

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 7, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on August 7, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

Amy Sowitcky - DAS

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 August 3, 2023 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 #	23-122
Origin/Client:	DAS/DOC
Transaction/Contract Type:	AE / ARC Services Contract
Project Number:	BI-JA-496
Contract:	BI-JA-496-ARC
Consultant:	Consulting Engineering Services, Inc.
Property:	Cheshire, Highland Ave (900) – Cheshire CI
Project purpose:	Cheshire Complex Heating and Cooling System Upgrade
Item Purpose:	New Consultant Contract

Ms. Sowitcky of DAS-CS joined the Meeting to participate in the Board's discussion of this Proposal.

PROPOSED AMOUNT: \$1,496,000

Project Background:

From Form 1105 (4-21-2021)

DOC is requesting the BI-JA-490 engineering study be taken forward into a design/ bid based on option 1-A of the study which is the replacement of the underground heating and cooling distribution piping and replacement of the central plant chillers, cooling towers, boilers and associated pumps and ancillary plant equipment (\$16,977,757).

In addition to the study but related to a project of this nature the DOC is requesting the replacement of the energy management systems of the buildings served by the plant and distribution piping which we estimate at (\$3,500,000).

The BI-JA-490 engineering study determined 3 options:

- **OPTION 1A:** Replace the direct buried high temperature hot water and chilled water piping and replace/upgrade power house equipment. Estimated Construction Cost: \$16,977,757.00
- **OPTION 1B:** Replace direct buried high temperature hot water and chilled water piping with above ground piping and replace/upgrade power house equipment. Estimated Cost: \$19,945,079.00
- **OPTION 2:** Install three new distributed hot water and chilled water distribution plants at the Complex and decommission the power house. One at Cheshire correction, one at Webster, and one at Mason Youth Institution. Cost Estimated: 10,643,116.00

The consultant recommended the 1st option which is to replace the underground piping and upgrade the central plant and the DOC concurs with that recommendation for the following reasons:

- Economy of scale-A central plant can run consistently at higher loads where the equipment is operating most efficiently.
- Conservation Options- A central plant is easier to incorporate co-generation such as a fuel cell into because of the higher and consistent electrical and thermal loads

- Staffing-A single plant requires less staff to operate and maintain than distributed ones.

Note: Consulting Engineering Services, Inc. performed the Study noted above.

In support of this project DAS advertised for BI-JA-496-CMR on May 24, 2023 with responses due by June 23, 2023. DAS anticipates an email notification to the “Best Value” Proposer by October 4, 2023.

Under this proposal (PRB #23-122), DAS is now seeking Board approval of a new Consultant Contract – BI-JA-496-ARC to expend \$1,496,000 for design and construction administration services to support the Project - Cheshire Complex Heating and Cooling System Upgrade.

DAS provided the following narrative in support of this request.

Design three new distributed hot water and chilled water distribution plants at the Complex and decommission the Powerhouse. One at Cheshire Correctional, one at Webster, and one at Manson Youth Institution. The plants may be housed either in existing space within each facility that is currently unused, or within new standalone buildings adjacent to existing hot water and chilled water infrastructure. The new plants will feature redundant equipment to remain operational during an unplanned outage of any single piece of major equipment such as a boiler, chiller, or pump. New hot water and chilled water piping will be provided from each plant to tie into existing loads at each major facility with shut off valves and energy metering valves at each tie-in point. Piping will be looped where possible to increase resiliency of the system.

Prior to the start of the design the scope will include a study of potential all-electric, sustainable, and/or geothermal means of satisfying the heating and cooling demands of the entire complex. This study will determine a rough conceptual design to assess the feasibility of such a system for consideration.

In April 2022 DAS issued a Request for Qualifications for Architect/Engineer (A/E) Consultant Services related to the CMR Construction Manager at Risk Project - Cheshire Complex Heating and Cooling System Upgrade. DAS elicited four (4) responses to the advertisement of which three submittals were considered “responsive”. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. DAS then proceeded to review the submittals and after the completion of the internal review process three firms were selected for short-listed interviews. These firms were as follows, Consulting Engineering Services, Inc., WSP USA, Inc. and AI Engineers, Inc.

Pursuant to the new DAS/CS Process, DAS creates a certified list of the three (3) most highly qualified Consultants.

At the conclusion of the process Consulting Engineering Services, Inc. (“CES”) as the most qualified firm.

The overall construction and total project budget have been established at **\$20,477,757** and **\$27,028,251** respectively. DAS confirmed funding is available.

The overall compensation rate for this basic service is \$1,496,000.

CES Basic Service Fee (#23-122)	ARC Base Fees (\$)	Special Services	Total Fee	Construction Budget (\$)	% of Budget
Schematic Design Phase (152 days)	\$224,500				
Design Development Phase (90 days)	\$299,000				
Construction Document Phase (150 days)	\$523,500				
Bidding Phase	\$75,000				
Construction Administration Phase	\$374,000				
TOTAL BASIC SERVICE FEE (#23-122) (A)	\$1,496,000			\$20,477,757	7.31%

- The April 2022 RFQ elicited four responses. The Selection Panel interviewed three firms and ultimately recommended the retention of Consulting Engineering Services, Inc. The selection was approved by Deputy Commissioner Hobbs on 4/6/2023.
- CES is locally located in Middletown and was originally established in 1994. CES currently has a local staff of 60 employees including 20 electrical engineers and 40 mechanical engineers. CES is operating under a Professional Engineering Corporation License with the CT State DCP as PEC.000577 that is currently active.
- Smith Brothers Insurance reported that CES had experienced ten general or professional policy loss or claims during the past 5 years. Four are closed. None of these claims were related to projects funded by the State of Connecticut.
- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 5/23/23.

Staff followed up with DAS and asked following to clarify:

1. In 2019, DAS retained CES (Informal TL/MEP-0045) to provide a campus wide existing conditions study of the hot/chilled loop and provided options/estimates for replacement of the loop. And, in January 2020, DAS retained WSP USA, Inc. (PRB #20-014/TL1 to ENGY-0027) to perform Energy Audits on the Webster and Manson Youth HET buildings at the Cheshire Complex. Please clarify the following:
 - a) Were any of the services provided by CES in 2019 overlap/duplicated by WSP in 2020?
DAS Response: No
Staff Response: OK
 - b) Were the findings in the CES Study consistent with that of the WSP Energy Audits?
DAS Response: N/A, Study from CES was prior to WSP Study
Staff Response: OK
 - c) Were any Energy Cost Reduction Measures (ECRMs) identified?
DAS Response: N/A
Staff Response: OK
 - d) Does this CES Proposal address ECRMs and Governor Lamont’s EO1 sustainability goals?
DAS Response: Yes, CES plans to study all sustainability requirements within the first phase the project. These items would be costed, and the energy savings would be calculated. These results would be shared with state and the end user to make sure the project goals align with the budget moving forward.
Staff Response: OK
2. Please clarify why the fourth Respondent to the RFQ – LXC Engineering Group, LLC – was not interviewed.
DAS Response: No. Not qualified.

Staff Response: OK

3. In the April 14, 2022 RFQ, Sections 3.4 and 3.5, it states the three most highly qualified Consultants will be required to submit an initial cost proposal to DAS. However, in the Selection Approval Memorandum (DAS Form 1267) – Items 3 and 4 – state the two most highly qualified Consultants were required to submit DAS Form 1264 fee proposal. Please reconcile the differences in the RFQ identifying three highly qualified consultants submitting cost proposals with that of the Selection Approval identifying only two highly qualified fee proposals were reviewed.
DAS Response: Yes.
Staff Response: Staff discussed this with DAS. The third qualified Consultant had exceeded their contractual limitations based on DAS-CS Guidelines and was determined ineligible for this Contract. OK
4. Why is Pre-Design phase not identified as a separate phase? Is it part of SD Phase? Does 152 calendar days for SD phase include 45 days for Pre-Design phase?
DAS Response: Yes, The Pre-Design phase was to verify and review all the project goals are being captured and to perform initial calculation on any ECMs that were going to be started. The options that are selected would then be designed more within the SD phase to ensure the total project costs are being maintained.
Staff Response: Staff discussed with DAS and the 152 day is inclusive of the 45 day Pre-Design phase. OK
5. Please provide initial cost proposal, cost proposal template spreadsheet, a list of all proposed sub-consultants and their respective scopes of work, and clarifications and/or exclusions to the Consultant's fee proposal from the other two firms – WSP USA, Inc. and AI Engineers, Inc.
DAS Response: Yes.
Staff Response: DAS provided DAS Form 1264 for each of the three qualified Consultant. All were reviewed. OK
6. Please provide the negotiation team's review, summary and recommendations before meeting with the best value firm.
DAS Response: No response.
Staff Response:
7. Provide letter of recommendation submitted to Dep. Commissioner Hobbs.
DAS Response: Will do. Submitted.
Staff Response: Staff reviewed. OK
8. Please clarify if the Consultant – CES – provided a Staffing Matrix identifying their efforts for this Project and, if yes, please provide a copy of the Matrix.
DAS Response: No, Staffing was noted on Consultant's Total Fixed-Fee Proposal.
Staff Response: DAS Form 1264 included Staff for the Consultant and Sub-Consultants hourly rates, but not a staffing matrix identifying their efforts during each Phase of this Project. This matrix should be included in this Proposal.
9. Maier Design Group, a sub-consultant providing ARC Services indicated the CA Phase is 365 days. Please clarify if this properly reflects the Consultant's CA Phase duration and if accurate it should be incorporated into the Contract for CA services.
DAS Response: Yes, CES and Maier Design are committed to provide all CA services required. The initial schedule is an estimate based on what we feel will be required to complete the project.

The design team will coordinate with the construction manger the exact CA schedule and then coordinate with the state and end user the exact CA site visit schedule.

Staff Response: DAS did not address the addition of language in the Contract identifying a 365-day Construction Phase.

RECOMMENDATION: Staff recommend suspension of this Proposal pending response from DAS. The A/E basic fee of 7.31% of construction cost is within the DCS guideline of 10.75%. (Group C Renovation - per RFQ).

- The April 2022 RFQ elicited four responses. The Selection Panel interviewed three firms and ultimately recommended the retention of Friar Architecture, Inc. The selection was approved by Deputy Commissioner Hobbs on 4/6/2023.
- CES is locally located in Middletown and was originally established in 1994. CES currently has a local staff of 60 employees including 20 electrical engineers and 40 mechanical engineers. CES is operating under a Professional Engineering Corporation License with the CT State DCP as PEC.000577 that is currently active.
- Smith Brothers Insurance reported that CES had experienced ten general or professional policy loss or claims during the past 5 years. Four are closed. None of these claims were related to projects funded by the State of Connecticut.
- The submittal is accompanied by a Campaign Contribution Affidavit notarized on 5/23/23.

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #23-122 – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB FILE #23-122, pending receipt of additional information from DAS. The motion passed unanimously.

9. NEXT MEETING – Thursday, August 10, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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