

**Request for Information by Finance, Revenue & Bonding's
Bonding Sub-Committee at Meeting on March 18, 2024
CT Department of Labor's Response - March 28, 2024**

1) Building Envelope:

- a. Roof- The building roof requires continues repairs and maintenance, yet it has been out of warranty since early 2023. The type of roof system originally installed- Modified Bitumen, has a life span of 15-20 years.
- b. Windows- seals throughout the building are starting to fail causing water to leak into the building and some of the windowpanes to crack. Seven windowpanes needed to be replaced in 2023. This would also include a study if replacement to more efficient windows is an option based on current structure.
- c. Front vestibule- signs of water infiltration. Survey and repairs to remedy issue.
- d. Carpet replacement- Carpet is original to the building, however, to remove the carpet, environmental cleaning would be required.

2) Mechanical:

- a. HVAC-
 - i. Requesting funds to evaluate the current HVAC. Due to differed maintenance and equipment reaching end of life, most major equipment will need to be replaced in the next few years.
 - ii. CTDOL had an electric chiller and a gas chiller. Both units failed last summer. The gas chiller could not be repaired because the parts are no longer available. The aging electric chiller was repaired and is expected to continue working a bit longer. But, due to supply chain issues at the time it went down and the size of the building, CTDOL incurred a \$160,000 expense to rent a temporary unit last summer.
 - iii. This is critical as the IT servers and other equipment must remain in a temperature regulated environment. We would be looking to replace all three units with the appropriate sizes for the load in the room which has significantly been reduced over the years. Currently one of three units has been abandoned, and the other two have significant repairs.
 - iv. Air Handler Units that serve HVAC to the building are original to the building. Deferred maintenance along with ageing equipment will cause the need to replace equipment in the next few years. One of the AHU's has reduced capacity due to mechanical issues last winter.
 - v. Current cooling tower system is beyond 20+years old and is starting to fail. Loss of unit does not provide cooling for the building, thus requiring incurring additional expenses.
 - vi. Building automation system- Would be requesting to upgrade the system from residing on a laptop to a virtual server for dependability and longevity of the system.
 - vii. Variable Speed Drive controllers- Equipment was installed in early 1990's and to finish upgrade remaining units. Failure to replace will cause lack of temperature control, energy waste, potential of freezing pipes in winter months, and cause HVAC failures which could jeopardize building occupancy.
- b. Electrical-
 - i. Need for funds to evaluate current electrical system to ensure compliance with current needs and future projects. Helping to provide risk analysis and
 - ii. Exterior pole lights, all of which were original to the building and have failed, therefore causing safety concerns.
- c. Security
 - i. Repairs are needed to exterior/interior doors, the closed-circuit television system, and related security equipment. Currently the closed-circuit security system is obsolete, failing, and new equipment is not compatible with the existing system. Due to deferred maintenance with exterior/interior doors, many repairs are needed to ensure code compliance.
 - ii. Fire alarm system- required upgrade necessary if modernization to Elevators and critical systems.
- d. Elevators
 - i. Modernization of elevators- There has been no major upgrades to unit since 1990's. Modernization would work to improve elevators and to ensure ADA and code compliant.

e. Plumbing

- i. Most water fountains throughout building do not work properly and will be replaced with energy efficient/bottle filling units.
- ii. Damaged toilets and urinals, along with faucets will have automatic flushers installed accomplishing both the necessary repairs and added health benefits.
- iii. A cracked pipe at the loading dock, which has been flooding in heavy rain for 10+years, will be replaced.

3) Grounds:

- a. Parking lot- last major repairs were completed over 22 years ago when it was a full replacement. We would look to work with an engineer to design and manage a project to resurface the existing parking lot. Would include repairs/replacement of catch basin and sidewalks as necessary.

3/21/2024 CTDOL						
Finance, Revenue, and Bonding Committee- Bonding Subcommittee request						
CT Department of Labor				Capital Exp.		
1) Building Envelope						
	Roof			\$2,200,000.00		
	Windows					
	Windows- resealing/weather tight			\$225,000.00		
	Front vestibule water infiltration			\$45,000.00		
	Carpet replacement			\$950,000.00		
	Environmental			\$1,250,000.00		
					\$4,670,000.00	Building envelope total
2) Mechanical Systems						
	HVAC					
	HVAC evaluation			\$30,000.00		
	Chiller replacement x2			\$975,000.00		
	Data room cooling units			\$325,000.00		
	Air Handler Unit Replacement			\$2,000,000.00		
	Cooling tower/piping			\$450,000.00		
	Building Automation System			\$33,000.00		
	Variable Speed Drive-Air Handler			\$210,000.00		
	Variable Air Volume Boxes			\$450,000.00		
	Perimeter Heating valve replacement			\$85,000.00		
					\$4,558,000.00	HVAC sub total
	Electrical					
	Electrical Evaluation			\$15,000.00		
	Parking lot lights			\$10,000.00		
					\$25,000.00	Electrical Sub total
	Security					
	CCTV System			\$55,000.00		
	Fire Alarm			\$75,000.00		
					\$130,000	Security/Life Safety sub total
	Elevator					
	Elevator modernization(3 total)			\$450,000.00		
					\$450,000.00	Elevator sub total
	Plumbing					
	automatic flush-urinals			\$9,500.00		
	automatic flush-toilets			\$17,000.00		
	automatic faucets			\$33,000.00		
	Water fountains			\$25,000.00		
	loading dock cracked pipe			\$15,000.00		
					\$99,500.00	Plumbing sub total
					\$5,262,500.00	Mechanical system total
3) Grounds						
	Parking lot/sidewalks			\$2,229,660.00		
					\$2,229,660.00	Grounds total
				\$12,162,160.00	Total Capital Need	