

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On January 9, 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 9, 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 5, 2023 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Director Desai updated the Board on a communication sent to The Office of Legislative Research regarding information with respect to the advertising requirements pursuant to CGS §4b-34.

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

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

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

<i>PRB File #:</i>	22-205
<i>Origin/Client:</i>	DCS/DOC
<i>Transaction/Contract Type</i>	AE / Task Letter
<i>Project Number</i>	BI-T-619I
<i>Contract</i>	OC-DCS-MEP-0053
<i>Consultant:</i>	BVH Integrated Services, Inc.
<i>Property</i>	Montville, Norwich-New London Tnpk. – RL Corrigan

***Project purpose:*** Correctional Center  
***Item Purpose*** Energy Audit Implementation Program  
Task Letter #6

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 #22-205. Both left the Meeting at 9:42.

PROPOSED AMOUNT: \$210,607

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 (#22-205), DCS is now seeking Board approval to retain the Consultant – BVH Integrated Services, Inc. – under Task Letter #6 – to their On-Call Contract OC-DCS-MEP-0053 to provide Mechanical, Electrical and Plumbing engineering design and construction administration services. The negotiated fee for the Consultant's services is \$210,607. The scope of work includes:

The DOC's Corrigan Correctional Center had previously been consolidated with the Radgowski building, but currently only the 235,000 ft<sup>2</sup> Corrigan building actively houses inmates.

This 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 "Energy Audit Report – Corrigan Correction Center" prepared by WSP, dated March 9, 2021.
- 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 which are anticipated to 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 deliverables.

- 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 this task letter are as follows:

ECRM – Lighting:

- Design for the retrofit of the remaining interior non-LED bulbs and fixtures with LED units. Approximately 60-70% of the facility has been retrofitted at the time of the study.

ECRM – Mechanical:

- Design for the upgrade to variable speed drive motors and associated controls on the existing cooling tower fans.

ECRMs – Plumbing:

- Design for the replacement of the domestic hot water heat exchanges with condensing domestic hot water heaters directly feeding the existing domestic hot water storage tanks.
- Design a computerized water conservation system to control all individual cell toilets, sinks, and all cell block showers.
  - System shall be compatible with and capable of integrating with existing systems in operation at various DOC facilities.
  - Include retrofit of low flow flush valves and shower heads on all associated fixtures.

Also include supporting plumbing design for:

- Natural gas piping system modifications associated with the new boilers.
- Boiler make up water modifications.
- Floor drain modifications associated with the new boilers.
- Existing boiler water chemical treatment to be used.
- Addition of emergency eyewash station in boiler room, if required.

General Electrical:

- Provide power distribution device upgrades in support of HVAC and plumbing equipment fed from existing local panelboards and limited fire alarm device upgrades to support HVAC controls upgrades.
- LED Lighting and controls modifications within boiler room to accommodate the new boilers, if required.
- Supplemental emergency lighting and exit lights modifications to accommodate the new boilers, if required.
- Additional fire alarm devices as required by Code to accommodate the new boilers, if required.

General Architectural:

- Develop background of project area.
- Develop code summary drawing.
- Coordinate layout and design with equipment dimensions and requirements, including required service clearances within boiler room.
- Localized patching and flashing of roofing associated with penetrations for new boiler flues.
- Existing make-up air louver modifications.
- Cutting and patching associated with work at the boiler room and running new plumbing control wiring within the cellblocks.

General Structural:

- Design and documentation of minor structural renovations.
- Localized roof framing modifications associated with the support of new openings for the boiler flues.
- Structural support for new independent boiler flues.
- Slab-on-grade modifications associated with new under-slab utilities.
- Housekeeping pads associated with new MEP equipment.
- Foundation penetrations associated with exterior control wiring and utilities.

General Fire Protection:

- Localized modifications to the existing wet sprinkler system to accommodate the new boilers.
- Review Contractor's shop drawings and calculations.

In April 2022, SPRB approved (PRB #22-044) BVH Integrated Services, PC (BVH) as one of five firms under the latest *On-Call MEP (Mechanical, Electrical and Plumbing) Engineer* series of consultant contracts. The On-Call Contract has a maximum total cumulative fee of \$1,000,000 per contract and a common expiration date of 7/01/2024. Under PRB #22-176, the On-Call Contract was amended to increase the maximum cumulative fee from \$1,000,000 to \$1,500,000.

BVH Integrated Services, Inc. has been assigned the following Tasks under this On-Call Contract:

• Task Letter #1	Manchester CC – Cellular Study	\$34,000	(Informal)
• Task Letter #3	NVCC – Condenser Water Pipe Repl.	\$100,000	(Pending)
• Task Letter #4	Veterans’ Home – Boiler Replacement	\$391,088	(#22-192)
• Task Letter #5	Cheshire CI – Energy Implementation	\$86,400	(Pending)
Total Fee to Date:		\$425,088	

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

The Construction Budget and total Project Budget are estimated at \$2,010,000 and \$2,693,400, respectively.

Task Letter #6 – BVH- Basic Services (PRB #22-205)	Base Fees (\$)	Special Services (\$)	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase (60 days)	\$31,851				
Design Development Phase (60 days)	\$41,366				
Construction Document Phase (90 days)	\$63,462				
Bidding Phase	\$10,356				
Construction Administration Phase (est. 12 months)	\$63,572				
<b>TOTAL BASIC SERVICE FEE (#22-205) (A)</b>	<b>\$210,607</b>			<b>\$2,010,000</b>	<b>10.48%</b>

**RECOMMENDATION:** It is recommended that SPRB **APPROVE** Task Letter #6 for \$210,607 for the Consultant to provide Engineering Design and CA services for the ECRMs.

- DCS confirmed \$210,607 is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 6/08/2022.
- The Board approved the current On-Call Contract on 4-11-2022 (PRB #22-044) for a maximum fee of \$1,500,000 (Amendment #1-PRB #22-176) and a term that expires on 7/01/2024.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-205** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-205. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, January 12, 2023.

The meeting adjourned.

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