

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 8, 2024

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United States, Hartford

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Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Staff Present – solely by means of electronic equipment:

Thomas Jerram

Guests Present – solely by means of electronic equipment:

Jenna Padula, DAS-RECS
David Barkin, DAS-RECS
Mary Taylor, DAS-RECS

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 July 3, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:45. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 24-100-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

Upon completion of the Board’s review of this Proposal Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:03. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #: 24-098
Origin/Client: DAS/DAS
Transaction/Contract Type: AE / Task Letter
Project Number: BI-2B-414
Contract: OC-DCS-ENGY-0030
Consultant: Veolia Sustainable Buildings USA East, Inc (f/k/a SourceOne)
Property: Hartford, Capitol Ave (490)
Project purpose: CAS Decarbonization Study
Item Purpose: Task Letter #3A

PROPOSED AMOUNT: \$13,050

At the March 9, 2023 SPRB Meeting, the Board, under PRB #23-029, approved Contract Amendment #2 to OC-DCS-ENGY-0030 to increase the maximum total cumulative fee to \$900,000, an increase of \$400,000.

And, under PRB #23-059, the SPRB approved Task Letter #3 in the amount of \$247,100 to compensate the Consultant (Source One, Inc. DE) for providing services for this Project, with the following Scope of Work:

Provide study on Decarbonization option for the Capitol Area System.

Phase 1 Scope:

- 1) Screening Assessment: Study Kickoff – client workshop #1
- 2) Total Energy Requirements. Design Basis
- 3) Regulatory Evaluation
- 4) Demand Side Evaluation
- 5) Thermal Distribution System Evaluation
- 6) Supply Side Evaluation
- 7) Initial Screening Assessment Results

Phase 2 Scope:

- 8) Advance Technical Development
- 9) Regulatory and Financing Strategies
- 10) Develop Capital and Operating Budgets

Task Letter #3 included specific Deliverables for each of the two phases and each Deliverable was as follows:

Task	Estimated Weeks from NTP
Phase 1 Screening Assessment	
Internal Mobilization	1
Study Kickoff – Client Workshop #1	2
Deliverable – Memo confirming scenarios, inputs and assumptions confirmed by the State	3
Regulatory Evaluation	5
Demand Side Evaluation	10
Distribution & Geothermal System Evaluation	10
Supply Side Evaluation	11
Deliver Results of Initial Screening Assessment	
Client Feedback & Confirm Advancement to Feasibility Phase	15
Phase 2: Feasibility Study	
Detailed operating budgets	16
Reconvene w/ regulatory authorities and refresh related assumptions, costs, schedules	16
Advance level of design	18
Advance cost estimates	19
Prepare Final Report/ Exec Presentation	20
Deliver Final:	21

Amendment #3 to the Contract to Extend Expiration Date to September 3, 2024, was approved under PRB #24-009, on February 8, 2024.

DAS-RECS informs the Board that Amendment #4 to the On-Call Contract, dated 3/27/2024, substituted Veolia Sustainable Buildings USA EAST, Inc. for the original Consultant’s name, SourceOne Inc.

Under this Proposal (PRB #24-098), DAS-RECS and DAS seek SPRB approval of Task Letter #3A in the amount of \$13,050 to compensate the Consultant (Veolia) for providing services for this Project, with the following Scope of Work:

1. Prep for Public Scoping Meeting for the CAS including additional meetings with DAS.
2. Review and comment on questions posed during the Public Scoping Meeting in memo form to DAS.
3. Additional project meetings and correspondence with off takers.
4. Complete additional analyses for development of deliverables to accommodate an extended RFI process between the State and off-takers and the State’s concurrent request to maintain schedule with assumptions until actual data became available.

A breakdown of the fee structure is as follows:

- 2A. CEPA Public Scoping:** Six Thousand Five Hundred Dollars (**\$6,500.00**); based upon 16 hours Project Manager @ \$275.00/hour and 10 hours Senior Engineer @ \$210/hour.
- 2B. RFIs & Meetings:** Six Thousand Five Hundred Fifty Dollars (**\$6,550.00**); based upon 20 hours Project Manager @ \$275.00/hour and 5 hours Senior Engineer @ \$210/hour.

Items #1 and #2 above (Fee #2A) were subsequently requested from DAS-RECS that the Consultant provide services relative to the CEPA Statutes and June 2023 Public Scoping Meeting preparation and responses, not included in the scope of Task Letter #3. It is noted that the two current On-Call EPA-PLN Series Contracts were not approved by OAG until mid-October 2023 and the prior Series had expired in January 2023.

In Items # 3 and #4 above (Fee #2B) the Consultant is seeking compensation for their effort beyond what was contemplated in Task Letter #3. The Consultant’s original request was subsequently modified after DAS-RECS Staff reinforced the terms of the On-Call Contract, the Consultant’s Procedure Manual and the Task Letter itself.

OC-DCS-ENGY-0030	SourceOne Inc	\$300,000	21-181
Amend #1	Increase to:	\$500,000	22-036
Amend #2	Increase to:	\$900,000	23-029
Amend #3			24-009
Amend #4	Veolia Sustainable Buildings USA East, Inc		
Task Letter #1	CDECCA Feasibility/Upgrades	\$265,050	(22-008) terminated
Task Letter #1	CDECCA Feasibility/Upgrades	\$320,066	(22-062)
Task Letter #1A	CDECCA Feasibility/Upgrades	\$100,896	(22-179)
Task Letter #2	CDECCA Feasibility/Upgrades	\$50,000	(Informal)
Task Letter #3	CDECCA Feasibility/Upgrades	\$247,100	(23-059)
Task Letter #3A	CDECCA Feasibility/Upgrades	\$13,050	(24-098)
	Total Committed Funds	\$731,112	
	Maximum Total Fee	\$900,000	
	Uncommitted (Remaining)	\$168,888	

RECOMMENDATION:

It is recommended that SPRB approve Task Letter #3A for Veolia in the amount \$13,050.

- DAS-RECS confirmed funding is available for the Task Letter.
- The current On-Call Contract, as amended, includes a maximum cumulative fee of \$900,000 and a September 3, 2024 expiration date.
- Following this Task Letter #3A the On-Call Contract will have \$168,888 available in unspent funds.

PROPOSED AMOUNT: \$247,100

At the March 9, 2023 SPRB Meeting, the Board, under PRB #23-029, approved Contract Amendment #2 to OC-DCS-ENGY-0030 to increase the maximum total cumulative fee to \$900,000, an increase of \$400,000.

On December 12, 2022, engaged the Consultant via an Task Letter #2 (Informal) to the same Contract, to provide a CAS Feasibility Study/CDECCA Plant Upgrades. The Consultant’s professional fee was \$50,000

Under PRB #22-179 TASK LETTER #1A was approved in amount of \$100,895.60 to compensate the Consultant for providing design services for this Agency-Administered Project.

Under PRB #22-062, TASK LETTER #1 was approved in the amount of \$320,066 (NTE) to compensate the Consultant for professional services related to the technical due diligence and support leading to financial close of the Purchase and Sale Agreement and relocation of CAS pumping equipment and upgrades to the CAS. The Scope of Work was outlined in Phase 1 and 2 of the project.

DAS/DCS informed Staff that a previous Task Letter #1 with similar scope, approved in January 2022 under PRB #22-008, was executed and subsequently terminated with no services performed by the Consultant and no cost to the State.

And, at the March 7, 2022 SPRB Meeting, the Board, under PRB #22-036 approved Contract Amendment #1 to OC-DCS-ENGY-0030 to increase the maximum total cumulative fee to \$500,000, an increase of \$200,000.

Under this Proposal (PRB #23-059), DCS is seeking SPRB approval of TASK LETTER #3 in the amount of \$247,100 to compensate the Consultant (Source One, Inc. DE) for providing services for this Project, with the following Scope of Work:

The scope of work for Task No. 3 includes, but is not limited to the following:

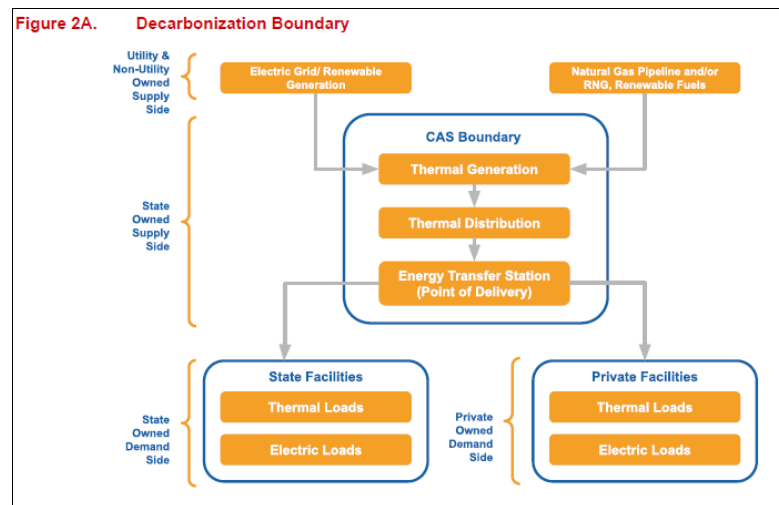
Provide study on Decarbonization option for the Capitol Area System.

Phase 1 Scope:

- 11) Screening Assessment: Study Kickoff – client workshop #1
- 12) Total Energy Requirements. Design Basis
- 13) Regulatory Evaluation
- 14) Demand Side Evaluation
- 15) Thermal Distribution System Evaluation
- 16) Supply Side Evaluation
- 17) Initial Screening Assessment Results

Phase 2 Scope:

- 18) Advance Technical Development
- 19) Regulatory and Financing Strategies
- 20) Develop Capital and Operating Budgets



DCS provided a breakdown of how the Consultant's \$247,100 fee was calculated as follows:

<p>2A. Screening Assessment: Is not to exceed the amount of One Hundred Ninety-Two Thousand Seven Hundred Four Dollars (\$192,704.00) broken down as follows:</p> <ul style="list-style-type: none"> a. Task 1 Client Kickoff Workshop #1 (60 hours): \$20,630.00 b. Task 2 Total Energy Requirements/Design Basis (11 hours): \$3,641.00 c. Task 3 Regulatory Evaluation (60 hours): \$13,620.00. d. Task 4 Demand Side Evaluation (206 hours): \$51,200.00 e. Task 5 Thermal Distribution System Evaluation (126 hours): \$28,224.00 f. Task 6 Supply Side Evaluation (138 hours): \$29,700.00 g. Task 7 Screening Assessment Results, Workshop #2 (188 hours): \$45,689.00 <p>2B. Feasibility Study: Is not to exceed the amount of Fifty-Four Thousand Three Hundred Ninety-Six Dollars (\$54,396.00) broken down as follows:</p> <ul style="list-style-type: none"> a. Task 8 Advance Technical Development (109 hours): \$24,152.00 b. Task 9 Regulatory and Financing Strategies (37 hours): \$8,084.00 c. Task 10 Develop Capital and Operating Budgets (96 hours): \$22,160.00

Deliverables are provided in the following table:

Task	Estimated Weeks from NTP
Phase 1 Screening Assessment	
Internal Mobilization	1
Study Kickoff – Client Workshop #1	2
Deliverable – Memo confirming scenarios, inputs and assumptions confirmed by the State	3
Regulatory Evaluation	5
Demand Side Evaluation	10
Distribution & Geothermal System Evaluation	10
Supply Side Evaluation	11
Deliver Results of Initial Screening Assessment	14
Client Feedback & Confirm Advancement to Feasibility Phase	15
Phase 2: Feasibility Study	
Detailed operating budgets	16
Reconvene w/ regulatory authorities and refresh related assumptions, costs, schedules	16
Advance level of design	18
Advance cost estimates	19
Prepare Final Report/ Exec Presentation	20
Deliver Final:	21

DCS provided the following narrative within the Form 1105 in support of this request.

The following decarb study scope has been added to the original 1105: EO 21-3 calls for executive branch state agencies to take significant actions within their authority to reduce carbon emissions. With the acquisition of the CDECCA plant in 2022 and intended upgrades to the equipment within the plant, the state now has the opportunity to take decisive action to address these Executive Orders.

Decarbonization involves the entire supply and demand chain of energy source, generation, distribution and end use. The proposed study involves the use of decarbonized Utility and Non-Utility supply options, State owned supply side options and both State and Private demand sides.

The options for supply side include but are not limited to the following:

1. Hybrid of Heat pumps and electric boilers
2. 100% electric boilers
3. 100% heat pumps (ground source or air source)
4. Hybrid of Heat pumps & Natural Gas Condensing boilers that are capable of transitioning to cleaner fuels
5. 100% Natural Gas Condensing boilers capable of transitioning to cleaner fuels

6. Other

The options for demand side include but are not limited to the following:

1. Reduce loads via energy efficiency at public and private facilities and reduce heating supply temperature
2. Reduce loads via energy efficiency at public facilities and keep heating supply temperature as is
3. Keep loads and heating supply as is

Phase 2: Construction (Phased)

- A. Provide construction administration services such as bid and submittal reviews.
- B. Cap Ave complex conversion to hot water.

Source One has been selected for the following Tasks under the On-Call Contract.

• Task Letter #1	CDECCA Feasibility/Upgrades	\$265,050	(22-008) terminated
• Task Letter #1	CDECCA Feasibility/Upgrades	\$320,066	(22-062)
• Task Letter #1A	CDECCA Feasibility/Upgrades	\$100,896	(22-179)
• Task Letter #2	CDECCA Feasibility/Upgrades	\$50,000	(Informal)
• Task Letter #3	CAS Decarbonization Study	\$247,100	(23-059-pending)
Total Fee to Date:		\$470,962	

RECOMMENDATION:

It is recommended that SPRB approve Task Letter #3 for Source One, Inc (DE) in the amount \$247,100.

- DCS confirmed funding is available for the Task Letter.
- The Board approved the current On-Call Contract for a maximum fee of \$300,000 and a term that expires on 3/01/2024 (PRB #21-181) and amended the On-Call Contract to increase the maximum cumulative fee to \$500,000 (PRB #22-036) and a second increase to \$900,000 (PRB #23-029).
- Following this Task Letter #3 the On-Call Contract will have \$181,938 available in unspent funds.

FROM PRB #22-179

PROPOSED AMOUNT: \$100,895.60

At its meeting held on April 7, 2022 the State Properties Review Board voted, under PRB #22-062, to approve TASK LETTER #1 in the amount Not-to-Exceed (NTE) \$320,066 to compensate the Consultant (Source One, Inc. DE) for professional services related to the technical due diligence and support leading to financial close of the Purchase and Sale Agreement and relocation of CAS pumping equipment and upgrades to the CAS. The Scope of Work was outlined in Phase 1 and 2 of the project.

DAS/DCS informed Staff that a previous Task Letter #1 with similar scope, approved in January 2022 under PRB #22-008, was executed and subsequently terminated with no services performed by the Consultant and no cost to the State.

And, at the March 7, 2022 SPRB Meeting, the Board, under PRB #22-036 approved Contract Amendment #1 to OC-DCS-ENGY-0030 to increase the maximum total cumulative fee to \$500,000, an increase of \$200,000.

Under this Proposal (PRB #22-179), DCS is seeking SPRB approval of TASK LETTER #1A in the amount of \$100,895.60 to compensate the Consultant (Source One, Inc. DE) for providing services for this Agency-Administered Project, with the following Scope of Work:

The scope of work for Task No. 1A includes, but is not limited to the following:

Additional inspections and testing of the cooling tower system, condenser water piping, motor control centers and transformers. Once the inspections and testing have been completed, conduct a final review of the findings and incorporate into report outlining the specific deliverables from each firm including current conditions, risks of failure, recommended actions (including order of magnitude costs), proposed phasing plans and timing.

Summary of testing to be conducted:

1. Cooling Tower System
2. Condenser Water Piping
3. Motor Controls Sensors
4. Transformers

DCS has authorized Source On to engage the services of a sub-consultant - Waldron Engineering & Construction, Inc. - of Exeter, NH to provide the inspection and testing services for a total fee of \$70,240.

DCS provided the following narrative in support of this request.

As a result of the findings of the due diligence study, it was determined that additional inspections and testing of the cooling tower system, condenser water piping, motor control centers and the transformers are warranted. Once the inspections and testing have been completed, SourceOne and Waldron will perform a review of the findings and incorporate them into a memo report outlining the specific deliverables from each firm including current conditions, risks of failure, recommended actions (including order of magnitude costs), proposed phasing plans and timing. All reviews and recommendations will be directed in consideration of the State's future operational needs.

DCS provided a breakdown of how the Consultant's fee was calculated as follows:

The above T1A fee was negotiated as follows:	
T1A Basic Fee:	\$ 100,895.60
• Cooling Tower Inspection:	\$ 12,850.00
• Electrical Inspection	\$ 27,490.00
• Piping Wall Thickness Inspection	\$ 15,100.00
• Review/Report/PM/Admin	\$ 14,800.00
• Subcontractor Markup	\$ 7,024.00
• Project Management	\$ 12,250.00
• Task Letter 1 Vendor Markup Allowance	\$ 11,381.60
The statutory funding authority is PA#1 2015; SEC 20-16.	
NOTE: The negotiated fee includes sub-consultant mark-up allowance from Task Letter One. Due to the time sensitive nature of the original task the consultant did not include the markup in their proposal. DAS Facilities Management agreed to include those cost in this supplemental task letter.	

Source One has been selected for the following Tasks under the On-Call Contract.

• Task Letter #1	CDECCA Plant Acquisition (NTE Fee)	\$265,050	(22-008) terminated
• Task Letter #1	CDECCA Plant Acquisition (NTE Fee)	\$320,066	(22-062)
Total Fee to Date:		\$320,066	

RECOMMENDATION:

It is recommended that SPRB approve Task Letter #1A for Source One, Inc (DE) in the amount \$100,895.60.

- DCS confirmed funding is available for the Task Letter.
- The Board approved the current On-Call Contract for a maximum fee of \$300,000 and a term that expires on 3/01/2024 (PRB #21-181) and amended the On-Call Contract to increase the maximum cumulative fee to \$500,000 (PRB #22-036).

FROM PRB #22-062

PROPOSED AMOUNT: NTE \$320,066

At its meeting held on January 18, 2022 the State Properties Review Board voted, under PRB #22-008, to approve TASK LETTER #1 in the amount Not-to-Exceed (NTE) \$265,050 to compensate the Consultant (Source One, Inc. DE). The Consultant's Scope of Work was to include Phase 1 & Phase 3 Services (Phases 2 & 4 were identified as future services), to provide technical due diligence and support leading to financial close as follows:

Phase 1:

1. Establish RFI process and secure data room for transfer of information.
2. Conduct two day site walk with all stakeholders to survey property and establish scope bounds of due diligence period.
3. Conduct interviews with operational staff on recent changes to plant from electrical generating facility to thermal supply facility.
4. Review and comment of related documents outlined in proposal.
5. Provide technical due diligence and owners representation of technical related matters pertaining to acquisition of CDECCA plant including items outlined in proposal.
6. Request and review complete asset inventory/ database and assign action items to each major piece of equipment relative to execution of PSA
7. Prepare Scope Of Work/ RFP, review, administer and manage specialty consultants for purposes of supporting due diligence efforts
8. Utility commodity procurement strategy and options review

Phase 3:

1. Options and strategy assessment for relocating pump house system within plant
2. Concept sketches to convey level of design and installation effort to arrive at milestone schedules.
3. Evaluation of phasing (design and construction options) for optimizing existing temporary hot water boiler and distribution system at pump house and incorporating into plant capital renewal goals of converting from steam to hot water.
4. Development of millstone schedule showing options under consideration and their impact on key dates and currently operations.

5. Conduct supporting cost benefit analysis for the options identified.

DAS/DCS informed Staff that Task Letter #1, approved in January 2022 was executed and subsequently terminated with no services performed by the Consultant and no cost to the State.

At the March 7, 2022 SPRB Meeting, the Board, under PRB #22-036 approved Contract Amendment #1 to OC-DCS-ENGY-0030 to increase the maximum total cumulative fee to \$500,000, an increase of \$200,000.

Under this Proposal (PRB #22-062), DCS is seeking SPRB approval of TASK LETTER #1 in the amount Not-to-Exceed (NTE) \$320,066 to compensate the Consultant (Source One, Inc. DE) for providing services related to the technical due diligence and support leading to financial close of the Purchase and Sale Agreement and relocation of CAS pumping equipment and upgrades to the CAS.

The Scope of Work is outlined below in two (2) separate phases. The overall proposed program of services for this task to support the State with the acquisition and successful operation of the Capitol District Energy Center Cogeneration Association (CDECCA) Plant includes Phase 1 and 2.

Phase 1:

1. Establish RFI process and secure data room for transfer of information
 - a) Prepare, submit and manage RFI to Hull St Energy LLC (Seller) on behalf of the State (Purchaser) for technical and operational due diligence information
 - b) Establish secure data room for storing and transferring data
 - c) Track and follow up on RFI's and adjust due diligence schedule accordingly
 - d) Deliverables:
 - 1) managed and organized RFI process with data room files organized by system/area accessible for future reference
 - 2) Turnover document register to State of CT
2. Conduct two day site walk with all stakeholders to survey property and establish scope bounds of due diligence period.
 - a) Document and markup most recent versions of as-built plans and general arrangements in order to establish points of demarcation between Buyer, Seller and essential utility services such as natural gas, electricity, water and sewer.
 - b) Deliver written plan and recommendations on preferred position to support buyer/seller negotiations or post asset operation/renewal.
 - c) Identify specialty consultants and contractor work packages to support Buyer's due diligence.
 - d) Deliverables:
 - 1) Interim letter report indicating any systems requiring further detailed inspection or investigation necessary within the PSA defined due diligence period
 - 2) Reports of visual observations of existing conditions and recommendations to remedy and identified anomalies, by system/area of plant.
 - 3) A meeting will be conducted following the presentation of the interim letter report to determine if findings under this task warrant a change in due diligence strategy, schedule or scope.
3. System/ Operating condition assessments and documentation review
 - a) Conduct interviews with operational staff on recent changes to plant from electrical generating facility to thermal supply facility
 - b) Deliverables:
 - a) Summary matrix of major systems/equipment along with narrative on identified risks and recommendations regarding future configuration and operation of the plant
 - b) Report documenting changes made by seller with respect to repurposing the plant from electric to thermal only.
 - c) Summary report of overall condition of the plant based on both visual

- observations, seller Q&A sessions, and seller provided conditions assessment field testing, inspections and major maintenance reports.
4. Review and comment on the following documents
 - a) Subcontracts for plant operations and maintenance
 - b) Major equipment overhaul history, field and inspection reports

 5. Provide technical due diligence and owners representation of technical related matters pertaining to acquisition of plant including the following:
 - a) Conduct observational level condition assessment based on two day site walkdown
 - b) Review existing asset condition assessments of plant systems and equipment, as provided by Seller
 - c) Review field testing, inspections and major maintenance reports, as provided by Seller
 - d) Define and confirm specific points of demarcation/ownership on official general arrangement/site plan
 - e) Review and comment on RFP's, scope of work packages and associated deliverables issued and managed by the State of CT for acquisition support services
 - f) Review and comment on third party/contractor technical reports commissioned by State of CT
 - g) Survey and define excluded systems and equipment to support decommissioning plan
 - h) Scope and specify decommissioning plan for non-essential equipment (i.e. electric generating assets)
 - i) Conduct utility capacity assessment based on information provided by Seller and review powering of remaining equipment from local utility, based on Seller provided data
 - j) Lead introductory call with gas and electric utility to discuss options for service mains and tariff structure.

Prepare Scope of Work / RFP, review and administer for the following specialty consultants (to be retained by the State) for purposes of supporting the State of Connecticut (Purchaser)'s Due Diligence efforts, as required

- a. Environmental consulting firm to conduct required level of site environmental assessment
- b. Environmental consulting firm to conduct air permit review
- c. Civil and structural assessment for the following systems
 - i. Building core & shell structural evaluation, excluding internal thermal and power generation structures (By State retained consultants)
 - ii. Internal structural evaluation, including internal thermal and power generation structures, i.e. Heat Recovery Steam Generator (HRSG). Surveying consulting firm to conduct required level of site assessment

Phase 2:

Develop alternate concepts for relocating pump house system within plant and reaching end goal of converting from a steam to hot water system. Score and rank concepts for consideration to determine appropriate strategy in development of a plan for repowering the facility with hot and chilled water production to service the long-term needs of the CAS. This scope of work shall also include:

1. Options and strategy assessment for relocating pump house system within plant
2. Concept sketches to convey level of design and installation effort to arrive at milestone schedules.
3. Evaluation of phasing (design and construction options) for optimizing existing temporary hot water boiler and distribution system at pump house and incorporating into plant capital renewal goals of converting from steam to hot water

4. Development of milestone schedule showing options under consideration and their impact on key dates and current operations.
5. Conduct supporting cost benefit analysis for the options identified

Deliverables:

1. Memo report outlining options and recommendations for relocating pump house operations inside seller's facility
2. Conceptual equipment arrangement plans for pump house equipment relocation options
3. Milestone schedule for pump house equipment relocation
4. Cost opinion of pump house equipment relocation based on concept level design and construction activity

A breakdown of the Consultant's proposed fee NTE (\$320,066) is as follows:

Phase 1: Total fee \$235,010

- a. Establish RFI process (32 hrs.): \$7,150
- b. Initial Site Walk, operation interviews, due diligence scope and work plan: \$45,176
- c. System / operating condition assessments and documentation: \$88,368
- d. Decommissioning scope and equipment removal strategy: \$94,316

Phase 2: Total fee \$85,056

- a. Strategy and options assessment for relocation of pump house system within new plant: \$85,056

Source One has been selected for the following Tasks under the On-Call Contract.

• Task Letter #1	CDECCA Plant Acquisition (NTE Fee)	\$265,050	(22-008)
Total Fee to Date:		\$265,050	

DAS/DCS informed Staff that Task Letter #1, approved in January 2022 under PRB #22-008 was executed and subsequently terminated with no services performed by the Consultant and at no cost to the State.

RECOMMENDATION:

It is recommended that SPRB approve Task Letter #1 for Source One, Inc (DE) in the amount NTE \$320,066.

- DCS confirmed funding is available for the Task Letter.
- The Board approved the current On-Call Contract for a maximum fee of \$300,000 and a term that expires on 3/01/2024 (PRB #21-181) and amended the On-Call Contract to increase the maximum cumulative fee to \$500,000 (PRB #22-036).

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #24-100-A – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #24-100-A. The motion passed unanimously.

PRB FILE #24-098 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #24-098. The motion passed unanimously.

9. NEXT MEETING – Thursday, July 11, 2024 – will be held solely by means of electronic

equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

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