

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On October 24, 2022  
– 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 October 24, 2022 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

**Members Absent:**

William Cianci

**Staff Present:**

Dimple Desai  
Thomas Jerram

**Guests Present**

David Barkin, DCS  
Nicholas Ross, DCS

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 October 20, 2022 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**

<i>PRB #</i>	22-161
<i>Origin/Client:</i>	DCS/DMHAS
<i>Transaction/Contract Type</i>	AE / Task Letter
<i>Project Number</i>	BI-T-619G
<i>Contract</i>	OC-DCS-MEP-0054
<i>Consultant:</i>	DME Design, LLC
<i>Property</i>	New Haven, Park St (34) – CT Mental Health Center
<i>Project purpose:</i>	Energy Audit Implementation Program
<i>Item Purpose</i>	Task Letter #6

At 9:32 Mssrs. Barkin and Ross joined the Meeting to participate in the Board's discussion of this Proposal. Both left the Meeting at 10:00.

PROPOSED AMOUNT: \$144,670

Under prior PRB Files #20-013 and 20-014, the State Properties Review Board approved two Task Letters – TL #1 (OC-DCS-ENGY-0026) and TL #1 (OC-DCS-ENGY-0027) to the On Call Contracts to have both Consultants provide the following professional services:

- To perform Level 2 Commercial Energy Audits of a total of 23 Executive Branch facilities in compliance with ASHRAE Standard 211 requirements.
- To provide separate Audit Reports for each facility.
- Reports shall include a description of the condition of energy and water conserving systems and equipment; an analysis of energy and water cost trends and usage patterns; EUI benchmarking and associated coordination regarding the State's EnergyCAP database; a determination of the potential for energy and water savings; and if applicable, investigate and report on the installation feasibility of renewable energy systems on the audited property. Audit reports will be used as stand-alone documents to provide information about a facility's energy/water usage, and as a basis for planning energy cost reduction projects.

And, at the August 15, 2022 SPRB Meeting the Board, under PRB File #22-124, approved Task Letter #4 to the On Call Contract OC-DCS-CA-0033 to assist in the management of multiple design teams in developing design and construction documents based on measures recommended by audit reports.

Under this Proposal (#22-161), DCS is now seeking Board approval to retain the Consultant - DME Design, LLC – under their On-Call Contract OC-DCS-MEP-0054 to provide mechanical, electrical and plumbing design and construction administration services for the Project. The negotiated fee for the Consultant's services is \$144,670. The scope of work includes:

The Connecticut Mental Health Center (CMHC) is comprised of four sections, containing laboratories, offices, conference spaces, and in-patient housing, with a total area of approximately 138K ft<sup>2</sup>.

The scope of work for the project, which is part of a program intended to reach annual greenhouse gas (GHG) emissions and water reduction milestones and final 2050 goal levels per the GreenerGov initiative, shall include:

- Review and understand information and energy and cost reduction measures (ECRMs) contained within the 11/18/2020 "Energy Audit Report – Connecticut Mental Health Center" prepared by Colliers Project Leaders.
  - The Design consultant shall coordinate efforts with the potentially concurrent DAS construction project BI-MH-113, "Sprinkler Installation, Ceiling, Flooring, Lighting Replacement", designed by Fuss & O'Neill.
- Either by following the previously procured energy audit recommendations or otherwise developing engineered design solutions, provide building systems modifications and upgrades within an originally estimated construction budget of \$1,550,000 that will result in annual reductions of:
  - 299 metric tons of CO<sub>2</sub>e emissions
  - \$115,921 utility costs
- Within the contract documents, provide a means for the proposed savings to be measured and verified (and associated emissions reductions calculated/derived) at a minimum of 6, 12 and 18 months after project completion.
  - Propose and potentially include within the contractor's scope of work, the installation of permanent submetering capabilities throughout the facility(ies) which provide relevant, valuable feedback.

The engineered design of energy cost and reduction measures (ECRMs) shall be validated by design-phase calculation and/or modelling which achieve or exceed the above stated metrics. Metrics were derived from ECRMs recommended by the previously procured energy audit, as listed below.

In alliance with the Governor's EO1 and State sustainability goals, building HVAC decarbonization and/or electrification shall be pursued to the maximum extent feasible. Before the further development of any ECRM which proposes the installation of fossil fuel using equipment, design consultants shall investigate and provide a preliminary overview of renewable, carbon neutral, and/or fully electric alternatives to such design elements as part of the SD deliverable.

- Include an estimate of the alternative's level of greenhouse gas emissions reductions for comparison purposes.

The scope of work for the ECRMs referenced in the audit and the included within this task letter are as follows:

ECRM 1 – District Utilities:

- Work with the Utility (UI) to commission and support a steam trap study as well as the implementation of the recommended actions proposed.

ECRM 2 – Chilled Water System:

- Design for the optimization of the existing chilled water system including incorporation of condenser water reset, chilled water pump differential pressure reset, and the replacement of the system's 3-way mixing valve actuator.
  - Include commissioning of the chilled water temperature controls within the project scope.

ECRMs 3-9 – HVAC System:

- Design for the optimization of the "S-3" induction system including the installation of variable speed supply fan drive on "S-3" and direct digital control (DDC) thermostats and hydronic valves for all induction units, incorporating fan speed reset and high-performance sequences of operation to maximum system efficiency.
- Design for the installation of kitchen exhaust fan controls that will optimize energy savings and predicted payback period.
- Design for the replacement of "S-1" and "S-2" dual duct mixing boxes with dual duct variable-air-volume (VAV) boxes and DDC controls, implementing discharge air static pressure reset and other high-performance sequences of operation to maximum system efficiency.
- Design for the replacement, and energy efficient DDC control of "AHU S-4's" supply fan motor with a variable speed drive.
- Design for the optimization of the West Wing and Substance Abuse Center (2) AHUs' operation, including the replacement of "PAHU-1" and "PAHU-2" supply and exhaust fan motors and drives with variable speed units and drives, the calibration of associated VAV boxes by a certified air balancer, and the implementation of controls and sequences of operations to allow for static pressure reset and enthalpy-based economizers to maximize energy efficiency.
- Design for the optimization of the Auditorium AHU "S-5" operation, including occupancy sensor control, replacement of supply and return fan motors and drives with variable speed units and correcting of the enthalpy-based economizer operation to maximize energy efficiency.
- Review and re-evaluate the efficacy of the replacement of S-Unit AHUs S-1 through S-5 to either reinforce auditor's recommendations or provide a contrasting proposed solution.

ECRM 10 – Lighting:

- Coordinate with lighting upgrades currently being installed by DAS Project BI-MH-113, whose scope generally includes Section A and the majority of Section B of the 1966 construction (sections are defined in the audit report). These upgrades were not captured in the audit report. Design for the retrofit of the remaining interior non-LED bulbs and exterior non-LED fixtures to LED, generally limited to Sections C, D and the third floor of B.

ECRM 11 – Electrical:

- Design for the replacement of the facility's (2) transformers in the main mechanical space with high performance and efficiency low-voltage transformers to optimize energy savings and predicted payback period.

In April 2022, SPRB approved (PRB #22-045) DME Design, LLC (DME) as one of five firms under the latest *On-Call MEP (Mechanical, Electrical and Plumbing) Engineer Series* of consultant contracts. These contracts expire on July 1, 2024 and have a maximum cumulative fee of \$1,000,000.

DME was approved for the following task(s) under this series: None.

DCS and DEEP have confirmed funding is in place for this Task Letter.

The Construction Budget and total Project Budget are estimated at \$1,550,000 and \$2,077,000, respectively.

Task Letter #1 – DME- Basic Services (PRB #22-161)	Base Fees (\$)	Special Services (\$)	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase (60 days)	\$21,580				
Design Development Phase (60 days)	\$28,820				
Construction Document Phase (120 days)	\$43,170				
Bidding Phase	\$7,300				
Construction Administration Phase (est. 18 months)	<u>\$43,800</u>				
<b>TOTAL BASIC SERVICE FEE (#22-161) (A)</b>	\$144,670			\$1,550,000	9.33%

Staff followed up with DCS and asked following to clarify:

1. The Consultants hourly matrix identifies three employees providing CA Services during the construction totaling 280 hours, but does not state the estimated duration of the construction phase. The Task Letter only states the Consultant will visit the site one time per week. Please provide the estimated duration of the construction phase.

DCS Response: Estimated construction duration of 18 months.

Staff Response: OK

2. Please reconcile this Consultant’s three employees expending 280 hours of CA Services with that of the Consultant under DCS Project #BI-T-619H utilizing four employees providing 160 hours of CA Services on a Project with a significantly larger Project Budget (\$3.3MM).

DCS Response: As discussed, though the two projects are both MEP focused, their scopes and construction timeline differ enough to warrant the increased CA services by DME.

The project being compared to - T-619H:

- Estimated construction duration of 12 months
- Significantly higher construction value as this project includes replacement of relatively larger boilers and installation of a water controls system
  - Boilers, though a high cost, generally wouldn’t warrant an equal, linear increase in designer CA services
  - The water controls system installation, similar to a building controls system, is performed by specialized firm which would also provide the technical support, thus again not warranting an equal, linear increase in designer CA services

DME’s project and the Task Letter being reviewed:

- Estimated construction duration of 18 months
- The recommended measures are each lower in value, but there are more of them
- Measures include numerous pieces of equipment, meaning more submittals and review time

160 hours @ 12 months x 1.5 to get to 18 months = 240 hours. Additional submittals and project oversight could be estimated at around 15-20% which puts the hours at around 276 to 288. From DAS/CS perspective, this is justified.

Staff Response: OK

**RECOMMENDATION:** It is recommended that SPRB approve Task Letter #6 in the amount of \$144,670.

The report produced by Colliers Project Leaders identified twelve (12) Energy/Cost Reduction Measures (ECRM's), of which eleven (11) were recommended to be implemented by DAS. The recommended measures are projected to save over \$115,921 in utility costs and 299 MTons of CO2e emissions per year.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-161** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #22-161. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, October 27, 2022.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary