

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 12, 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 in Suite 2035, 450 Columbus Blvd, Hartford. Pursuant to the statute, this Meeting was also held 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

Members Absent:

William Cianci

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Guests Present – solely by means of electronic equipment:

Jenna Padula, DAS-RECS
David Barkin, 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 August 8, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB # 24-118
Transaction/Contract Type RE – Lease
Origin/Client DAS/DVA
Property: Rocky Hill, West St (287) – Veterans’ Campus
Lessee: Department of Connecticut Veterans of Foreign Wars of the United States, Inc.
Project Purpose: New 5-year Lease & Relocate Tenant
Item Purpose: New 5-Year Lease

At the August 27, 2018 SPRB Meeting, under PRB #18-141, the SPRB approved a five-year Lease for Department of Connecticut Veterans of Foreign Wars of the United States, Inc. (VFW) continued use of 2,635 square feet of office space located in Building #7, located at 287 West Street in Rocky Hill. The rental rate was \$2,200/year, or \$0.83/sf. The Lease term expires on April 30, 2023.

And, on November 2, 2020, under PRB #20-211, SPRB approved a First Amendment to Lease to relocate the Lessee to 2,266 square feet in Building #50 at 287 West Street in Rocky Hill. The rental rate remained unchanged at \$2,200 per year.

Under this Proposal (PRB #24-118), DAS and DVA now seek approval for a new 5-year Lease for use and occupancy of 2,266 square feet on the first floor of Building #50 at 287 West Street in Rocky Hill.

Based on information contained in this Proposal, the First Amendment to Lease approved by the Board in November 2020 was not fully executed as the Lessee was not relocated in 2020.

Description	PRB #18-141	PRB #24-118
Lessee	Veterans of Foreign Wars of the United States	Department of Connecticut Veterans of Foreign Wars of the United States, Inc.
Building/Leased Premises	Building #7, 1 st floor, 2,635 SF	2,266 SF, First Floor & Shared Space Areas
Use	offices	Office/storage use Monday thru Saturday from 7:00 a.m. to 8:00 p.m.
Lease Term	5 year commencing May 1, 2018, upon AG approval	5-Year Term, commencing upon AG approval
Annual Rent	\$2,200 (\$0.83/SF)	\$2,200/year (\$0.97/SF)
Renewal Term (years)	5 year extension at same rate	Two, 5-Year Terms with 90-day advance notice, \$2,200/year
Lessee’s Additional Rent	Air conditioning; recycling and housekeeping services; task lighting; window washing. In addition lessee is responsible for routine maintenance & repairs; insurance, property taxes (if any) & any repairs due to the negligence of Lessee, its employees, clients or invitees	Same
Services Provided @ Lessor’s Cost	Lessor is responsible for maintenance of building exterior and structural portions of the premises, public portions of the building, and the plumbing, electrical, heating and ventilating systems, and parking lot maintenance.	Same
Insurance	Meets standard state requirements contained within Section 10 of Lease	Same
Assignment & Subletting	Requires prior written consent of Lessor	Same
Lease Termination	Lessor may terminate in the event of Lessee’s default or at any time with 90 days notice	Same

RECOMMENDATION: Staff recommends approval for the Lease for continued occupancy and to relocate the Lessee to Building #50. The annual rent helps to offset DVA operating expenses in exchange for VFW providing in-kind services to DVA clientele.

At the August 27, 2018 SPRB Meeting, under PRB #18-141, the SPRB approved a five-year Lease for Veterans of Foreign Wars of the United States’ (VFW) continued use of 2,635 square feet of office space located in Building #7, located at 287 West Street in Rocky Hill. The rental rate was \$2,200/year, or \$0.83/sf. The Lease term expires on June 30, 2023.

Under this Proposal (PRB #20-211), DAS and DVA are now seeking SPRB approval to amend the terms of the Lease to relocate the Lessee to 2,266 square feet in Building #50 at 287 West Street in Rocky Hill. The rental rate remains unchanged at \$2,200 per year.

DESCRIPTION	#18-141	SUBJECT LEASE-OUT
Lessee	Veterans of Foreign Wars of the United States	#20-211 – First Amendment
Building/Leased Premises	Building #7, 1 st floor, 2,635 SF	2,266 SF, First Floor & Basement, Building #50, 287 West Street, Rocky Hill
Use	offices	Office use and assembly meetings, Monday thru Saturday from 7:00 a.m. to 8:00 p.m.
Lease Term	5 year commencing May 1, 2018, upon AG approval	Ending June 30, 2023
Annual Rent	\$2,200 (\$0.83/SF)	\$2,200 (\$0.97/SF)
Renewal Term (years)	5 year extension at same rate	Same
Lessee’s Additional Rent	Air conditioning; recycling and housekeeping services; task lighting; window washing. In addition lessee is responsible for routine maintenance & repairs; insurance, property taxes (if any) & any repairs due to the negligence of Lessee, its employees, clients or invitees	See Lease Exhibit C. Lessee furnishes its own t-comm. /data service, housekeeping and window washing. In addition, Lessee is responsible for routine maintenance & repairs; insurance, property taxes (if any) & any repairs due to the negligence of Lessee, its employees, clients or invitees
Services Provided @ Lessor’s Cost	Lessor is responsible for maintenance of building exterior and structural portions of the premises, public portions of the building, and the plumbing, electrical, heating and ventilating systems, and parking lot maintenance.	See Lease Exhibit C. In general, Lessor is responsible for all services and utilities, common areas, and central building equipment.
Insurance	Meets standard state requirements contained within Section 10 of Lease	Lessee will maintain liability insurance \$1,000,000 occurrence/\$2,000,000 aggregate; and insurance against all risk or loss to any tenant improvement, betterment, personal property, trade fixture. Workers Compensation and Employers Liability coverage shall be maintained in compliance with state law. Minimum level of Employers Liability coverage is \$100,000 each accident, \$300,000 Disease-Policy Limit, \$100,000 each employee.
Assignment & Subletting	Requires prior written consent of Lessor	Requires prior written consent of Lessor
Lease Termination	Lessor may terminate in the event of Lessee’s default or at any time with 90 days notice	Lessor may terminate in the event of Lessee’s default or at any time with 90 days notice

During the review of this Proposal Board members questioned the different per sf rental rates and VVA/VFW providing in-kind services to DVA clientele.

Under PRB #18-141, the Board approved the new VFW Lease. At that time DAS and DVA determined that DVA must work with its non-profits to better quantify the value of the in-kind services provided to DVA clientele at which time the value of the in-kind services can be applied to offset rent.

The Board requested an update from DAS with respect to DVA providing any quantification of the value of these in-kind services.

RECOMMENDATION: Staff recommends approval for the First Amendment to Lease to relocate the Lessee to Building #50. The annual rent helps to offset DVA operating expenses in exchange for VFW providing in-kind services to DVA clientele.



From PRB #18-141

The Veterans of Foreign Wars of the United States has been leasing these premises under similar terms (16-049 1-yr term), except that before 2010 (PRB #10-093) the prior rental rate was \$1.00 per year. The current rate is \$0.83/SF which was set by the DVA in 2010 to cover a portion of the operating expenses.

In 2010, DAS sought to increase the rental rate to recapture more of the State’s operating expenses. VFW responded in that they are providing services to DVA clientele and absent VFW’s efforts, those services either won’t be available, or DVA would bear the expense. DAS and DVA determined that DVA must work with its non-profits to better quantify the value of the in-kind services provided to DVA clientele at which time the value of the in-kind services can be applied to offset rent.

The terms of the lease are as follows:

DESCRIPTION	#18-141
Lessee	Veterans of Foreign Wars of the United States
Building/Leased Premises	#7, 1 st floor, 2,635 SF
Use	offices
Lease Term	5 year commencing May 1, 2018, upon AG approval
Annual Rent	\$2,200 (\$0.83/SF)
Renewal Term (years)	5 year extension at same rate
Lessee’s Additional Rent	Air conditioning; recycling and housekeeping services; task lighting; window washing. In addition lessee is responsible for routine maintenance & repairs; insurance, property taxes (if any) & any repairs due to the negligence of Lessee, its employees, clients or invitees
Services Provided @ Lessor’s Cost	Lessor is responsible for maintenance of building exterior and structural portions of the premises, public portions of the building, and the plumbing, electrical, heating and ventilating systems, and parking lot maintenance.
Insurance	Meets standard state requirements contained within Section 10 of Lease
Assignment & Subletting	Requires prior written consent of Lessor
Lease Termination	Lessor may terminate in the event of Lessee’s default or at any time with 90 days notice

RECOMMENDATION - Board approval of the standard lease-out agreement at an annual of \$2,200 for a 1 year term is recommended.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #: 24-117
Origin/Client: DAS/DVA
Transaction/Contract Type: AE / Task Letter
Project Number: BI-C-300
Contract: OC-DCS-CAM-0012
Consultant: D.H. Bolton, Inc.
Property: Rocky Hill, West St (287) – Veterans’ Home & Hospital
Project purpose: Boiler Replacement
Item Purpose: Task Letter #4

PROPOSED AMOUNT: \$127,440

This project continues DVA’s efforts to replace three boilers (2 - 1939, 1-1951) that were condemned by FM Global on December 18, 2020. Since condemnation the DVA took action to complete the demolition of the three boilers. The remaining boiler is a single 1991 800 HP steam boiler requiring a temporary boiler as back up. The temporary boiler costs approximately \$30,000 a month to operate.

In November 2022, DAS-RECS retained the Consultant under the prior On-Call Contract – OC-DCS-CAM-0011 – Task Letter #7 to provide pre-construction and part time construction phase (25 hours/month) services related to this Project. Their fee at that time was \$97,520 - \$25,520 (Pre-Construction) and \$72,000 (Construction). CAM-0011 has no available funding that remains.

Task Letter #7 included the following Scope of Work:

Replace three (3) condemned boilers, in the existing power plant facility at the Department of Veterans Affairs Main Campus, with two (2) new steam boilers. The scope of work shall include the construction and installation of two (2) new four hundred (400) Horsepower (HP) steam boilers; upgrades to the electrical, steam, condensate and exhaust distribution systems, as necessary, for safe operation; consultation with the appropriate utility companies for electrical and natural gas associated credits, future energy savings, and Greenhouse Gas emission reduction; upgrades to the building management system and the preparation of Construction Document reports.

The construction phase services shall be for a time period of three hundred sixty five (365) calendar days plus the project closeout of ninety (90) calendar days.

On July 28, 2021, DAS-RECS retained the Consultant – BVH Integrated Services, Inc. – under Task Letter #6 to OC-DCS-MEP-0048 (\$92,832 fee) to provide a pre-design study to evaluate and recommend viable, cost effective, energy efficient alternatives to replace the Central Plant steam boilers that serve the DVA main campus to include the following: Develop a preliminary cost estimate for owner’s budgeting purposes and schedule of anticipated design and construction phases; and Develop a narrative for the options evaluated including pros, cons, relative operational costs, and anticipated comparative energy usage and greenhouse gas production with the objective to achieve 50% reduction in water, electricity and natural gas usage.

And, at the December 12, 2022 SPRB Meeting, the Board approved, under PRB #22-192, Task Letter #4 to the On-Call Contract OC-DCS-MEP-0053, to compensate the Consultant – BVH Integrated Services, Inc. – an additional \$391,088 to design the installation of two (2) four hundred (400) horsepower (HP) boilers in the existing power plant facility; upgrade electrical, steam, condensate and exhaust distribution as necessary for safe operation; consult Utility Company for electrical and natural

gas associated credits and future energy savings and Greenhouse Gas emission reduction; conduct building management system and reporting.

The Project was bid (Solicitation Number: 2410BIC300 from DAS Construction Services) on July 14, 2024, with responses due by August 26, 2024.

Project Title:	CT DVA Boiler Replacement		
Project Location:	287 West Street, Rocky Hill, CT, 06067		
Project Number:	BI-C-300		
Project Description:	See Specifications Section 01 11 00 Summary of Work, Section 1.3		
Estimated Construction Costs:	Greater Than \$1,000,000		
Cost Estimate Range:	\$ 4,819,822.00	To \$	5,073,497.00
Prevailing Wages:	This is a Prevailing Wages Project		
Federal Financial Assistance:	This Project INCLUDES Federal Financial Assistance.		
BABA Applicability:	"Build America, Buy America Act" (BABA) requirements DO apply to this Project.		
Threshold Limits: (C.G.S. §29-276b)	This Project DOES NOT exceed Threshold Limits.		
Set-Aside Requirements:	SBE Subcontractors &/or Suppliers: 25%; MBE Subcontractors &/or Suppliers: 6.25%		
Special Requirements:	Bidders to provide information and notify DAS - any bid items consisting of Long Lead Items (LLI). LLI would be considered greater than 90 calendar days.		
Plans and Specs:	Plans and Specs are available for electronic download from CTsource .		
Bid Results:	Bid Results will be posted on CTsource within approximately two days after the Bid opens.		
Contract Time Allowed:	Calendar Days:	330	
Liquidated Damages:	\$ 3,071.00	Per Calendar Day Beyond Substantial Completion.	
	\$ 2,978.00	Per Calendar Day Beyond 90 days After Substantial Completion.	

Under this Proposal (PRB #24-117), DAS-RECS seeks SPRB approval of Task Letter #4 to the Consultants Contract – OC-DCS-CAM-0012 – to expend \$127,440 for increased effort (59 hours/month) during the CA Phase – in addition to the 25 hours per month in the previous Task Letter services during the 360-day construction phase and 90-day closeout period.

On May 4, 2023, the Board approved PRB #23-061, one of five Consultant Contracts under the 3rd series of On-Call Construction Administrator – Minor Projects - Consulting Service Contracts. The Consultant’s on-call contract has a maximum total cumulative fee of \$500,000/contract and a common expiration date of September 30, 2025.

D.H. Bolton, Inc. (DHB) has been assigned the following Tasks under this On-Call Contract:

OC-DCS-CAM-0012	D.H. Bolton, Inc. Expires 9/30/2025	\$500,000	23-061
Task Letter #1	SCSU - High Temperature Hot Water Replacement	\$191,100	23-177
Task Letter #2	Eastern States Roofing Replacement	\$21,600	Informal
Task Letter #3	SCSU New Academic Lab BI-RS-283	\$27,275	Informal
Task Letter #4	Veterans’ Home – Boiler Replacement	127-440	24-117
	Total Committed Funds	\$239,975	
	Maximum Total Fee	\$500,000	
	Uncommitted (Remaining)	\$260,025	

DAS and DEEP (MOA for DVA) have confirmed funding, approximating \$3.8 million, is in place for this Task Letter.

Staff followed up with DAS-RECS and asked following to clarify:

1. Form 1105 identifies the Construction Budget and total Project Budget have been estimated at \$3,025,000 and \$3,951,126, supported by DEEP funding totaling \$4,378,754. Form 1130 now identifies the Construction Budget and total Project Budget have been estimated at \$5,659,909 and \$7,831,529. Does this require a revised Form 1105?

DAS Response: Yes. A revised 1105 will be initiated for approval by the DVA through the process and procedure when the bid results are known.

Background for consideration – Conversations and meetings between DVA, DAS and DEEP have occurred prior to this Bid Stage of the project. Direction was given to the DAS-PM to proceed with the Bid Phase to reveal where the Bid values would be with reference to the Original 1105 for this project.

It should be noted that the Original 1105 had the values for the CA to cover this latest request.

Staff Response: DVA/DEEP will require additional funding for this Project. Prudence requires bidding the Project to ascertain how much additional funding will be required. OK

2. Please clarify if DVA continues to have a monthly expenditure of \$30,000± for utilization of a temporary boiler during this design/bid phase.

DAS Response: The expenditure of \$30,000 has been reported by DVA and re-confirmed as of August 6, 2024. The temporary boiler will have to remain on site during construction and installation of the new 400 horsepower boilers until the new boilers have been installed, inspected, tested and accepted by the Authorities Having Jurisdiction (AHJ).

Staff Response: OK

RECOMMENDATION: It is recommended that SPRB approve Task Letter #4 in the amount of \$127,440.

- DAS-RECS confirmed \$127,440 is available for the Task Letter.
- The Board approved the current On-Call Contract with a maximum total cumulative fee of \$500,000/contract (PRB #23-061) and an expiration date of September 30, 2025.
- Following the subject Task Letter, the On-Call Contract will have an uncommitted value of \$260,025.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 10/03/2022.

From PRB #22-192

PROPOSED AMOUNT: \$391,088

PROJECT BACKGROUND – FORM 1105

This project request is the second phase of three phases to replace three boilers (2 - 1939, 1-1951) that were condemned by FM Global on December 18, 2020. Since condemnation the DVA took action to complete the demolition of the three boilers. The remaining boiler is a single 1991 800 HP steam boiler requiring a temporary boiler as back up. The temporary boiler costs approximately \$30,000 a month to operate.

The first phase of this project was to conduct a pre-design study to determine best path forward to replace the condemned boilers. The best path forward defined as recommendations to enhance the campus heating reliability and resiliency while focusing also on energy consumption conservation and greenhouse gas emission reduction. The study was completed on February 01, 2022 and is incorporated in full by reference (BI-C-300). The study indicated the first step which is most cost effective, urgent in timeline to completion, and provides reduced energy consumption is to install two 400 horsepower steam boilers.

Phase II - Design Phase:

The Commissioner of DVA accepted the path forward as the second phase of the project. He requested from the State Bond Commission and received an allocation of \$595,000 on March 31, 2022 to begin phase two - Design installation of two steam boilers. This is an urgent matter to not only save greenhouse gas emissions but to save the monthly expenditure of \$31,000 on

a temporary boiler.

Project objectives

1. Design installation of two boiler 400 horsepower in existing power plant facility in accordance with pre-design study
2. Design considerations
 - a. Project timeline is urgent
 - b. Electrical, steam, condensate, exhaust distribution upgraded as necessary for safe operation of installed boilers
 - c. Design incorporate narrative and table calculations addressing Executive Order 1 regarding reduction of greenhouse gases (GHG) along with option enhancements to further save GHG.
 - d. This project design will require federal VA approval for consideration of a matching grant of up to 65% of eligible costs
 - e. This project will require consultation with utility companies providing electrical and gas services to the boiler to capture any possible project incentives.
 - f. Design checks at 30%, 60%, and 90%
 - g. Development of a full cost estimate at 30% of design
 - h. Consider future options for energy savings
 - i. Facility will remain open and operating on existing boilers during construction
 - j. Confirm utilities capacity to support design installation

Previously, DCS had retained the Consultant under Task Letter #6 to OC-DCS-MEP-0048 on July 28, 2021 (\$92,832 fee) to provide a pre-design study with the following project scope:

Conduct a pre-design study to evaluate and recommend viable, cost effective, energy efficient alternatives to replace the Central Plant steam boilers that serve the DVA main campus. The scope of work shall include, but is not limited to the following:

- Develop a preliminary cost estimate for owner's budgeting purposes and schedule of anticipated design and construction phases.
- Develop a narrative for the options evaluated including pros, cons, relative operational costs, and anticipated comparative energy usage and greenhouse gas production with the objective to achieve 50% reduction in water, electricity and natural gas usage.

In April 2022, SPRB approved (PRB #22-044) BVH Integrated Services, PC (FOI) 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.

Under this Proposal (#22-192), DCS is now seeking approval of Task Letter #4 to the On-Call Contract OC-DCS-MEP-0053, of an additional \$391,088 to compensate the Consultant, BVH Integrated Services, Inc. (BVH), for the following Scope of Work:

Design and installation of two (2) four hundred (400) horsepower (HP) boilers in the existing power plant facility; upgrade electrical, steam, condensate and exhaust distribution as necessary for safe operation; consult Utility Company for electrical and natural gas associated credits and future energy savings and Greenhouse Gas emission reduction; conduct building management system and reporting.

The scope of work shall include, but is not limited to the following:

Project scope of work will be based off the Boiler Replacement Option in the DVA Boiler

Replacement Study dated February 1, 2022, and summarized as follows:

Design for the installation and proper sequence of operations for two (2) new natural gas 400 HP steam boilers; existing 800 HP boiler to remain for peak/redundant use. Include necessary repairs for continued service with upgrade combustion controls to match new boilers; lower the steam generation pressure to below 100 psig; review credits offered by Utility Companies and High Performance Building Requirements; provide new exterior wall openings and roll-up door for installation of boilers and future access; coordinate layout and design with equipment dimensions and requirements, including required service clearances within the project area; localized patching and flashing of roofing associated with equipment curbs and penetrations for new HVAC equipment, and skylight infill;

Structural – Document boiler stack demolition (stack foundations to remain); new boiler exhausts to replace the demolished stack; review expansion joints and insulation at the visible steam and condensate distribution piping, and associated repairs where required; new structural steel platform for deaerator; localized roof framing modifications associated with the support of new rooftop equipment and skylight infill; structural steel framing and details associated with new deaerator platform; structural support for new independent boiler flues; Slab-on-grade modifications associated with new under-slab utilities; Housekeeping pads associated with new MEP equipment; Localized framing and exterior wall backup modifications associated with new exterior wall opening; Remove glass skylights and infill with new structural support and roof infill.

Mechanical, Electrical and Plumbing - Natural gas piping system modifications associated with the new boilers; New deaerator; Boiler make up water modifications/upgrades; Floor drain modifications associated with the new system; Existing boiler water chemical treatment is to be upgraded, if required; Addition of emergency eyewash and shower station, if required/warranted; Extension of steam supply and return header from existing pressure reducing station to new boilers and other associated support system piping; New 480/277 volt substation and transformer connected to existing 5kV switchgear; 480/277 volt and 208/120 volt distribution connected to new substation; Connect new boilers to the existing standby generator power distribution; Electrical feeds for new mechanical equipment; LED Lighting and controls within boiler room, pump room, and deaerator platform; Supplemental emergency lighting and exit lights as required by Code in renovated areas; Additional fire alarm devices as required by Code in renovated areas; New burner management, combustion controls, and pump controls; Remove existing pad mounted 225 kVA transformer and boiler plant switchboard and provide new unit substation to support the upgrade to 480V system in the plant; New air-handler within boiler room or on roof; New rooftop exhaust fans; New lighting at boiler room, pump room, and deaerator platform – coordinated with MEP; New exterior wall louver(s) for make-up and combustion air; New control room, instrumentation, metering, and plant control system.

Environmental - Perform a destructive NESHAP survey of the building elements that will be impacted by work; associated with the boiler replacement; Take bulk samples and analysis of samples and compile into a report to be incorporated in the Contract Documents through an Environmental Assessment Report; Perform an OSHA based lead paint survey screen of the painted building materials that will be impacted as part of this project and compile into a table and include in the Environmental Assessment Report. Develop an asbestos/lead abatement specification to address proper removal of impacted asbestos-containing and lead based painted materials in the Project Area. Both the Lead paint and the asbestos abatement

specifications shall address proper worker protection, engineering controls / work practices, and waste disposal for the ACM and Pb wastes.

Provide for Air Permitting Services;

- Task 1: National Emission Standards for Hazardous Air Pollutants (NESHAP) for Area Sources: Industrial, Commercial, and Institutional Boilers (40 Code of Federal Register (CFR) Part 63, Subpart JJJJJ)
- Task 2: New Source Performance Standards, 40 CFR Part 60, Subpart Dc
- A. Task 3: Reciprocating Internal Combustion Engine (RICE) Rule Applicability, 40 CFR Part 60, Subpart IIII or 40 CFR Part 63, Subpart ZZZZ
- B. Task 4: Connecticut RCSA 22a-174-3b (Section 3b) and 22a-174- 22f (NOx RACT) Compliance Review
- e. Task 5: Connecticut RCSA 22a-174-33a (Section 33a) Permit by Rule Eligibility Review
- f. Task 6: Final Report

Provide a draft and final technical letter report, adequate for justification to a regulatory agency, which will summarize the information.

All associated Architectural, Structural, MEP and Environmental Services needed for a complete and functioning system and project.

DCS provided the following narrative in support of this request:

BVH Integrated Services was authorized for work on Project BI-C-300 under Task Letter No. 6 dated July 28, 2021, written under Contract No. OC-DCS-MEP-0048. That On-Call contract expired on March 15, 2022. Attached for the Board’s review is a copy of that task letter.

Design and installation of two (2) new natural gas four hundred (400) Horsepower (HP) steam boilers in the existing power plant facility; Electrical, steam, condensate and exhaust distribution upgraded as necessary for safe operation; Utility Company consultation for electrical and natural gas associated credits and future energy savings and Greenhouse Gas emission reduction; building management system and reporting.

The Consultant’s fee was calculated as follows:

BASIC SERVICES			FEE
Schematic Design (SD)	(BVH \$47,958	PM&C \$5,320)	\$ 53,278
Design Development (DD)	(BVH \$64,639	PM&C \$6,300)	\$ 70,939
Contract Documents (CD)	(BVH \$99,610	PM&C \$6,720)	\$ 106,330
Bid and Negotiation (BVH)			\$ 17,656
Contract Administration (CA)	(BVH)		\$ 105,973
Subtotal			\$ 354,176
BASIC SERVICES – ENVIRONMENTAL HAZMAT			
Environmental Survey & Report – TRC (HNTE)			\$ 11,339
Crane Rental (\$650/day – 3 days)			\$ 1,950
HazMat specification for Abatement Removal – TRC (HNTE)			\$ 2,763
BVH Markup (10%)			\$ 1,060
Subtotal			\$ 17,112
BASIC SERVICES – ENVIRONMENTAL AIR REGULATORY			
Air Regulatory Applicability Review & Report – TRC (HNTE)			\$ 18,000
BVH Markup (10%)			\$ 1,800
Subtotal			\$ 19,800
TOTAL FEE			\$ 391,088

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 #5	Cheshire CI – Energy Implementation	\$86,400	(Pending)
• Task Letter #6	RL Corrigan CI – Energy Implementation	\$212,160	(Pending)
Total Fee to Date:		\$34,000	

The Construction Budget and total Project Budget have been estimated at \$3,025,000 and \$3,951,126, respectively.

DCS confirmed funding is in place for this Task Letter.

Task Letter #6 – BVH (INFORMAL)	Base Fees (\$)	Special Services (\$)	Total Fee	Construction Budget (\$)	% of Budget
Pre-Design Study	\$92,832				
Total – TL #6 (A)	\$92,832				
PRB #22-192 – TL #4 (A1)					
Schematic Design (60 days)	\$70,390				
Design Development (60 days)	\$90,739				
Contract Documents (90 days)	\$106,330				
Bid Phase	\$17,656				
Construction Administration (12 months)	\$105,973				
Total – PRB #22-192 - TL #4 (A1)	\$391,088		\$391,088	\$3,025,000	12.93%
TOTAL PROJECT FEE (A) + (A1)			\$483,920	\$3,025,000	16.00%

Staff followed up with DCS and asked following to clarify:

- Clarify if the professional design services provided by the Consultant is required to complying with the Governor’s Executive Orders #1 and #3.

DCS Response: The Consultant’s are beholden to the Consultant Procedure manual and their On-Call Contract – Basically to summarize, they have to design to the following; Effective Date: November 1, 2022 Division of Construction Services Authority: Executive Orders 1, 3, and 21-3; Public Acts 19-35 and 22-25; Connecticut General Statutes, Section 4b-1, and Section 4b-52. Adoption of the International Green Construction Code. Also they have a duty role and responsibility to reach out to the Utility Companies and inquire as to any and all credits that would be available for the project.

Staff Response: OK

- Does the 12 month period take into consideration delays due to supply chain, etc? How will the CA time be managed and fees calculated because of delays in delivering the equipment, if any?

DCS Response: I believe so, but I can not confirm nor deny. I do not know where the Supply Chain status is now. According to last reports via media, they (major news networks) keep touting that it has recovered. I believe it may just be a proverbial “Crutch” that is being used by all parties for various unexplained reasons. It has been my experience that the Designers -

CA during construction is based on Hours and level of effort and not calendar days. The Consultant owes us also up to 10% inclusive coverage, beyond 10% then they have the right to inquire for reimbursement as per their on-call contract. So during the down time; the PM will hold back the effort by the A/E when they are not needed or required (ie no OAC when not needed).

Staff Response: OK

RECOMMENDATION: It is recommended that SPRB approve Task Letter #4 in the amount of \$391,088.

- DCS confirmed \$391,088 is available for the Task Letter.
- The Board approved the current On-Call Contract for a maximum fee of \$1,000,000 under #22-044 and increased under #22-176 to \$1,500,000.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 6/08/2022.

7. OTHER BUSINESS:

The Board continued a discussion with DAS-RECS regarding their request to include an Owner's Contingency within the RECS Contracts. This contingency will permit RECS to quickly respond to Agency-requested changes during the design and construction phases of a project. The Board recognizing delays can lead to increased project costs must balance their statutory oversight role with a judicious use of the contingency request fully vetted by DAS-RECS administration and staff. DAS-RECS has implemented the E-Builder Project Management to track RECS projects and within that system, had generated a work flow to track the use of the contingency and provide immediate notification to the Board when utilized. The discussions concluded with the agreement to include a tiered contingency based on contract value and, under certain circumstances, the Board and DAS-RECS may increase the contingency based on specific project risk wherein project funding may be jeopardized due to delays.

8. VOTES ON PRB FILE:

PRB FILE #24-118 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #24-118. The motion passed unanimously.

PRB FILE #24-117– Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #24-117. The motion passed unanimously.

9. NEXT MEETING – Thursday, August 15, 2024 – will be held in person at 450 Columbus Blvd, Suite 2035, Hartford, or by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

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