

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 28, 2021 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on June 28, 2021 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the June 24, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

5. ARCHITECT-ENGINEER – UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

PRB #	21-093
Origin/Client:	DCS/DMHAS
Transaction/Contract Type	AE / Task Letter
Project Number:	BI-MH-140
Contract:	OC-DCS-CA-0032
Consultant:	Urban Engineers, Inc.
Property	Middletown, Silver St (1000) – CT Valley Hospital
Project purpose:	CVH-Various Steam Pipe Phase III
Item Purpose	Task Letter #1

PROPOSED AMOUNT: \$144,375

At the State Properties Review Board meeting held on April 6, 2020, under PRB #20-047, the Board approved Urban Engineers, Inc. (UEI) and the On Call Contract OC-DCS-CA-0032. The On-Call Contract has a maximum total cumulative fee of \$1,000,000 and an expiration date of 08/31/2022.

Project Background

The existing steam piping at the CVH Campus is in extremely poor condition. Failure is eminent with pipe breaks occurring multiple times throughout the year. Failure of the system would be critical to CVH operations as a secure psychiatric facility. If a major break occurs the system could not be easily repaired, particularly in winter. The hospital buildings served would lose heat for an extended period of time (days or more). It is imperative that emergency replacement of this steam and condensate piping distribution system be performed as quickly as possible. The repairs needed are complete replacement of existing buried rotting steam and condensate distribution pipes in numerous areas. Of particular importance is the line running between Smith Home and Merritt Hall. In the event of failure we will need to move 185 Merritt Hall patients in a matter of hours. Unfortunately there is no swing space that DMHAS has that can accommodate those numbers or the level of care these buildings are designed for. This would be a significant crisis. We request that the design be completed over the winter.

In addition, DMHAS states that there is a financial component as the system continues to lose 30,000 gallons/day of steam and 200 degree Fahrenheit condensate (chemically treated water), which goes into the ground water table and having to make up that water and chemicals as a consequence of not repairing/replacing the system.

Under this Proposal (PRB #21-093), DCS is now seeking Board approval of Task Letter #1 for the Consultant to provide CA services in conjunction with the project at the Connecticut Valley Hospital in Middletown. The fee for the proposed Consultant's services is \$144,375.

Description of Work:

Civil

- Field Mark out of Call Before You Dig limits.
- Utility location Ground Penetrating Radar services of the work area.
- Survey of the proposed layout within 50 feet of the proposed steam line route to verify site physical features and visible or marked utilities and establish elevations based on datum shown on the exiting AutoCAD utility mapping.
- Up to six test pits may be required and are included.
- Civil drawings will be provided including profiles, details, and site restoration plan.
- Prepare Erosion and Sediment control plan.

Structural

- Structural design of building foundation reinforcement for steam piping entrances. This assumes that the foundations are constructed of conventional cast in place concrete or similar materials.
- Structural design for new steam utility vaults.

HVAC

- Underground piping system based on Thermacore, Schedule 80 with foam insulation and HDPE jacketing for both the steam and condensate including leak detection monitoring.
- Details of underground pipe installation including bedding, drip stations, steam vaults and support structures.

Electrical

- Electrical design is limited to providing power to condensate pumps and the leak detection system for the underground piping.

Hazardous Materials

- Hazardous Material survey and design for development of a specification and allowance budget for inclusion in the construction documents.
- Sampling and testing of any suspect materials will be done as required.

The scope of work shall include, but is not limited to the following:

General:

- The total length of underground steam and condensate piping to be replaced is calculated at approximately 2,750 feet based on utility cad file.
- The total length of steam and condensate piping to be replaced within tunnels is approximately 1,000 feet.
- The project should be phased over two (2) summers to minimize temporary water heating and building heating requirements.

A breakdown of the Consultant's fee is as follows:

1. Preconstruction Phase: \$20,725
2. Construction Administration: \$123,650 (547 days + 10% + 90-day closeout = 692 days from NTP)

The initial construction budget and project budget for Task 1 have been established at \$5,500,000 and \$7,565,000, respectively.

Urban Engineers, Inc. has not been approved for any previous task(s) under this series.

Task Letter #1 – UEI Basic Services Fee (#21-093)	Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Preconstruction Phase	\$20,725				
Construction Administration	<u>\$123,650</u>				
TOTAL BASIC SERVICE FEE (#21-093) (A)	\$144,375			\$5,500,000	2.6%

DCS confirmed funding is in place for this Task Letter #1. The funds came from DEEP bond funds. They are being held in a DEEP account which we can access for energy related projects. A Memo of Understanding between DMHAS and DEEP covers the funding for several DMHAS projects including this one

RECOMMENDATION: It is recommended that the Board **APPROVE** this TL#4 in the amount of \$144,375. The overall basic service rate of 2.6% is well within the established guideline rate of 5% for this Group B Renovation Project with Group A Site Improvements.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-093 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #21-093. The motion passed unanimously.

9. NEXT MEETING – Thursday, July 1, 2021.

The meeting adjourned.

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