

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 15, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 15, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF SEPTEMBER 8, 2014 and SEPTEMBER 10, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 8, 2014 and September 10, 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 #** 14-204-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 9:35 a.m. and concluded at 9:50 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

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 14-230 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0023  
**Consultant:** Martin A. Benassi, AIA - Architect, LLC  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide the State of Connecticut roof consulting services for a wide array of projects and buildings. The services of this contract shall embrace a wide spectrum of general roof plans/specifications and special design considerations.

**PRB#** 14-231 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0024  
**Consultant:** Hoffman Architects, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide the State of Connecticut roof consulting services for a wide array of projects and buildings. The services of this contract shall embrace a wide spectrum of general roof plans/specifications and special design considerations.

**PRB#** 14-232 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0025  
**Consultant:** Gale Consultants, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide the State of Connecticut roof consulting services for a wide array of projects and buildings. The services of this contract shall embrace a wide spectrum of general roof plans/specifications and special design considerations.

**PRB#** 14-233 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0026  
**Consultant:** Wiss Janney Elstner Associates, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide the State of Connecticut roof consulting services for a wide array of projects and buildings. The services of this contract shall embrace a wide spectrum of general roof plans/specifications and special design considerations.

**PRB#** 14-234 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0027  
**Consultant:** Hibbard & Rosa Architects, LLC  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide the State of Connecticut roof consulting services for a wide array of projects and buildings. The services of this contract shall embrace a wide spectrum of general roof plans/specifications and special design considerations.

**PRB#** 14-235 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ROOF-0028

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**Consultant:** Silver, Petrucelli & Associates, Inc.  
**Project Purpose:** New On-Call Series  
**Item Purpose:** New On-Call contract series for consultants to provide the State of Connecticut roof consulting services for a wide array of projects and buildings. The services of this contract shall embrace a wide spectrum of general roof plans/specifications and special design considerations.

Staff reported that this is the 6<sup>th</sup> series of On-Call Roof Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The six On-Call Contracts on this agenda have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 11/30/2016. These contracts have been developed in the same format and structure as the 5<sup>th</sup> series previously approved by the Board.

A Request for Qualifications for consultant services was issued in February 2014 and elicited 16 responses of which two of the responses were considered “unresponsive”. Thereafter, the DCS selection panel began the process of evaluating the remaining 14 proposals. The State Selection Panel consisted of 5 members and rated each firm under an established ranking system.

Staff recommended Board approval of the six firms referenced in the agenda items above as potential roofing consultants for projects of various sizes and scope.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-204-A** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-204-A. The motion passed unanimously.

**PRB FILES #14-230 through #14-235** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #14-230 through #14-235. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary