

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

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.

Microsoft Teams Meeting Join on your computer, mobile app or room device. Click here to join the meeting Meeting ID: 273 299 692 323 Passcode: uLQBFw Download Teams Join on the web	Or call in (audio only) +1 860-840-2075, 917724280# United States, Hartford Phone Conference ID: 917 724 280#
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Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
Mark A. Shiffrin, Secretary
Eric Coleman
Russell Morin

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: July 17, 2025

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Coleman moved and Mr. Berger seconded a motion to approve the Minutes of the July 14, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

Town of Wilton



Scribner Hill Rd Embankment Stabilization

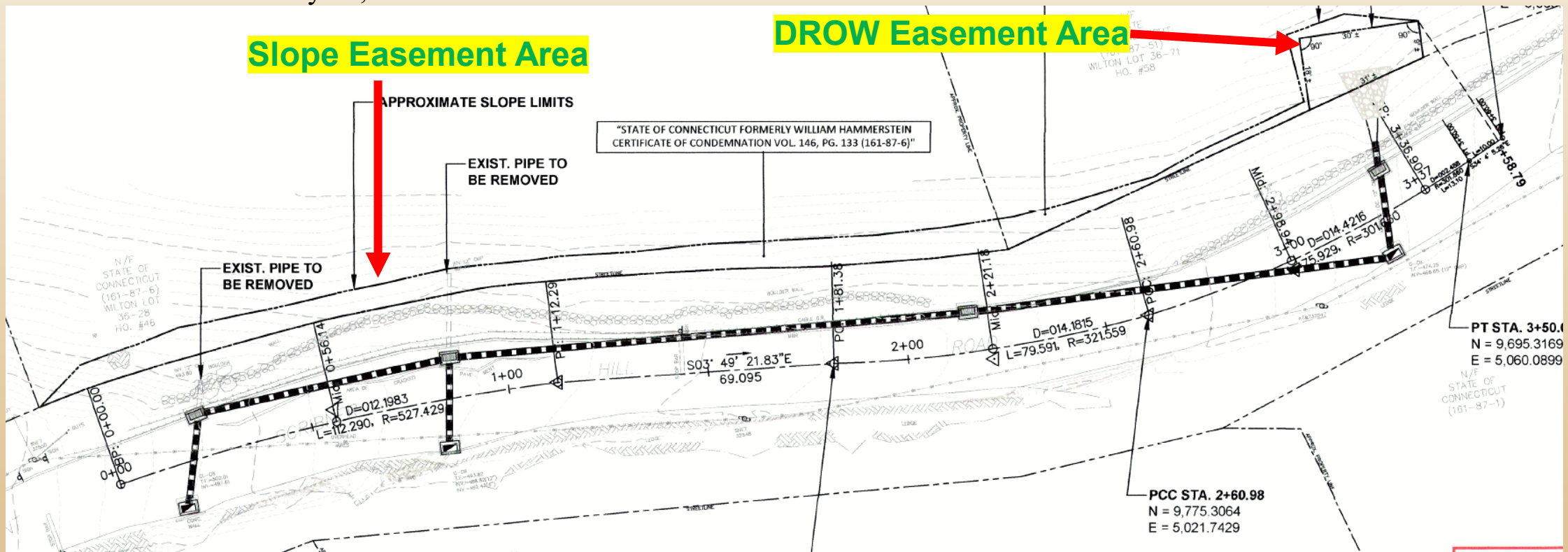
<i>PRB #</i>	25-091
<i>Transaction/Contract Type:</i>	RE – Easement
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	161-087-006A
<i>Grantee:</i>	Town of Wilton
<i>Property:</i>	46 & 58 Scribner Hill Rd
<i>Project Purpose:</i>	Scribner Hill Rd Embankment Stabilization - Slope Easement & Drainage Right of Way
<i>Item Purpose:</i>	Easement Deed
<i>Date:</i>	July 7, 2025

CONVEYANCE FEE: \$6,000, inclusive of \$1,000 Admin Fee

PROJECT BRIEF

Under this Proposal (PRB #25-091) DOT seeks Board approval of an Easement Deed conveying a full and perpetual drainage right of way easement over an area of 403± square feet of land and a full and perpetual easement to slope in support of the highway over an area of 1,903± square feet of land, both located on the easterly side of Scribner Hill Road, in the Town of Wilton for \$6,000, inclusive of \$1,000 Admin Fee.

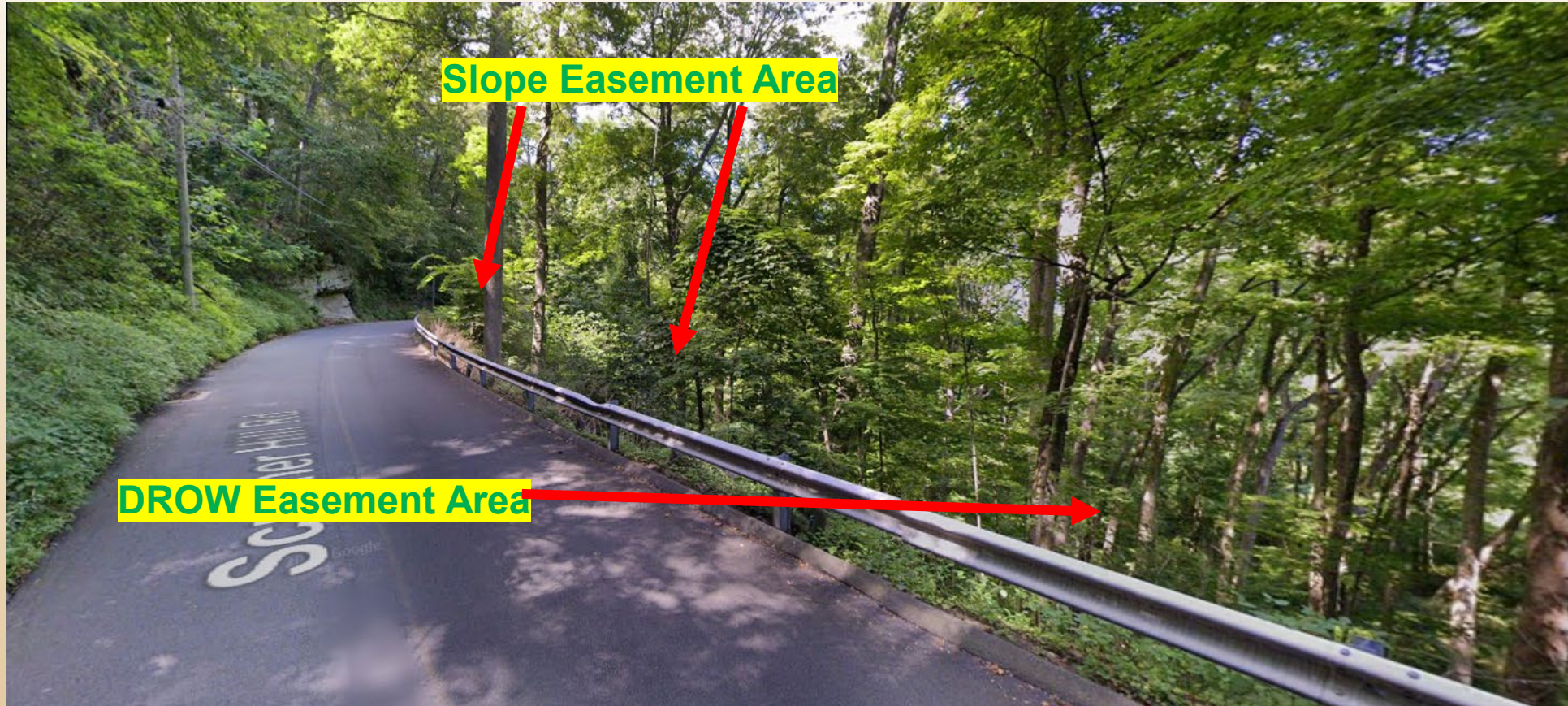
CGS §8-24 requires the municipality's Planning & Zoning Commission provide a favorable recommendation prior to a purchase. This was received on February 24, 2025.



Google Street View



Google Street View



Brief Narrative of Subject Parcels

The subject property within the scope of work, comprised of the three lots totaling 5.98± acres (260,489± square feet) per the assessor, and is within a single family residential (R-2A) zone. The western half of the assemblage is steeply upward sloping with rocky soil and shallow ledge, with a central area that is generally level. The assembled land totals 1,098'± lineal feet of frontage along Scribner Hill Road with a generally corner lot orientation. The land's south frontage is at accessible grades, whereas the western frontage has limited utility as the roadway ascends a north-south formation of mountainous terrain. The landmass is wooded throughout with common vegetation and trees. There are no indications of inland wetland soils nor flood zone issues impacting the landmass. Utilities available include electricity, cable/internet, and landline telephone. Well water and septic systems are required given a lack of municipal service but are common to the region. Fuel oil and bottled gas are available for delivery.

The subject land is vacant.

Note: Larger Parcel considers the three separate parcels as a single parcel for purposes of analysis.

The parcel is in the RA2 Zone. Dimensional Requirements of the zone include a minimum lot area of 2 acres and a minimum frontage of 25'. The zone requires a minimum lot width and depth of 200'. The minimum front and rear yard setbacks are 50' each, while the minimum side yard setback is 40'. The maximum building height is 2 ½ stories and 35'. The maximum building coverage is 7% of the entire lot, and the maximum site coverage (buildings and paved areas) is 12% of the entire lot.

Highest and Best Use for the Subject Property "As-Vacant" is for development for a single-family residence.

Land Valuation

The appraiser has researched the local market for residential-zoned land sales located in-town and throughout the general region. The subject is a large residential property with steep westerly sloping terrain. There has been very few sales similar to the subject's overall size and terrain features/constraints.

Land sales utilized in the valuation included three transactions of real estate for land development/redevelopment purposes for a single-family residence. All sales are within 12 months of the effective date, are in-town, and are within 3.6± miles of the subject property. Sale #1 is a very recent and nearby sale of a smaller land parcel that required existing building improvements in poor condition to be razed. Sale #2 is a recently subdivided (with revised lot lines) rear lot that is adjacent to an open space park in the south end of Wilton. Sale #3 is a sale of two contiguous, recently subdivided lots which sold to one buyer, a builder who purchased both lots under two entities.

These three sales identified and utilized within this restricted appraisal are the most recent and comparable sales available and are the most representative of the subject's value. On an unadjusted basis, the land sales indicate the value range of \$4.78 to \$5.74 per square foot of land area. After adjustments were given for various dissimilarities, the value range tightened to \$3.51 to \$4.10 per square foot of land area. Slightly more weight was given to Sale #1 which was within 0.75± mile of the subject and was the most recently transacted sale considered. The remaining two sales are in-town and sold within 12 months, however, are located in the south end of Wilton, with slightly less given equally to these two sales. The adjustment grid remains in the appraiser's workfile and is available upon request.

After careful consideration, it is the appraiser's opinion that the subject's land-only value is \$3.85 per Square Foot; the value of the subject land-only is as follows: 260,489± Square Feet x \$3.85 per Square Foot = \$1,002,883, ROUNDED \$1,000,000.

The Easements

PROPOSED GRANTING BY THE STATE

The proposed granting of rights is outlined via the Department of Transportation’s Compilation Plan 161 – 087 – 006A that is titled “*Relocation Of Route U.S. 7 (Limited Access Highway)*” and dated November 2024. A copy of the Release Map is provided in the addendum of this restricted report. The project allows for the emergency repair of a failing town road on a steep slope that is currently closed.

- Drainage Right of Way 406± Square Feet
- Easement to Slope 1,903± Square Feet

The Drainage Right of Way measures 406± square feet and generally has a trapezoid orientation. The proposed encumbrance measures 31’± along the east side of Scribner Hill Road, and would range from 9’± to 18’± deep. The easement would allow for drainage runoff infrastructure to be permanently installed.

The Easement to Slope measures 1,903± square feet and generally encompasses a strip of land running along the frontage. The estimated length of the easement is approximately 359’± lineal feet. The proposed easement’s width varies from a point up to 19’± deep (adjacent to the drainage right of way), however the easement mainly ranges from 5’± to 8’± wide. The purpose of the easement is to shore up and support the town roadway.

Discussion of the Proposed Release – Granting of Rights

The proposed release is of two permanent easements on state-owned land. The easements encumber steeply sloped land within zoning setbacks. While the site is not structurally developed, it is noted that the easements are distant from the landmass’s buildable area. The easements proposed do not change or modify the opinion of highest and best use.

Highest and Best Use of the Subject Property with Proposed Release – As Vacant

As though combined, the three lots create a multiacre estate with a setback building envelope having privacy and good proximity to arterial corridor access, being highly desirable attributes by active market participants. It is the opinion of the appraiser that the “Highest and Best Use” for the Subject Property “As-Vacant” is for development for a single-family residence.

RECONCILIATION OF VALUE

As there is no change to the site's utility due to the State's project, the proposed acquisition has been valued on a Direct Valuation basis with consideration to the land value rate determined. The applicable land value rate determined by the appraiser of \$3.85 per Square Foot is applied to the impacted land.

The Drainage Right of Way allows for permanent rights of drainage on the land, and includes permanent infrastructure within its bounds. A rate of 75% was given to account for the restricted rights as a result of this encumbrance. The Easement to Slope allows for the regrading and shoring up of the roadbed. A rate of 50% was given to account for the restricted rights as a result. Therefore, it is the opinion of the appraiser that the total damages due to the State's proposed acquisition are as follows:

Drainage Right of Way

406± Square Feet x \$3.85 per Sq.Ft. x 75% Rights = \$ 1,172

Easement to Slope

1,903± Square Feet x \$3.85 per Sq.Ft. x 50% Rights = \$ 3,663

Total \$ 4,835

Or, Say **\$ 4,800 (rd)**

DOT Narrative

Attached are a conveyance instrument and easement map for the proposed granting of a drainage right of way easement, within an area of 406± square feet, and a sloping easement, within an area of 1,903± square feet, located on the easterly side of Present Scribner Hill Road in the Town of Wilton to the Town of Wilton.

These parcels of land were acquired in connection with the unbuilt 0161-0087 Project, the Relocation of U.S. Route 7. The Department is partnering with the Town of Wilton to complete this transaction as part of a roadway reconstruction project connected with the washout of Scribner Hill Road. These property rights have been determined to be in excess of the Department's transportation needs. The granting of these two easements will be restricted with indemnification language as well as maintenance stipulations which shield the State from any responsibility or liability for the proposed structures.

On December 10, 2024, staff appraiser Steven C. Miller established a registered value of \$4,800.00 for the subject property rights. On February 13, 2025, the Department presented the Town of Wilton with the proposed sales price of \$5,000.00 for the subjects plus an administrative fee in the amount of \$1,000.00. On March 3, 2025, the Board of Selectmen of Wilton voted to accept the offer of \$6,000.00, inclusive of the administrative fee.

Recommendation

Staff recommend approval of this Proposal - Slope Easement & Drainage Right of Way - in the amount of \$6,000 (inclusive of a \$1,000 Admin Fee) to support the Town of Wiltons Project - Scribner Hill Rd Embankment Stabilization.

- The proposed sale complies with Section 13a-80 of the CGS, notification made to the legislative delegation representing the municipality about the disposal of the property on November 21, 2024.
- The release value of \$6,000 is 125% of the appraised value, and this will benefit the Town in their road project.
- The description in the Quit Claim Deed is consistent with the survey map to be filed in the local Land Records.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 07/17/2025

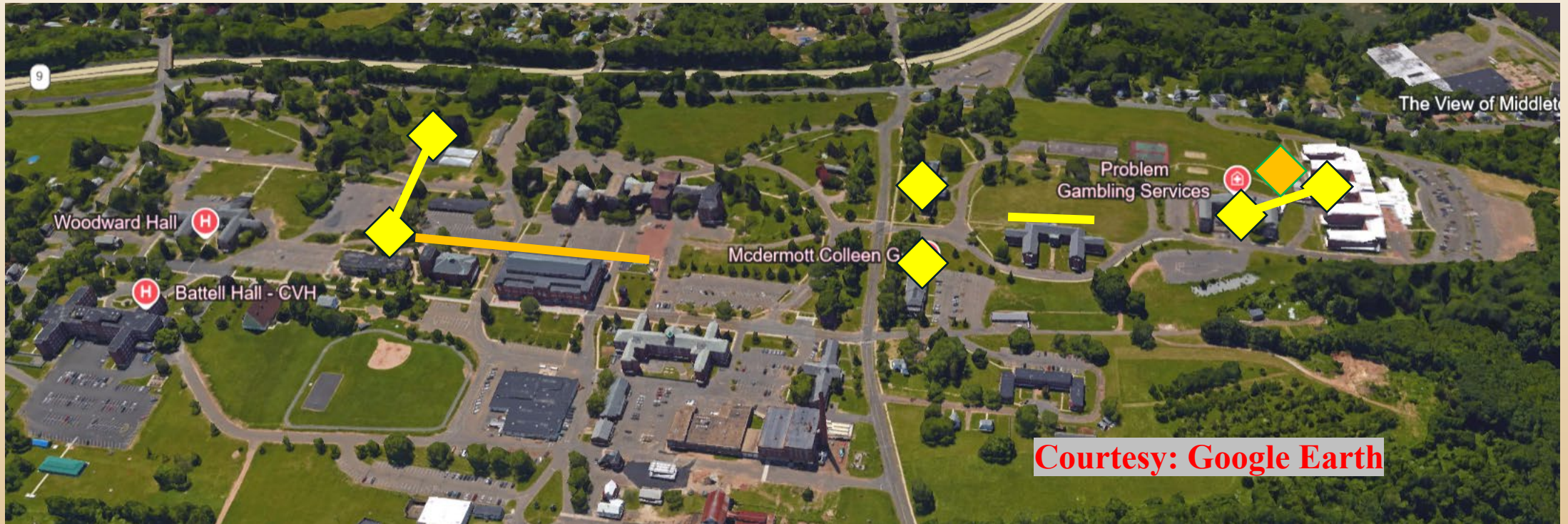
State Properties Review Board

PRB #25-091

4. ARCHITECT ENGINEER – OLD BUSINESS

5. ARCHITECT ENGINEER – NEW BUSINESS

State Properties Review Board



— = Tunnel Work

— = AOC

— = Duct Bank

CVH Steam Line Replacement Phase IV

<i>PRB #</i>	25-086
<i>Transaction/Contract Type:</i>	AE/ Task Letter
<i>Origin/Client:</i>	DCS/DMHAS
<i>Project Number:</i>	BI-MH-140 & BI-MH-164
<i>Contract</i>	OC-DCS-CA-0045
<i>Consultant</i>	Colliers Project Leaders USA NE LLC
<i>Property</i>	Middletown, Silver Street (1000) – CVH Campus
<i>Project Purpose:</i>	Steam Line replacement Phase IV
<i>Item Purpose:</i>	Task Letter #1
<i>DAS-RECS Staff Assigned</i>	Nacho Casal, PM
<i>Date:</i>	July 8, 2025

PROPOSED AMOUNT:

Task Letter #1 = **\$301,138**

Project Background

The existing steam piping at the CVH Campus is in extremely poor condition. Failure is eminent with pipe breaks occurring multiple times throughout the year. Failure of the system would be critical to CVH operations as a secure psychiatric facility. If a major break occurs the system could not be easily repaired, particularly in winter. The hospital buildings served would lose heat for an extended period of time (days or more). It is imperative that emergency replacement of this steam and condensate piping distribution system be performed as quickly as possible. The repairs needed are complete replacement of existing buried rotting steam and condensate distribution pipes in numerous areas. Of particular importance is the line running between Smith Home and Merritt Hall. In the event of failure we will need to move 185 Merritt Hall patients in a matter of hours. Unfortunately there is no swing space that DMHAS has that can accommodate those numbers or the level of care these buildings are designed for. This would be a significant crisis. We request that the design be completed over the winter.

In addition, DMHAS states that there is a financial component as the system continues to lose 30,000 gallons/day of steam and 200 degree Fahrenheit condensate (chemically treated water), which goes into the ground water table and having to make up that water and chemicals as a consequence of not repairing/replacing the system. Phases 1 and 2 of the Steam Piping at CVH were separate projects for DMHAS and were funded by DEEP. The project numbers were MH-133 and MH-136. van Zelm was the Engineer of Record for the two Projects.

Under PRB #21-085, the Board approved Task Letter #4 for the Consultant - van Zelm, Heywood & Shadford, Inc – to provide MEP services in conjunction with Phase 3 of the Project BI-MH-140 at the Connecticut Valley Hospital in Middletown. The fee for the Consultant’s services was \$339,300.

At the State Properties Review Board meeting held on April 6, 2020, under PRB #20-047, the Board approved Urban Engineers, Inc. (UEI) and the On Call Contract OC-DCS-CA-0032. The On-Call Contract has a maximum total cumulative fee of \$1,000,000 and an expiration date of 08/31/2022.

Under PRB #21-093, the Board approved of Task Letter #1 for the Consultant – Urban Engineers, Inc. – to provide CA services in conjunction with the project at the Connecticut Valley Hospital in Middletown. The fee for the Consultant’s services was \$144,375.

- The total length of underground steam and condensate piping to be replaced is calculated at approximately 2,750 feet based on utility cad file.
- The total length of steam and condensate piping to be replaced within tunnels is approximately 1,000 feet.
- The project should be phased over two (2) summers to minimize temporary water heating and building heating requirements.
- The Consultant CA Phase was stated at 547-days.

On April 27, 2022, the Project was Bid, with responses due May 4, 2022 (Addenda #1). The Project included a 547-calendar day construction duration in two phases.

The Project was awarded to Ferguson Electric Company, Inc. The AG approved the \$5,927,000 Contract on July 28, 2022.

Summarized from
Contract Documents

Item 3:

In Section 011100 SUMMARY OF WORK, Paragraph 1.3 WORK COVERED BY CONTRACT DOCUMENTS

REVISE: Paragraph 1.3, E2 The Project Description as follows:

The project consists of replacement of approximately 2,700 feet of underground steam and condensate piping and approximately 1800 feet of steam and condensate piping within tunnels including new building entrances, condensate pump units, associated valve vaults, drip stations and pressure reducing stations. Work within the powerhouse and main service tunnel includes the install of a replacement of existing main PRS, eight expansion joints, install of new transfer pumps and deaerator bypass piping and controls and replacement of a section of 8" domestic water main. Included will be all site excavation and restoration along with temporary steam boilers to serve Merritt, Woodard, and Battel, as well as a temporary domestic hot water boiler for general domestic hot water while the steam plant is not operational. General summary of trades sitework, landscape, site utilities, concrete, masonry, structural steel and metals, waterproofing, sheet metal, insulation, joint sealants, HVAC and controls and electrical. AHJ will be DAS OCS and OSFM. All steam systems (existing and/or new) must be online for the fall and winter seasons as steam is required for heating within the campuses.

Item 11:

On Drawing G1.01 – SITE PHASE AND LOGISTICS PLAN,

REVISE: PHASING Note 1a as follows:

Phase 1 Must be completed during the spring/summer season. (Assumed Phase 1 Start of 2023)

REVISE: PHASING Note 1b as follows:

Phase 2 Must be completed during the spring/summer season, following the Phase 1 completion.
(Assumed Phase 2 Start of 2024)

ADD: PHASING Note 4 as follows:

All presumed phase and construction duration dates are approximate. Contractor shall provide proposed start/end dates for each phase of construction, including proposed winter season work to allow for entire project to be substantially complete within 547 calendar days. Project schedule to be coordinate with CVH, van Zelm and DAS project manager for approval.

On May 20th, DAS-RECS' Peter Simmons had requested a meeting to discuss a complex project at CVH in Middletown. A June 6th video conference with David Barkin, Peter Simmons and Amy Sowitcky discussed several issues impacting Project BI-MH-140 and a proposed new Project BI-MH-164 with a forthcoming Task Letter. Included in this Proposal was DAS' summary of prior events impacting the Project that was the genesis of the June 6th Meeting:

A campus wide steam loop was being installed over 2023 and 2024. That excavation uncovered environmental soils. Further, the excavation of the site uncovered an abandoned line of asbestos containing material. When handling the environmental soils, a vulnerable duct bank was uncovered and needs to be replaced immediately. Further the work in the old powerhouse and Haviland tunnel is deemed not safe for the MH-140 contractor, Ferguson, to complete their work. The MH-164 was funded to complete three items to allow the steam loop to be completed in the downtime of the 2025 heating season.

Remaining work identified included the following:

1. Witness remaining work of the below grade abatement work and environmental soils handling in the trench areas for MH140.
2. 4160 volt Duck bank Work:
Two Phases:
 - a. P1 – Redirection of temporary power to Merritt Hall and demolition of existing (Trade Labor Scope of Work)
 - b. P2 – Permanent installation of duct bank to Merritt Hall (Design Bid Build)
3. Haviland Tunnel and Old Powerhouse mechanical work
4. The CA for these three phases will also complete the MH140 inspection and administration of the closeout.

DAS-RECS informs the Board of the addition BI-MH-164 background:



DAS-RECS informs the Board of the addition BI-MH-164 background:

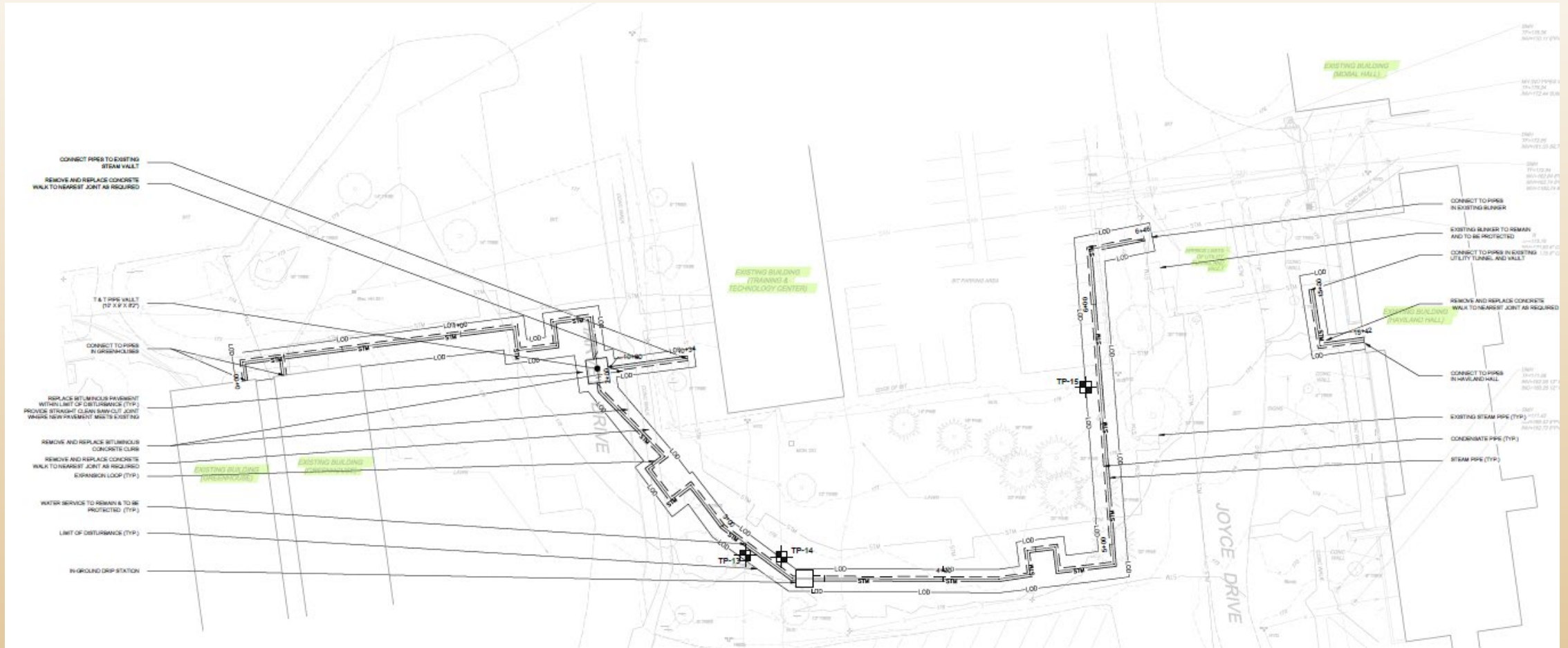
Yellow: i Asbestos
Abatement and
Environmental Soils

Red: ii 4160 Duct bank

Green: iii Old
Powerhouse and
Haviland Tunnel work
area

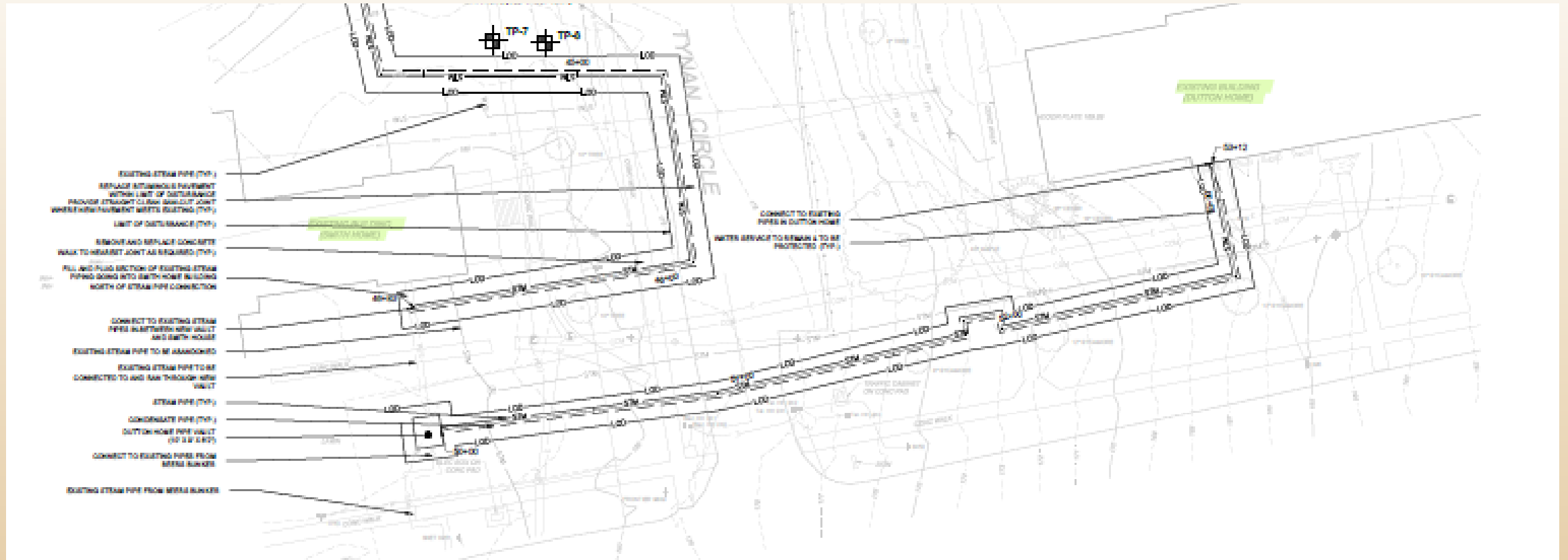


DAS-RECS BI-MH-140 Site Plan – Greenhouses, Training & Haviland Hall – yellow areas general AOC:

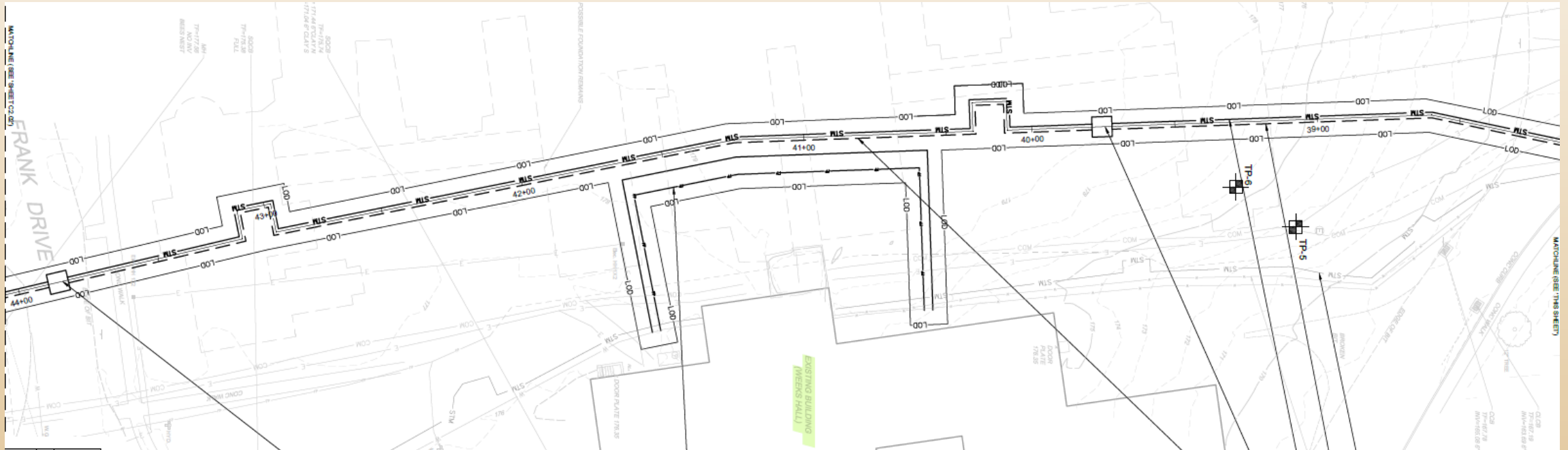


DAS-RECS BI-MH-140 Site Plan – red areas general tunnel work by new Trade Labor Contract:

DAS-RECS BI-MH-140 Site Plan – Smith Home & Dutton Home – yellow areas general AOC:



DAS-RECS BI-MH-140 Site Plan – Weeks Hall – yellow areas general AOC:



[illegible]

Under this proposal (PRB #25-086)

DAS-RECS and DMHAS are seeking Board approval of Task Letter #1 to Contract OC-DCS-CA-0045, to retain Colliers Project Leaders USA NE LLC for CA Services to complete Project BI-MH-140 and for the new Project BI-MH-164. DAS-RECS describes the Scope as Phase III and Phase IV, both under Project BI-MH-164, not the original BI-MH-140.

The Consultant's proposed fee is \$301,138, which includes a \$20,000 Design & CA Phase Contingency. This fee includes full-time oversight of the work for both Projects.

The total construction budget for this project is \$8,300,526.00, consisting of \$7,600,526 for project BI-MH-140 and \$700,000 for project BI-MH-164.

The construction phase services shall be for a time period 170 calendar days plus the project closeout of 90 calendar days.

The Scope of Work for each Phase is as follows:

Phase III – Construction Administration Services:

Provide full-time construction oversight for the remaining steam pipe installation. Responsibilities include:

- a) Monitoring steam line connections to buildings
- b) Oversight of temporary and permanent boiler tie-ins
- c) Supervision of tunnel work
- d) Coordination of hazardous soils and asbestos-containing material (ACM) removal
- e) Scheduling and coordination of all required testing and inspections (steam line, soils, asphalt)
- f) Liaison with the design engineering firm.

Phase IV – Construction Administration Services:

Provide full-time oversight of Mechanical Trade Labor and Abatement contractors. Responsibilities include:

- a) Monitoring ACM piping removal that conflicts with new steam line installation
- b) Oversight of trenching and pre-dig activities ahead of the General Contractor's steam line work
- c) Supervision of on-site hazardous soil removal
- d) Coordination of tunnel work and steam line connections to building boilers
- e) Verification and documentation of encountered piping (location and depth) to inform MH140 GC's installation activities.

CONSULTANT'S TASK LOG

OC-DCS-CA-0045	Colliers Project Leaders USA NE, LLC -Expires 4-30-2027	\$2,000,000	25-026
Task Letter #1	BI-MH-140 & BI-MH-164, CVH Steam Pipe & Duct	\$301,138	25-086
Task Letter #2	BI-JA-505 MacDougal Walker CI - Water Conservation	\$392,661	Pend.
	Total Informal TLs	\$693,799	
	Total Committed Funds	\$693,799	
	Maximum Total Fee	\$2,000,000	
	Uncommitted (Remaining)	\$1,306,201	

DAS-RECS PROJECT INQUIRIES

Staff inquired with the DAS-RECS Project Team the following:

The pretense for our June 6th video conference was to discuss several issues impacting Project BI-MH-140 and the introduction of Project BI-MH-164 specific to the temporary relocation of a Duct Bank proximate to Merritt Hall as it was interfering with the completion of Project BI-MH-140 (the Duct Bank was highlighted in a green circle in this Proposal) and subsequent design through CA Phase and Closeout for the final replacement of a new duct bank. The CA for both Projects is Colliers.

1. Please provide a copy of the Notice to Proceed to the CA and Ferguson for the construction phase of Project BI-MH-140.

DAS/RECS response: Attached is the Initial Notice to Proceed for the General Contractor, Ferguson Electric Company, Inc., dated 08/12/2022. Change Order #1 dated 12/14/2022 was a revision to the Initial Notice to Proceed. Also attached is the Notice to Proceed dated 05/09/2025, for the resumption of work after the pause. No Notice to Proceed was recorded for the Construction Administrator, Urban Engineers, Inc.

Staff Response: OK

2. What percentage of this Project BI-MH-140 was completed prior to pausing in 2024 and how many days of the 547-day construction phase were utilized? And, what is the current status of the Project?

DAS/RECS response: Based on the Notice to Proceed from Change Order #1 (03/20/2023), until the time of the pause (COB 05/24/2024), Ferguson utilized 432 of the 547 days allotted for construction. Current Status: Ferguson has resumed construction. They have a Substantial Completion date of 10/15/2025 and an operational goal date for the system of 09/15/2025. This is equivalent to 79 percent of construction time completed.

Staff Response: Balance of Construction Phase (MH-140) for the Contractor is 115 days, or September 1, 2025 from most recent NTP. Under this Proposed Task Letter, Colliers is retained for a total of 170 days plus Close Out that covers the balance of oversight for BI-MH-140 and new work under BI-MH-164. OK

3. Please quantify how much of the CA – Urban Engineers – \$144,375 CA Fee was expended prior to Termination?

DAS/RECS response: There was no termination; the project was placed on pause. Urban’s time was exceeded before the pause of construction, therefore they spent time up to their contract limit. DAS/RECS does not recommend a supplemental task letter be provided to Urban for BI-MH-140.

Staff Response: OK. Urban expended the entirety of their contract fulfilling contract requirements wherein the original Task Letter appears to have been for part time services. 115 days remained. Their efforts were not extended.

4. The Designer of Record for Project BI-MH-140 - van Zelm, Heywood & Shadford, Inc – is responsible for Design and CA Phase services through close out and acceptance. This proposed Task Letter #1 includes Phases (3 & 4) under a new Project BI-MH-164 with defined scope specifically covered under BI-MH-140, absent the identified existence of ACM Piping and Contaminated Soils, delaying the completion of Project BI-MH-140. Please clarify why this Phase 3 and Phase 4 Scope was assigned a new Project Number BI-MH-164 and clarify its impact with the Designer of Records’ professional responsibilities. And, please clarify why wasn’t a supplemental Task Letter #4B issued against OC-DCS-MEP-0049 to retain a HAZMAT Consultant to manage the ACM and Contaminated Soil?

DAS/RECS response: Phases 1, 2 and 3 of the Steam Piping at CVH were separate projects for DMHAS, and were funded by DEEP. The project numbers were MH-133, MH-136, and MH-140.

Phase 4 was a project created in 2024 to complete multiple tasks to complete work related to, but not included in, MH-140, as follows:

1. Removal of environmental soils and buried asbestos-containing piping.
2. Installation of mechanical piping in the tunnel to connect the loops.
3. Installation of a medium-voltage duct bank.

Regarding the new project number and the professional responsibilities, vanZelm is a MEP designer, not a site civil or LEP designer; therefore, the scopes of work required different specialties. This MH- 164 task letter will allow the work for MH-140 to be completed.

Staff Response: OK

5. Have the Design Services for the temporary relocation of the Duct Bank been completed and who was the Consultant performing said services?

DAS/RECS response: A Task Letter has been prepared and submitted for approval to bring Tighe & Bond, Inc. on board as part of its On-Call contract (OC-DCS-MDE-0055) for the temporary and permanent duct bank changes. This task is on a different timeline than MH-140's work.

Staff Response: OK

6. On pages 39-40 of the DAS-RECS Proposal identify work with respect to the temporary relocation of the Duct Bank at Merritt Hall, yet in this Task Letter #1 the Scope of Work is silent with this Consultant's CA Services. What services, if any, is the CA providing regarding the Duct Bank relocation, and if there are services the Scope in the Task letter #1 should be revised as such.

DAS/RECS response: Colliers will provide CA services for the remaining work on site for the Duct Bank, mechanical work and remaining work for MH-140. The AE (Tighe & Bond) will provide support for the Duct Bank, as well.

Tighe & Bond will provide services for the installation of temporary power and the removal of the existing duct bank. Upon removal, Colliers will provide CA services for the Steam Pipe installation in the Merritt Hall loading dock. Once the steam pipe is installed, Tighe & Bond will then take over the CA services to oversee the installation of the new, permanent duct bank.

Staff Response: OK

7. In van zelm's original Task Letter #4, a Hazardous Material survey and design for development of a specification and allowance budget for inclusion in the construction documents to include Sampling and testing of any suspect materials will be done as required. Please clarify how much of the Project Limits were surveyed and what, if any, hazardous materials were identified.

DAS/RECS response: The environmental soils and asbestos-containing piping, which are buried components, were uncovered during construction. vanZelm did not have environmental services in its task letter. These are unforeseen conditions. Hazardous material surveys apply to interior locations.

Staff Response: OK

Recommendation

It is recommended that SPRB approve Task Letter #1 to Contract OC-DCS-CA-0045 with a Fee of \$301,138.

- DAS-RECS confirmed funding is available for the Project BI-MH-164.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 2/3/2025.

Voted by Board Members – **Approval** – Disapprove – Suspend

Meeting Date 7-17-2025

State Properties Review Board



Water Treatment Building at the Osborn Correctional Institution

<i>PRB #</i>	25-094
<i>Transaction/Contract Type:</i>	AE/ Task Letter
<i>Origin/Client:</i>	DAS/DOC
<i>Project Number:</i>	BI-JA-508
<i>Contract</i>	OC-DCS-CAm-0013
<i>Consultant</i>	STV Construction Inc
<i>Property</i>	335 Bilton Road, Somers, CT
<i>Project Purpose:</i>	DOC Water Treatment
<i>Item Purpose:</i>	Task Letter # 1
<i>DAS-RECS Staff Assigned</i>	Nacho Casal, Project Manager
<i>Date:</i>	July 14, 2025

PROPOSED AMOUNT: \$450,215

PROJECT OVERVIEW

Fuss O' Neil was approved by the Connecticut Department of Correction (CT DOC) to complete a preliminary review and an evaluation of treatment options for the water entering the primary distribution system. Arsenic levels in the water sampled from the CT DOC's water distribution systems have recently increased. While they are still below reportable limits for a water system overall, individual raw water wells have had three exceedances in 2020 and two in 2021. Since 2022, no exceedances have been detected. The CT DOC would like to proactively address the issue before they reach reportable levels to comply with the Connecticut State Department of Public Health (CSDPH) and both Enfield and Somers Regulations.

Somers currently gets raw potable water from a total of five wells. The natural potable water is stored on-site in two 500,000-gallon ground-mounted tanks before treatment placement in a 500,000-gallon elevated storage tank. This 500,000-gallon elevated storage tank also reserves water from an interconnection with the water system in Enfield, with both systems being able to feed the other location.

PROJECT BACKGROUND

PRB# 24-167: Board approved Haley Ward, Inc. for design, bidding and construction administration services for the DOC Water Treatment project at Somers to enhance water treatment before storage in the elevated tank and subsequent distribution. This will ensure continued adherence to CTDPH and local water quality standards.

ON- CALL – PRB# 23-062

Under PRB # 23-062, The subject Contract was signed with the Consultant to provide On-Call Construction Administrator services on 5/11/2023 for a total not-to-exceed fee of \$500,000.00 with an expiration date of 9/30/2025. Under PRB # 24-204, the Contract was amended on 12/11/2024 to increase the total fee by \$750,000.00.

UNDER THIS PRB# 25-094

DAS is seeking Board's approval for the Consultant to provide CA services for a new water treatment building at the Osborn Correctional Institution. The approximately 8,000-square-foot building will house a new arsenic treatment system designed to proactively address naturally occurring arsenic levels detected in the existing groundwater supply.

The new building will include a

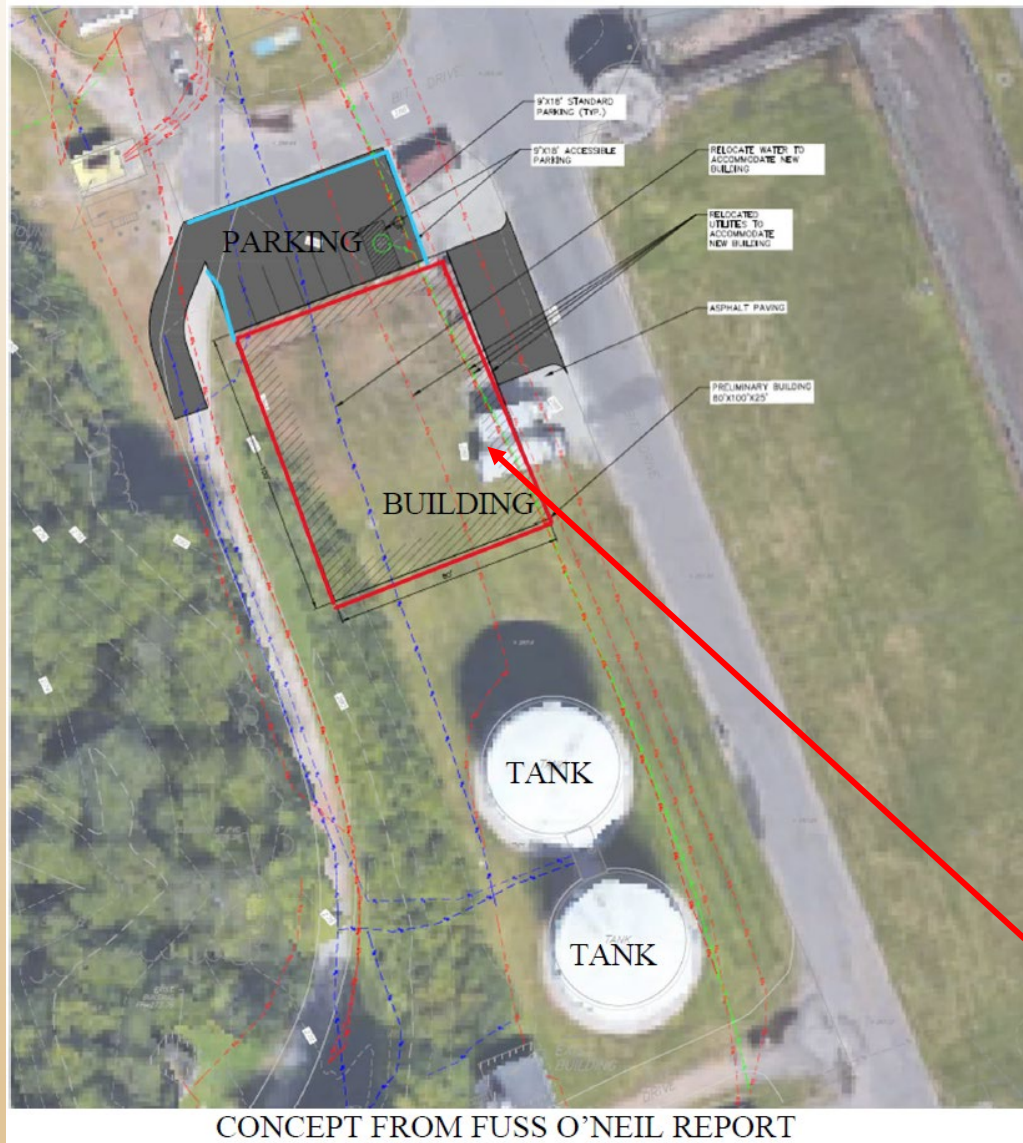
- storage/office room,
- a dedicated chemical room, and a treatment area featuring filtration units,
- bulk chemical storage tanks,
- metering pumps, and a separate electrical equipment room.

It will also accommodate the power, alarm, and control systems necessary for the treatment process. The primary function of the facility is to treat potable water from five on-site wells prior to storage in an elevated 500,000-gallon tank, which feeds into the larger distribution system shared between Somers and Enfield facilities.

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

- Preconstruction Phase CA Services
- Construction Phase CA Services
- Commissioning Agent (CxA) Services for Mechanical, Electrical, and Plumbing systems during the design, construction, and pre- and post-occupancy phases.

New Treatment Building: A 80' x 100' x 25' structure with conc. foundations, CMU walls, and gable roof.



Proposed New
8000 SF Building

CONSULTANT'S FEE

The overall construction and total project budget have been established at \$7,510,000 and \$11,246,700 respectively.

STV Construction Inc - Basic Service Fee (PRB #25-094)	CA Fees	Special Services Fee	Total Fee	Construction Budget (\$)	% of Budget
Pre Construction Phase					
Design Developement Phase (90 dyas)	\$42,820				
Contract Documents Phase (90 dyas)	\$45,455				
Bidding Phase	\$27,320				
Total Pre Construction Fee	\$115,595				
Construction Phase (3655 days+90 days closeout)	\$286,520				
Total CA Fee	\$402,115			\$7,510,000	5.35%
Systems Commissioning					
Design Developement Phase	\$2,200				
Contract Documents Phase	\$2,200				
Construction Phase	\$22,700				
Post Occupancy and Final Commissioning Report	\$1,000				
Total Cx Fee	\$28,100				
Design and CA phase allowance		\$20,000			
Total Fee (# 25-094)			\$450,215	\$7,510,000	5.99%

AUTHORIZED SUBCONSULTANTS

Sustainable Engineering Solutions (SES) to provide third party Cx services to ensure that building systems are installed, calibrated, and performing in accordance with the Owner's Project Requirements (OPR), the Basis of Design (BOD), and the contract documents for a fee of \$28,100.

Recommendation

It is recommended that SPRB approve this Task Letter #1 in the amount of \$450,215.

- DAS-RECS confirmed funding is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 11/08/2024.

Voted by Board Members

Approval –

Disapprove -

Suspend-

Mtng. Date : 07/17/2025

7. OTHER BUSINESS

Board Members reviewed a draft copy of the SPRB's contribution to the DAS Digest of Administrative Report. Based on Member's review and comment a final draft will be reviewed at the July 21st Meeting and delivered to DAS Commissioner Gilman by the August 1st deadline.

8. VOTES ON PRB FILE:

PRB FILE #25-091 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #25-091. The motion passed unanimously.

PRB FILE #25-086 – Mr. Morin moved and Mr. Coleman seconded a motion to approve PRB FILE #25-086. The motion passed unanimously.

PRB FILE #25-094 – Mr. Coleman moved and Mr. Berger seconded a motion to approve PRB FILE #25-094. The motion passed unanimously.

9. NEXT MEETING

Monday, July 21, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____
Mark Shiffrin, Secretary

Minutes of Meeting Held: July 17, 2025
