

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 8, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 8, 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 JUNE 1, 2017. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of June 1, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-157	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	138-217-006A		
Grantee:	Town of Stratford		
Property:	Land, Easements and Rights located along Tavern Rock Road, Stratford		
Project Purpose:	Assignment of real estate to the Town of Stratford for highway purposes		
Item Purpose:	Assignment of 36,146± SF of land together with 648± SF of easement area to the Town of Stratford for highway purposes only, originally acquired for the Realignment and Reconstruction of Tavern Rock 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 Realignment and Reconstruction of Tavern Rock 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. 06.02-01(97). There is no monetary consideration.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 8, 2017

Page 2

PRB # 17-160 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 063-530-1A
Grantee: City of Hartford
Property: Land located on Walnut St., Garden St. and Homestead Ave., Hartford
Project Purpose: Assignment of real estate to the City of Hartford for highway purposes
Item Purpose: Assignment of 6,560± SF of land to the City of Hartford for highway purposes only, originally acquired for the Realignment of Walnut Street, Garden Street and Homestead Avenue 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 were originally acquired for the Realignment of Walnut Street, Garden Street and Homestead Avenue Project. The project is complete and it is necessary for the DOT to convey the property to the City of Hartford for highway purposes, per Item No. 10 of Agreement No. 06.02-01(97). There is no monetary consideration.

PRB # 17-161 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 065-107-002A
Grantee: Town of Harwinton
Property: Easements and Rights located along Catlin Road, Harwinton
Project Purpose: Assignment of real estate to the Town of Harwinton for highway purposes
Item Purpose: Assignment of easements totaling 66,240± SF to the Town of Harwinton for highway purposes only, originally acquired for the Replacement of Bridge No. 05058, located on Catlin Road over Lake Harwinton Dam.

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 easements originally acquired for the Replacement of Bridge No. 05058, located on Catlin Road over Lake Harwinton Dam Project. The project is complete and it is necessary for the DOT to convey the property to the Town of Harwinton for highway purposes, per Item No. 9 of Agreement No. 08.01-03(05). There is no monetary consideration.

PRB # 17-162 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 139-106-001A
Grantee: Town of Suffield
Property: Easements located along Suffield Street, Suffield
Project Purpose: Assignment of easements to the Town of Suffield for highway purposes
Item Purpose: Assignment of easements totaling 3,735± SF to the Town of Suffield for highway purposes only, originally acquired for the Replacement of Bridge No. 04566, located on Suffield Street over Stony Brook.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 8, 2017

Page 3

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 easements originally acquired for the Replacement of Bridge No. 04566, located on Suffield Street over Stony Brook Project. The project is complete and it is necessary for the DOT to convey the property to the Town of Suffield for highway purposes, per Item No. 9 of Agreement No. 04.19-04(05). There is no monetary consideration.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	17-143	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-CA-0024
Consultant:	AI Engineers, Inc.	
Project Purpose:	New On-Call Series	
Item Purpose:	On-Call Contract to provide the State of Connecticut with construction administration consulting services for various projects statewide.	

PRB#	17-144	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-CA-0025
Consultant:	Arcadis U. S. Inc.	
Project Purpose:	New On-Call Series	
Item Purpose:	On-Call Contract to provide the State of Connecticut with construction administration consulting services for various projects statewide.	

PRB#	17-145	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-CA-0026
Consultant:	Strategic Building Solutions, LLC	
Project Purpose:	New On-Call Series	
Item Purpose:	On-Call Contract to provide the State of Connecticut with construction administration consulting services for various projects statewide.	

PRB#	17-146	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-CA-0027
Consultant:	HAKS Engineers, P.C.	
Project Purpose:	New On-Call Series	
Item Purpose:	On-Call Contract to provide the State of Connecticut with construction administration consulting services for various projects statewide.	

PRB#	17-147	Transaction/Contract Type: “On-Call”
Origin/Client:	DCS /DCS	Contract: OC-DCS-CA-0028
Consultant:	STV Construction, Inc.	
Project Purpose:	New On-Call Series	
Item Purpose:	On-Call Contract to provide the State of Connecticut with construction administration consulting services for various projects statewide.	

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 8, 2017

Page 4

PRB# 17-148 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-CA-0029
Consultant: Jacobs Project Management Co.
Project Purpose: New On-Call Series
Item Purpose: On-Call Contract to provide the State of Connecticut with construction administration consulting services for various projects statewide.

PRB# 17-149 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-CA-0030
Consultant: GM2 Associates, Inc.
Project Purpose: New On-Call Series
Item Purpose: On-Call Contract to provide the State of Connecticut with construction administration consulting services for various projects statewide.

This is the 6th 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 seven on-call contracts under this series including a certified MBE firm. At this time DCS is submitting seven On-Call Contracts to the Board for review. All of these contracts will have a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of 7/31/2019.

The 5th series, awarded in 2014, had a term of 24 months and a maximum total cumulative fee of \$750,000/contract which was later amended to \$1,000,000/contract. These contracts were also later amended for another 6-months to allow for a June 30th 2017 expiration date. Out of the seven selected firms for this new RFP, five of the firms were previously selected for an On-Call CA Contract. Strategic Building Solutions was previously selected under the under the 3rd, 4th and 5th Series, STV/DPMCT was previously selected under the 1st and 5th series as well as Arcadis U.S., Inc. and AI Engineers, Inc. both of which were previously awarded a contract under the 5th series.

A Request for Qualifications solicitation in January 2017 elicited seventeen responses; of which two of the seventeen respondents were disqualified for being “non-responsive”. Thereafter, the remaining fifteen firms were identified as being qualified and submitted to the State Selection Panel for review. The panel consisted of 4 members and rated each firm based upon a weighted ranking system.

Additional points were also provided for code expertise and for micro-business enterprises. This allocation was worth an additional 20 points for a maximum allowable score of 420. Upon completion of the internal review process the selection committee selected the top six firms as well as the highest ranking MBE firm, GM2 Associates, Inc., for approval under this on-call series. As such this series will include the submission of seven consulting firms.

Staff recommended Board approval of the above referenced seven firms as on-call Construction Administrators for projects of various sizes and scope. All consultants provided the required insurance, gift/campaign and consulting affidavits accompanied by appropriate corporate resolutions.

PRB# 17-150 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-RS-329 **Origin/Client:** DCS/BOR
Contract: BI-RS-329-CA

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 8, 2017

Page 5

Consultant:	Turner Construction Company
Property:	Southern Connecticut State University, New Haven
Project Purpose:	School of Health and Human Services Building – Phase 1 and 2
Item Purpose:	New contract to compensate the consultant for construction administration services related to the construction of the new building for the School of Health and Human Services, including preconstruction, construction, commissioning and move coordination services.

In general this project involves the design and construction of the planned major development of a new building envisioned to centralize the Southern Connecticut State University (“SCSU”) Health and Human Services Program Departments into one facility with the goal of promoting interdisciplinary faculty and research programs. This project is intended to include Phase I and Phase II of a multi-phased program to construct a new building for this program. It is envisioned that once completed, the programs in the existing Nursing Building, Jennings Hall and Davis Hall will be relocated to the new facility. The current project program anticipates that the first phase will provide approximately 47,400 GSF of newly completed program area within a 79,000 GSF structure and the balance completed in Phase II along with an additional 17,000 GSF. The project scope will require the design team to develop a verification and program process to prioritize the educational elements being relocated. Once completed the Building will house all of the School Health and Human Services Departments as well as clinic space, faculty offices, laboratory facilities, conference space, general classroom space and student services. The overall construction and total project budget have been established at \$52,380,000 and \$76,430,000 respectively.

In October 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications for Construction Administrator Consultant Teams related to the SCSU Health and Human Services Building Project. DCS elicited ten responses to the advertisement of which all the respondents were considered “responsive”. DCS then proceeded to review the ten submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were Turner Construction Company, The Whiting-Turner Contracting Company, Strategic Building Solutions, LLC, A/Z Corporation and LiRo Construction and Program Management, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Turner Construction Company (“TCC”) as the most qualified firm.

This contract is for Construction Administrator Consultant Teams related to the SCSU Health and Human Services Building Project from the initiation of design phase services, bidding and construction administration. The overall compensation rate for this basic service is \$2,634,000 with an additional \$389,575 for special services, for a total project fee of \$3,023,575. The special services detailed in the project scope include building commissioning services, Multi-Vista photo documentation and move management services.

Staff recommended Board approval of the contract for Turner Construction Company to provide services at the SCSU Health and Human Services Building Project.

OTHER BUSINESS

The Board took the following vote in Open Session:

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 8, 2017

Page 6

PRB FILES #17-143 through #17-149 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB Files #17-143 through #17-149. The motion passed unanimously.

PRB FILE #17-150 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-150. The motion passed unanimously.

PRB FILE #17-157 – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB File #17-157, pending receipt of additional information about the project. The motion passed unanimously.

PRB FILE #17-160 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-160. The motion passed unanimously.

PRB FILE #17-161 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-161. The motion passed unanimously.

PRB FILE #17-162 – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB File #17-162, pending receipt of additional information about the project. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary