

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 3, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 3, 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 26, 2014 Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 26, 2014. The motion passed unanimously.

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 # 14-167 **Transaction/Contract Type:** RE / Holdover Agreement
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 proposal at 9:32 a.m. and concluded at 9:47 a.m.

PRB # 14-170 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ DOC

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

The Board commenced its discussion of the proposal at 9:47 a.m. and concluded at 10:07 a.m.

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Mr. Josephy moved and Mr. Millstein 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#	14-166	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-CA-0018
Consultant:	HAKS Engineers, P.C.	
Project Purpose:	New On-Call Series	
Item Purpose:	New On-Call contract series for Construction Administration firms to provide the State of Connecticut consulting services for a wide array of state new construction and renovation projects. The maximum cumulative fee under this series is \$500,000 with a common expiration date of September 20, 2016.	

Staff reported that this is the 5th series of On-Call Construction Administration Contracts awarded by the Department of Construction Services (“DCS”) and its predecessor agency since 1994. It is the intention of DCS to award a total of six on-call contracts under this series.

A Request for Qualifications (RFQ) solicitation in January 2014 elicited 25 responses. Two of the 25 respondents were disqualified for being “non-responsive” and thereafter, 8 firms were identified as the most qualified and submitted to the Deputy Commissioner for a review and approval for short-listed interviews. The State Selection Panel consisted of 3 members and rated each firm based upon a weighted ranking system. At the completion of the interview and State Selection Panel process, DCS Management Team reviewed the results and recommended the approval of six firms under this series. The Board has previously approved four other firms under this series which make the HAKS Engineers, P.C. the fifth firm submitted under this solicitation.

HAKS Engineers, P.C., (HEP) was originally established in 1991 and has a local office in Middletown. The local branch is comprised of 60± employees including 15 professional engineers and over 20 construction inspectors. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. HEP scored a total of 287 out of a possible 300 points and was identified as one of the most qualified firms.

Staff recommended Board approval of HAKS Engineers, P.C. as a Construction Administration Consultant for DCS projects of various sizes and scope.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-166 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-166. The motion passed unanimously.

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PRB FILE #14-167 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-167. The motion passed unanimously.

PRB FILES #14-170 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-170. The motion passed unanimously, except for Mr. Norman who abstained from voting.

The meeting adjourned

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