

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On January 5, 2023**

**– 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 January 5, 2023 remotely via telephone conference at (860)-840-2075 and use passcode 284890492#.

**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, DAS/DCS Chief Architect  
Nicholas Ross, DAS/DCS, PM

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 January 3, 2023 Meeting. The motion passed unanimously.

**2. COMMUNICATIONS**

Director Desai updated the Board on a discussion with the Attorney General’s Office with respect to the advertising requirements pursuant to CGS §4b-34 and the DAS Commissioner’s Final Selection of a Proponent to proceed with a Lease. Director Desai will further research this issue and report back to the Board.

**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER – NEW BUSINESS**

<i>PRB File #:</i>	22-203
<i>Origin/Client:</i>	DCS/DOC
<i>Transaction/Contract Type</i>	AE / Task Letter
<i>Project Number</i>	BI-T-619F
<i>Contract</i>	OC-DCS-MEP-0051

**Consultant:** Bemis Associates, LLC  
**Property** Enfield, Shaker Rd (391) – Willard Correctional Center  
**Project purpose:** Energy Audit Implementation Program  
**Item Purpose** Task Letter #4

At 9:30 Mssrs. Barkin and Ross joined the Meeting to participate in the Board’s discussion of this Proposal and the Proposal being reviewed under PRB #22-203. Both left the Meeting at 9:55.

PROPOSED AMOUNT: \$125,000

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 (#22-203), DCS is now seeking Board approval to retain the Consultant – Bemis Associates, LLC – under Task Letter #4 – to their On-Call Contract OC-DCS-MEP-0051 to provide Mechanical, Electrical and Plumbing engineering design and construction administration services. The negotiated fee for the Consultant’s services is \$125,000. The scope of work includes:

The Willard Correctional Institution is one of two facilities that make up the Willard-Cybulski Correctional Institution. Willard consists of a housing and a support section, arranged as two connected buildings with 78.5K ft<sup>2</sup> of total area.

The scope of work for this 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 3/9/2021 “Energy Audit Report – Willard Correctional Institution” prepared by WSP.
- 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 \$1,290,000 that will result in annual reductions of:
  - 197 metric tons of CO<sub>2</sub>e emissions
  - \$95,509 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 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.

- o 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 included within the task letter are as follows:

ECRM 1 – Lighting:

- Design for the installation of the remaining interior non-LED fixtures or bulbs with LED units.

ECRMs 4-7 – Mechanical:

- Design for the replacement of existing constant volume, magnetic starters on (2) 20HP chilled water pumps and (2) 7.5HP heating hot water pumps with variable frequency drives
  - o Include capability for modulation of system flows based on water differential pressure
- Design for the replacement of existing constant volume, magnetic starters on (2) 10HP and (2) 7.5HP AHU supply fans with variable frequency drives
  - o Implement system modulation of delivered airflow based on schedule, occupancy or other control to optimize energy savings and predicted payback period
- DOC noted on 9/1/2021 that the existing JCI pneumatic system is obsolete and has requested a complete update to a new DDC system in lieu of the recommendation in the audit to provide for:
  - o The integration of all existing building mechanical systems with the existing building management system, providing control equipment and sequences optimized for energy efficiency. Systems to be integrated include, but are not limited to:
    - Monitoring and control of (4) AHUs, (4) heat vent units, and (2) fan coil units
    - Monitoring and control of chilled and hot water system
    - Monitoring of (33) fans
    - Monitoring of domestic hot water, well water, and water tower pumping systems
- Incorporate HVAC commissioning/retro-commissioning of the entire facility
  - o Coordinate with the CxA throughout design and construction

ECRM 8 – Onsite Power:

- Design for a combined heat and power system to generate onsite electricity and transfer waste heat to reduce or eliminate domestic water heating loads
  - o Include domestic hot water storage tanks if needed to optimize utilization of waste heat

In April 2022, SPRB approved (PRB #22-042) Bemis Associates, LLC (BAL) 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. On November 14, 2022, the Board approved under PRB #22-174, Contract Amendment #1 to the On-Call Contract to increase the maximum cumulative fee to \$1,500,000, an increase of \$500,000. The contract expiration date was unchanged at 7/01/2024.

BAL was approved for the following task(s) under this series:

• Task Letter #1	Troop A Generator Replacement	\$25,000	(Pending)
• Task Letter #2	ECSU Library Boilers	\$54,000	(Informal)
• Task Letter #3	Hartford CI – Energy Implementation	\$130,000	(#22-200)
• Task Letter #4	Willard CI – Energy Implementation	\$125,000	(#22-203)
• Task Letter #5	Robinson CI – Energy Implementation	\$98,880	(Pending)
• Task Letter #6	Camp Nett Infrastructure Phase 2	\$144,000	(Pending)
	<b>Total Fee to Date:</b>	<b>\$54,000</b>	

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

The Construction Budget and total Project Budget are estimated at \$1,290,000 and \$1,728,600, respectively.

Task Letter #4 – BAL- Basic Services (PRB #22-203)	Base Fees (\$)	Special Services (\$)	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase (84 days)	\$12,500				
Design Development Phase (84 days)	\$31,250				
Construction Document Phase (84 days)	\$37,500				
Bidding Phase	\$6,250				
Construction Administration Phase (est. 6 months)	<u>\$37,500</u>				
<b>TOTAL BASIC SERVICE FEE (#22-203) (A)</b>	\$125,000			\$1,330,000	9.77%

**RECOMMENDATION:** It is recommended that SPRB **APPROVE** Task Letter #4 for \$125,000 for the Consultant to provide Engineering Design and CA services for the ECRMs, pending response from DCS.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-203** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #22-203. The motion passed unanimously.

**9. NEXT MEETING** – Monday, January 9, 2023.

The meeting adjourned.

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