

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 30, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 30, 2015 in the State Office Building.

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

Members Absent: Edwin S. Greenberg, Chairman

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

Vice Chairman Millstein 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 APRIL 23, 2015. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of April 23, 2015. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

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 # 15-087 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ DSS

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 9:31 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.

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OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 15-084 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-CTC-427 **Origin/Client:** DCS/BOR
Contract: BI-CTC-427-CA
Consultant: Downes Construction Company
Property: Northwestern Connecticut Community College, Winsted
Project Purpose: Joyner Hall Replacement Project
Item Purpose: Contract Amendment to compensate the consultant for additional services related to various program revisions, additional cost estimating, value engineering review and re-bidding the project.

Staff reported that this project consists involves the complete design and construction of a new Joyner Hall at Northwestern Connecticut Community College (“NWCC”). The project scope includes the development of a new allied health, veterinary technician program as well as other academic courses in a 24,400 GSF building. The overall project program is intended to include all site work, upgraded utility requirements, modernized building components and the demolition of the existing Joyner Hall.

In March 2013 the Board approved this CA Contract for Downes Construction Company (“DCC”) under PRB #13-037. The proposed Contract Amendment #1 in the amount of \$21,540 will revise the overall scope for DCC by providing additional services as follows: assist the design team with identifying Value Engineering “VE”) Options and prepare a VE List; meet with DCS, Client Agency and Design to review and accept items on the VE List; prepare a cost estimate for approved VE List Items; and prepare revised construction cost estimate and re-bid the project. Staff recommended that the Board approve this item. All the required documents have been submitted by DCS and the basic service fee of \$880,773 amounts to 4.37% of the construction budget. SPRB Staff recommended approval of the contract amendment.

PRB# 15-085 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-VEH-0021
Consultant: DESMAN, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for consultants to provide the State of Connecticut consulting services for the purposes of providing vehicular parking engineering services related to the design, layout and egress requirements for various state funded construction projects.

PRB# 15-086 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-VEH-0024
Consultant: Walker Parking Consultants/Engineers, Inc.
Project Purpose: New On-Call Series

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Item Purpose: New On-Call contract series for consultants to provide the State of Connecticut consulting services for the purposes of providing vehicular parking engineering services related to the design, layout and egress requirements for various state funded construction projects.

Staff reported that this is the 5th series of On-Call Vehicular Parking Consulting Services Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The On-Call Contract that is the subject of this memorandum has a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 07/15/2017. This on-call series has been developed by DCS for the purposes of providing vehicular parking engineering services related to the design layout, egress requirements and roadway/traffic impacts for various state funded surface lot or parking garage construction projects.

A Request for Qualifications (RFQ) for the consultant services was released in February 2014 and elicited six 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 proposals. The State Selection Panel consisted of four members and rated each firm based upon a weighted ranking system.

SPRB Staff recommended Board approval of DESMAN, Inc. and Walker Parking Consultants/Engineers, Inc. as vehicular parking consultant for projects of various sizes and scope. The consultants have provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-084 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-084. The motion passed unanimously.

PRB FILES #15-085 & #15-086 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB Files #15-085 & #15-086. The motion passed unanimously.

PRB FILE #15-087 – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #15-087, pending the receipt of additional information from DAS concerning the lease proposal, including the 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