

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 1, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 1, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF MAY 25, 2017. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of May 25, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-153	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	156-165-6C		
Grantee:	Town of West Haven		
Property:	Land, Easements and Rights located along Prindle Road, West Haven		
Project Purpose:	Assignment of real estate to the Town of West Haven for highway purposes		
Item Purpose:	Assignment of 56,536± SF of land together with 9,985± SF of easements to the Town of West Haven for highway purposes only which were originally acquired for the Reconstruction of Prindle Road Project.		

Staff recommended Board approval for the release of the above referenced real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quitclaim to release the real property are consistent with the DOT 2014 compilation plan prepared for this purpose.

DOT acquired and is now releasing land and easements which were originally acquired for the Reconstruction of Prindle Road, West Haven. The project is complete and it is now necessary for the State to assign the property to the City per Section 10 of Agreement No. 11.13-06(97). This is a release along a town street for highway purposes only and there is not any monetary consideration. The Quit-Claim deed releases all the land, slope easements, and drainage rights of way as shown on Sheets 1, 2 and

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3 of a map entitled, "Town of West Haven Map Showing Land Released to the City of West Haven by the State of Connecticut Department of Transportation Prindle Road at Meadowbrook Road & Morgan Lane" dated June 2014, Thomas A. Harley, P.E. Chief Engineer.

PRB #	17-154	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	138-215-001A		
Grantee:	Town of Stratford		
Property:	Land, Easements and Rights located along Huntington Road, Stratford		
Project Purpose:	Assignment of real estate to the Town of Stratford for highway purposes		
Item Purpose:	Assignment 160± SF of land, 714± SF of easements and a total drainage right of way area of 5,665± SF to the Town of Stratford for highway purposes only which were originally acquired for the Reconstruction of Huntington Road Project.		

Staff recommended Board approval for the release of the above referenced real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quitclaim to release the real property are consistent with the project acquisition deeds.

DOT acquired and is now releasing land and easements that were originally acquired for the Reconstruction of Huntington Road Project. The project is complete and it is necessary for the DOT to convey the property to the Town of Stratford for highway purposes, per Item No. 10 of Agreement No. 06.02-02(97). There is no monetary consideration.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-138	Transaction/Contract Type:	"On-Call"
Origin/Client:	DCS /DCS	Contract:	OC-DCS-MDE-0035
Consultant:	Fuss & O'Neill, Inc.		
Project Purpose:	New On-Call Series		
Item Purpose:	On-Call Contract to provide the State of Connecticut consulting services for multi-disciplined engineering services for various projects statewide.		

PRB#	17-139	Transaction/Contract Type:	"On-Call"
Origin/Client:	DCS /DCS	Contract:	OC-DCS-MDE-0036
Consultant:	BVH Integrated Services, P.C.		
Project Purpose:	New On-Call Series		
Item Purpose:	On-Call Contract to provide the State of Connecticut consulting services for multi-disciplined engineering services for various projects statewide.		

PRB#	17-140	Transaction/Contract Type:	"On-Call"
Origin/Client:	DCS /DCS	Contract:	OC-DCS-MDE-0037
Consultant:	AI Engineers, Inc.		
Project Purpose:	New On-Call Series		
Item Purpose:	On-Call Contract to provide the State of Connecticut consulting services for multi-disciplined engineering services for various projects statewide.		

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PRB# 17-141 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-MDE-0038
Consultant: Diversified Technology Consultants, Inc.
Project Purpose: New On-Call Series
Item Purpose: On-Call Contract to provide the State of Connecticut consulting services for multi-disciplined engineering services for various projects statewide.

PRB# 17-142 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-MDE-0040
Consultant: HAKS Engineers, P.C.
Project Purpose: New On-Call Series
Item Purpose: On-Call Contract to provide the State of Connecticut consulting services for multi-disciplined engineering services for various projects statewide.

This is the 7th series of On-Call Multi-Disciplinary Engineering Consulting Service Contracts awarded by the Department of Construction Services ("DCS") since 2004. The five On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 07/31/2019.

The 6th series, awarded in 2014, had a term of 24 months and a maximum total cumulative fee of \$500,000/contract. These contracts were subsequently amended by DCS in June 2016 to increase the maximum contract amount to \$750,000 as well as provide for a time extension until February 2017. Only three of the firms under this current 7th series RFP submittal have been previously approved for Multi-Disciplinary Engineering On-Call Contracts. BVH Integrated Services, P.C. has been awarded a contract under all six of the previous solicitations. Diversified Technology Consultants, Inc. was awarded a contract under the 1st, 3rd, 4th and 6th series. Fuss & O'Neill, Inc. was awarded a contract under the 2nd, 3rd and 6th series. AI Engineers and HAKS Engineers were not previously awarded a contract under this series.

A Request for Qualifications for the consultant services was released in January 2017 and elicited 23 responses of which all of the firms were considered to be responsive to the RFP. Thereafter, the DCS selection panel began the process of evaluating all 23 proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system. Additional points were also provided for code expertise and for micro-business enterprises.

Upon completion of the internal review process the selection committee selected 6 firms, being the top 5 firms as well as the highest ranking MBE firm (Diversified Technology Consultants, Inc.) for approval under this on-call series. At this time DCS has submitted contracts for 5 firms (the exception being Stantec Consulting Services, Inc.) for review and approval by the Board.

Staff recommended approval of the above reference 5 firms as on-call multi-disciplinary engineering consultants for projects of various sizes and scope. All five consultants provided the required insurance, gift/campaign and consulting affidavits accompanied by appropriate corporate resolutions.

OTHER BUSINESS

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Discussion with DCS Regarding Technical High School Construction Projects. DCS Attorneys Kevin Kopetz and Robert Avery, and Konstantinos Diamantis the DCS Director of School Construction Grants and Review joined the meeting at 10:05 a.m. to discuss how the legal staff at the Department of Construction Services coordinates their contracting activity with the DCS Office of School Construction Grants and Review. Mr. Diamantis' office works with the State Department of Education to determine the scope of and secure funding for the construction projects at Connecticut's vocational technical high schools. The DCS Staff Attorneys prepare the architect and engineer contracts for new construction, repairs and renovations. The two offices are communicating before approving contracts and funding, with a sign off process regarding large and small projects at the facilities so that the final project scope will be consistent with the planning and programmatic needs at the schools. Attorney Kopetz, Attorney Avery, and Mr. Diamantis left the meeting at 10:35 a.m.

The Board took the following vote in Open Session:

PRB FILES #17-138 through #17-142 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB Files #17-138 through #17-142. The motion passed unanimously.

PRB FILE #17-153 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-153. The motion passed unanimously.

PRB FILE #17-154 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-154. The motion passed unanimously.

The meeting adjourned.

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