

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 24, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its special meeting on September 24, 2015 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 SEPTEMBER 18, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 18, 2015. 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.

**PRB #** 15-223-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

The Board commenced its discussion of the above contract at 9:32 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.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

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**PRB#** 15-215 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MEP-0036  
**Consultant:** Bemis Associates, LLC  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut Mechanical Electrical and Plumbing ("MEP) consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

**PRB#** 15-216 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MEP-0037  
**Consultant:** Fuss & O'Neill, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut Mechanical Electrical and Plumbing ("MEP) consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

**PRB#** 15-217 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MEP-0038  
**Consultant:** BVH Integrated Services, P. C.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut Mechanical Electrical and Plumbing ("MEP) consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

**PRB#** 15-218 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MEP-0039  
**Consultant:** Van Zelm Heywood & Shadford, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut Mechanical Electrical and Plumbing ("MEP) consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

**PRB#** 15-219 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MEP-0040  
**Consultant:** Salamone & Associates, P.C.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut Mechanical Electrical and Plumbing ("MEP) consulting support services. This contract covers the entire spectrum of infrastructure consulting required for properties, buildings or structures under the care and control of DCS and other custodial care client agencies. This contract includes both design and construction phase services.

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This is the 6th series of On-Call MEP Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The five (5) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 10/16/2017.

A Request for Qualifications for the consultant services was released in October 2014 and elicited fourteen responses. All of the respondents were considered “responsive” and all of the submittals were considered for review. Thereafter, the DCS selection panel began the process of evaluating and short-listing eight proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system. At the completion of the State Selection Panel process; the DCS Management Team reviewed the results and recommended the approval of the above referenced five firms under this series.

Staff recommended Board approval of the following five (5) firms as Mechanical, Electrical & Plumbing Support Services Consultants for projects of various sizes and scope is recommended. All five consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. The five firms recommended for approval at this time are the following:

PRB # 15-215, Bemis Associates, LLC.	Contract #OC-DCS-MEP-0036
PRB # 15-216, Fuss & O’Neill, Inc.	Contract #OC-DCS-MEP-0037
PRB# 15-217, BVH Integrated Services, Inc.	Contract #OC-DCS-MEP-0038
PRB # 15-218, Van Zelm Heywood & Shadford, Inc.	Contract #OC-DCS-MEP-0039
PRB # 15-219, Salamone & Associates, P.C.	Contract #OC-DCS-MEP-0040

**OTHER BUSINESS**

**Discussion Draft 2015 SPRB Annual Report.** DAS Commissioner Melody A. Currey and DAS Leasing Administrator Shane Mallory joined the meeting at 9:50 a.m. to present and discuss the DAS Annual Report to the State Properties Review Board for Fiscal Year 2015. Commissioner Currey and Mr. Mallory left the meeting at 10:05 a.m. Board members reviewed with SPRB staff a draft of the Board’s annual report to the Governor, prepared in accordance with Connecticut General Statutes §4b-2(a).

The Board took the following vote in Open Session:

**PRB FILE #15-223-A** – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-223-A pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILEs #15-215 through #15-219** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB Files #15-215 through #15-219. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary