

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On August 18, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 18, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Pasquale A. Pepe

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

#### OPEN SESSION

**ACCEPTANCE OF MINUTES OF August 11, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of August 11, 2016. The motion passed unanimously.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

|                         |  |                                   |                             |
|-------------------------|--|-----------------------------------|-----------------------------|
| <b>PRB #</b>            | <b>16-197</b>  | <b>Transaction/Contract Type:</b> | RE / Conveyance of Property |
| <b>Origin/Client:</b>   | DEEP   |                                   |                             |
| <b>Grantee:</b>         | Town of Madison  |                                   |                             |
| <b>Property:</b>        | Southerly side of Boston Post Road (U.S. Route 1), Madison   |                                   |                             |
| <b>Project Purpose:</b> | Conveyance of State Land, Pursuant to Special Act 13-23, Section 8   |                                   |                             |
| <b>Item Purpose:</b>    | Conveyance of approximately three parcels of land totaling 7.77± acres located on the Southerly side of Boston Post Road. The premises shall be used for open space and directly associated recreational purposes. |                                   |                             |

Staff recommended Board approval for the conveyance of real estate pursuant to Pursuant to Special Act 13-23 Section 8 for the following reasons:

1. The conveyance is consistent with Section 8 of Special Act 13-23, which stipulates the transfer of the parcels along Boston Post Road at the administrative cost of \$1,000.00. The parcels to be conveyed comprise approximately 7.77-acres which is consistent with the special act.
2. As required by statute, the deed specifies that property will revert to the State in the event that the property is not used for “park, fishing , recreational and related purposes only and it shall be open to the general public”

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3. The deed description is consistent with a survey of the property dated January 29, 2014 the legal description and the statute.

The parcels of land are located along the southerly side of Boston Post Road (State Route 1) and the areas to be conveyed primarily comprise three parcels totaling 7.77-acres. The special act stipulates (a) Town of Madison shall use said parcels of land for open space and directly associated recreational purposes. If the Town: (1) Does not use said parcel for said purposes; (2) Does not retain ownership; (3) Leases any portion of said parcel; (4) Restricts access to said parcels on the basis of municipal residency; (5) Does not undertake reasonable efforts to protect natural habitat; the parcel shall revert to the state of Connecticut.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

|                         |  |   |
|-------------------------|--|---|
| <b>PRB#</b>             | <b>16-196</b>  | <b>Transaction/Contract Type:</b> AE / New Contract |
| <b>Project Number:</b>  | BI-2B-414  | <b>Origin/Client:</b> DCS/DAS                       |
| <b>Contract:</b>        | BI-2B-414-DBCA   |   |
| <b>Consultant:</b>      | SourceOne, Inc.  |   |
| <b>Property:</b>        | Location to be determined in the Capitol Area, Hartford  |   |
| <b>Project Purpose:</b> | Capitol Area System (CAS) – New Thermal Plant  |   |
| <b>Item Purpose:</b>    | New Contract to provide Design/Build Criteria Services, for design specifications, project design oversight, limited construction administration, and commissioning services in connection with the construction of a new CAS N+1 Central Thermal Plant. |   |

Staff reported that Capitol District Energy Center Cogeneration Association (CDECCA), is an electric power plant located adjacent to the CAS Boiler and Pump House. CAS purchases steam and chilled water from CDECCA. CAS heat exchangers convert steam to hot water and pumps transport hot and chilled water throughout the CAS energy distribution network.

The State's current contract with CDECCA will expire in March 2019. Over the years, DPW/DAS has commissioned studies examining the feasibility of constructing an energy plant to come online when the CDECCA contract expires. A study dated September 2014 from SourceOne, Inc. (with subcontractor: Waldron Engineering & Construction) evaluated the costs associated with the construction of a State-owned thermal power plant with the capacity to supply the thermal energy currently purchased from CDECCA. The study concluded that over 20 years, the benefits in energy savings would exceed the costs of designing, constructing and operating a state-owned energy plant. In a memo to Commissioner Currey, DAS Facilities concluded that anticipated savings to the CAS would be \$1.75 million to \$2.00 million per year if CAS by eliminating CDECCA as the energy supplier.

Project #BI-2B-414 is the construction of a new CAS N+1 Central Thermal Plant to be located in the downtown Hartford area, exact location to be determined, with enough capacity to supply CAS's thermal needs by March 2019. The contract to design and build the project will be awarded to a Design/Builder with the "Best Value Total Cost Proposal".

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In December 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Design Build Criteria Architect related to the Capitol Area System (CAS) Thermal Plant Project. DCS received five (5) responses to the advertisement, one of which was non-responsive. Three of the four responding firms were determined by DCS as qualified to complete the project and were short-listed for interviews. These firms were SourceOne, Inc. of Boston, RMF Engineering Inc., PC, of Baltimore, and A/Z Corporation of Hartford. The State Selection Panel consisting of 5 members interviewed the 3 firms based upon an established weighted ranking system. At the conclusion of the process panel agreed that SourceOne, Inc. was the most qualified for this work.

This is the first formal contract awarded to SourceOne. Prior contracts with CAS were issued by DAS under CGS §4b-17(e) which authorizes the DAS commissioner to enter into contracts with third parties for the procurement of energy products and services for the operation of the CAS. In addition, DCS has awarded on-call contracts to SourceOne for energy consulting services, the current being OC-DCS-ENGY-0022 which was issued in 2015.

The submittal is accompanied by a Consulting Agreement Affidavit and OPM Ethics Form 1 regarding lawful campaign contributions. These forms will be executed again when the contract is delivered. The submittal demonstrates the DBCA meets all liability insurance requirements set forth in the RFQ and in Article XI of the DBCA contract.

PRB #16-196 is a Contract for Design –Build Criteria Architect (DBCA) for the CAS Thermal Plant to be located in the downtown Hartford area, exact location to be determined. The construction cost associated with the design/build is \$14,500,000. This includes \$6,500,000 for procurement (equipment). The total project budget is \$16,250,000. The thermal plant is expected to be online producing chilled water and steam by March of 2019. The DBCA scope of work includes Programming, Request for Proposals (RFP) Development, Project Design Oversight, Construction Observation and Commissioning Services and in general assist DAS in all phases of the Design/Build project. In more detail, the scope of services includes the following phases.

Phase 1 – Programming, RFP Development, and Evaluation of Design/Build Entity Teams: Assemble a Schematic Design Package which will include design basis, flow diagrams, one line diagrams, building and foundation design, and controls/security architecture and also a rendering of a future wrap-around parking garage around the thermal energy plant. Develop Volume I, II & III of Request for Proposals (RFP) to be used by DAS to solicit D-B entity teams. RFP package will include topographic/survey information to be developed by a DCS on-call civil contractor as well as requirements of the US Army Corps and the City of Hartford concerning flood control. DBCA will participate in the evaluation of up to four (4) D-B firms and recommend a firm for selection.

Phase 2 – Project Design Oversight: This involves reviewing the design and construction documents submitted by the D-B firm, providing comments and ensuring that all comments have been addressed and that the construction documents are consistent with the project’s requirements as stipulated in the RFP.

Phase 3 – Construction Observation, including (1) construction administration; (2) commissioning agent for the thermal plant during the design, construction, pre-occupancy, and post occupancy phases; and (3) project close-out/punch list completion.

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Staff recommended approval of the item. Since 2008, SourceOne has worked with DAS/DCS on CAS projects, assisting with energy related decisions and operations which are directly tied to the proposed thermal energy plant project. The consultants have helped to negotiate energy contracts with CDECCA and have performed testing of CDECCA's boilers and chillers. Under a previous assignment, the design team evaluated several potential new thermal energy plant configurations and developed the construction cost estimates being used for this project. As a consequence SourceOne is uniquely qualified to determine the design criteria and observe the construction of the proposed energy plant. In addition to its work for CAS, SourceOne has acted either as owner's representative or design engineer for power plants in New York, New Jersey and Massachusetts.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-196** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-196. The motion passed unanimously.

**PRB FILE #16-197** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-197. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary