means/methods for various state funded projects.

PRB# 15-076 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ANLY-0024
Consultant: Urban Engineers, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for consultants to provide the State of Connecticut analysis and review of delay claims, project cost estimating, contracts and construction means/methods for various state funded projects.

This is the 5th series of On-Call Claims Analyst Consulting Services Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The three (3) On-Call Contracts referenced above have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/30/2017. This on-call series has been developed by DCS for the purposes of providing the state specialized skills in the analysis and review of delay claims, project cost estimating, contracts and construction means/methods on various state funded construction projects.

Two of the three (3) selected firms under this current 5th series have been previously approved for On-Call Claims Analyst Consultant Services Contracts. This is the first time that Urban Engineers, Inc., has been awarded a contract under this series. Arcadis, U.S., Inc. and its predecessor firm Pinnacle One, Inc. was awarded a contract under all previous series. Navigant Consultants, Inc. was also awarded a contract under all the previous series.

A Request for Qualifications (RFQ) for the consultant services was released in March 2014 and elicited eight responses. The DCS selection panel began the process of evaluating all proposals. The State Selection Panel consisted of 4 members and rated each firm based upon a weighted ranking system.

SPRB Staff recommended Board approval of the three (3) firms referenced above as potential claim analyst consultants for projects of various sizes and scope. Each consultant provided the required

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 16, 2015

Page 3

insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. Staff noted that professional licenses are not required for this contract.

Mr. Pepe left the meeting at 10:00 a.m.

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Norman moved and Mr. Valengavich seconded a motion to reimburse Chairman Greenberg for meeting in mileage fees in connection with travel to Warren, CT on April 15, 2015 in connection with PRB File #15-058-A. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILES #15-074, #15-075 & #15-076 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #15-074, #15-075 & #15-076. The motion passed unanimously.

PRB FILE #15-077– Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-077, pending receipt of an environmental affidavit as stipulated in Article 4.03 of the proposed standard lease agreement. The motion passed unanimously.

The meeting adjourned.

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