

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 19, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 19, 2014 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. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JUNE 11, 2014 and JUNE 12, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 11, 2014 and June 12, 2014. The motion passed unanimously.

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 # 14-138-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:43 a.m. and concluded at 9:58 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

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 19, 2014

Page 2

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-157 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-CIV-0004
Consultant: AI Engineers, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of June 16, 2016

PRB# 14-158 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-CIV-0005
Consultant: Freeman Companies, LLC
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of June 16, 2016

PRB# 14-159 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-CIV-0006
Consultant: Garg Consulting Services, Inc.
Project Purpose: New On-Call Series
Item Purpose: New On-Call contract series for Minority Business Enterprise (“MBE”) Engineers to provide the State of Connecticut consulting services for a wide array of projects with an estimated construction budget of \$2-Million dollars or less. The maximum cumulative fee under this series is \$300,000 with a common expiration date of June 16, 2016

Staff reported that this is the 1st series of On-Call MBE Engineering Consulting Service Contracts awarded by the Department of Construction Services (“DCS”). The Board previously approved the first three contracts under this series (PRB#14-105 – #14-107) and as such this submittal is for the final three firms identified in the initial transmittal for this series.

A Request for Qualifications (RFQ) for the consultant services was released in July 2013 and elicited eight (8) responses. All of the respondents were considered “responsive” and as such all of the submittals were considered for review. Thereafter, the DCS selection panel began the process of evaluating and short-listing six proposals. The State Selection Panel consisted of three members and rated each firm based upon a weighted ranking system.

At the completion of the State Selection Panel process, DCS Management Team reviewed the results and recommended the approval of six firms under this series. At this time, DCS has submitted the following three firms to SPRB for review and approval:

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 19, 2014

Page 3

PRB # 14-157, AI Engineers, Inc.....Contract #OC-DCS-MBE-CIV-0004
PRB # 14-158, Freeman Companies, LLC.....Contract #OC-DCS-MBE-CIV-0005
PRB # 14-159, Garg Consulting Services, Inc.Contract #OC-DCS-MBE-CIV-0006

Staff recommended approval of these items. The three On-Call Contracts referenced above have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 6/16/2016.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-138-A – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-138-A. The motion passed unanimously.

PRB FILES #14-157, #14-158 & #14-159 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB Files #14-157, #14-158 & #14-159. The motion passed unanimously.

The meeting adjourned.

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