

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 8, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 8, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF September 1, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of September 1, 2016. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-212 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 050-209-001A
Grantee: Town of Fairfield
Property: Various Easements located along Merritt Street, Fairfield
Project Purpose: Assignment of land to the Town of Fairfield
Item Purpose: Assignment of 245± SF of slope easement area and 7± LF of metal beam rail easement to the Town of Fairfield for highway purposes only which was originally acquired for the *Horse Tavern Bridge Replacement Project*.

DOT acquired and is now releasing the following easements which were originally acquired for the **Horse Tavern Bridge Replacement Project**. The project is complete and it is now necessary for the State to assign the land to the Town per Section 7 of Agreement No. 09.19.02(07). This is a release along

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a town street for highway purposes only and there is not any monetary consideration. The project release area includes portions of two (2) original property takings. The release areas comprise 245± SF of construction easement area and 7± LF of Metal Beam Rail easement area. Staff recommended Board approval for the release of this real estate for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 16-213 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-ARC-0007
Consultant: id3A, LLC
Project Purpose: New On-Call Series
Item Purpose: Second Series On-Call Contracts for Minority Business Enterprise (“MBE”) Architects 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 \$500,000 with an expiration date of October 15, 2018.

PRB# 16-214 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-ARC-0008
Consultant: Maier Design Group, LLC
Project Purpose: New On-Call Series
Item Purpose: Second Series On-Call Contracts for Minority Business Enterprise (“MBE”) Architects 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 \$500,000 with an expiration date of October 15, 2018.

PRB# 16-215 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-ARC-0009
Consultant: Business Development & Telecommunications International, Inc.
Project Purpose: New On-Call Series
Item Purpose: Second Series On-Call Contracts for Minority Business Enterprise (“MBE”) Architects 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 \$500,000 with an expiration date of October 15, 2018.

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PRB# 16-216 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-MBE-ARC-0010
Consultant: O’Riordan Migani Architects, LLC
Project Purpose: New On-Call Series
Item Purpose: Second Series On-Call Contracts for Minority Business Enterprise (“MBE”) Architects 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 \$500,000 with an expiration date of October 15, 2018.

This is the 2nd series of On-Call MBE Architect Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2014. The On-Call Contract that is the subject of this memorandum has a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 10/15/2018. DCS has made some minor revisions to the boilerplate contract for this series to include more detail on the design phase service requirements. The remainder of the contract is similar to the previous contract terms are requirements under the 2014 agreements. The 1st series, awarded in 2014, had a term of 24 months and a maximum total cumulative fee of \$300,000/contract. Out of the four selected firms under this current 2nd series RFP only Id3A, LLC was previously approved for 1st series **On-Call MBE Architects Consulting On-Call Contract**.

A Request for Qualifications (RFQ) for the consultant services was released in February 2016 and elicited four (4) 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 all of the respondents for interviews.

At the completion of the interview and State Selection Panel process; DCS Management Team reviewed the results and recommended the approval of the following four firms under this series.

SPRB Staff recommended Board approval of the following four (4) firms as MBE Architect Consultants for projects of various sizes and scope is recommended.

PRB # 16-213, Id3A, LLC.....Contract #OC-DCS-MBE-ARC-0007
PRB # 16-214, Maier Design Group, LLC.....Contract #OC-DCS-MBE-ARC-0008
PRB # 16-215, Business Development International, Inc..... Contract #OC-DCS-MBE-ARC-0009
PRB # 16-216, O’Riordan Migani Architects, LLC..... Contract #OC-DCS-MBE-ARC-0010

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-212 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-209. The motion passed unanimously.

PRB FILES #16-213 - #16-216 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB Files #16-213 through #16-216. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
 John P. Valengavich, Secretary