

**Representative Policy Board  
South Central Connecticut Regional Water District**

**Application for Approval of the Lake  
Gaillard Water Treatment Plant Clarifiers,  
Recycle Pump Station, and Concrete  
Restoration Project and the HVAC and  
Electrical Improvements located in North  
Branford, Connecticut** : : **March 24, 2022**

**Final Decision, Findings of Fact and Conclusions of Law  
of the Representative Policy Board**

A. The Applicant’s Request

On December 16, 2021, the South Central Connecticut Regional Water Authority (“RWA” or the “Applicant”), through its five-member Authority, submitted a multi-project application for approval of the Lake Gaillard Water Treatment Plant (“LGWTP”) Clarifiers, Recycle Pump Station, and Concrete Restoration Project and the HVAC and Electrical Improvements located in North Branford, Connecticut (“Application”), at a maximum project capital cost not to exceed \$14.79 million. The Application is organized into two distinct projects consisting of the: 1) LGWTP Clarifiers, Recycle Pump Station, and Concrete Restoration Project, and 2) LGWTP HVAC and Electrical Improvements (“LGWTP Projects”). The first project will allow the existing LGWTP to increase reliability, resiliency and ability to maintain the LGWTP, while improving water quality, upgrading older equipment, increasing efficiency and capacity of the LGWTP recycle pumps, replacing outdated parts, funding operations, improving the reliability of the recycle system, improving safety, and reestablishing the structural integrity of filter walls, as well as clarifier basins. The maximum anticipated project cost is \$8.66 million and includes a 15% contingency.

The second project will provide the facility with updated equipment, improved reliability and efficiency, improved longevity of building systems and equipment due to enhanced ventilation and humidity control, improved workplace comfort, and safety. The maximum anticipated project cost is \$6.13 million and includes a 30% contingency.

The Application for approval of the project was filed pursuant to the statutory authority set forth in Section 19 of Special Act No. 77-98, as amended.

B. Participants

In addition to the Representative Policy Board (“RPB”) and the RWA, the district’s Office of Consumer Affairs (“OCA”) participated in this proceeding. The OCA is authorized by Section 15 of Special Act No. 77-98, as amended, to act as the advocate for consumer interests in all matters that may affect water customers in the district.

C. Statutory Standard

Pursuant to the legislation cited in paragraph A above, the RWA is required to obtain approval from the RPB prior to commencing any project costing more than two million dollars to repair, improve, construct, reconstruct, enlarge or extend any of its properties or systems.

D. Notice and Procedures

Effective July 1, 2021, Senate Bill 1202, Section 163, permitted the RPB to hold the public hearing on the Application using electronic equipment or technology that facilitates real-time public access to meetings, including, but not limited to, telephonic, video or other conferencing platforms. Other procedural requirements were also met. On January 27, 2022, the RPB voted unanimously to accept the Application as complete and called a public hearing on Thursday, February 24, 2022 at 7:00 p.m., via electronic access. The RPB designated Jamie Mowat Young (Killingworth) to serve as Presiding Member at the public hearing.

As required by Section 10 of Special Act. No. 77-98, as amended by Public Act No. 02-85, the RPB published in the *New Haven Register* and the *Connecticut Post* the date, time and place of the public hearing to be held by the RPB to consider the Application for approval. The date of publication was February 2, 2022. A copy of this notice was filed with the Office of the Clerk of each city and town within the District. The notice was posted on the RWA's website, including information about electronic participation for the meeting.

E. Public Hearing

At the public hearing on February 24, 2022, the Applicant provided sworn testimony from Orville Kelly, the RWA's Manager of Design and Construction, and Jim Hill, the RWA's Director of Operations. These witnesses provided a presentation for each project that described the background, approach, scope, project need, alternatives analysis, and project budgets and schedules.

Members of the RPB asked questions of the Applicant with respect to the need for a shutdown, multi-project bundles and project bidding, new technology, efficiency, trombe wall & solar panels, bid specification, salvaged materials, maintenance, funding, the need for separate projects, cost timing, and raw materials. After discussion, the Applicant represented that they would undertake a salvage line item.

The OCA stated that the Application is necessary and appropriate and recommended approval of the Application for the reasons set forth in his memorandum to the Representative Policy Board dated February 17, 2022. He discussed escalation costs, market volatility management, equipment replacement, and the value and importance of project coordination to avoid overlapping project scopes.

In addition to the applicants and OCA listed above, Messrs. Bone and Popielarczyk from Tighe and Bond were present to answer any questions. No members of the public attended the public hearing.

F. Analysis

After considering all of the evidence presented, the RPB believes that the LGWTP Projects are necessary and advance the policies and goals of the South Central Connecticut Regional Water Authority and are included in the five-year plan of capital improvements, and are in the best interest of the RWA and its customers. The presentation at the public hearing reinforced the need for and importance of the projects. Additionally, as a multi-project Application, the LGWTP Projects provide the RWA's management with a method to complete more than one project at a time at a water treatment plant without returning to the RPB for separate approvals. This multi-project method will increase the efficiency of conducting the RWA's capital program by reducing the time, expenses, and facility impacts associated with individual project applications and by achieving economies of scale for multiple project bids as a combined project.

G. Conclusion

We therefore conclude that the Application for approval of a project for the LGWTP Project should be approved. Separately stated findings of fact and conclusions of law are attached hereto as Exhibit A.

**Exhibit A**  
**Representative Policy Board**  
**South Central Connecticut Regional Water District**

**Application for Approval of the Lake Gaillard Water Treatment Plant Clarifiers, Recycle Pump Station, and Concrete Restoration Project and the HVAC and Electrical Improvements located in North Branford, Connecticut** : : **March 24, 2022**

**Findings of Fact**

1. The South Central Connecticut Regional Water Authority (“RWA”), through its five-member Authority, submitted an Application to the RPB for approval of the Lake Gaillard Water Treatment Plant (“LGWTP”) Clarifiers, Recycle Pump Station, and Concrete Restoration Project and the HVAC and Electrical Improvements located in North Branford, Connecticut (“Application”) on December 16, 2021.
2. The Application is a multi-project application consisting of two distinct projects: 1) the Lake Gaillard Water Treatment Plant Clarifiers, Recycle Pump Station, and Concrete Restoration Project, and 2) the HVAC and Electrical Improvements at the Lake Gaillard Water Treatment Plants (“LGWTP Projects”).
3. The multi-project concept provides RWA’s management with a method to complete more than one project at a time at a water treatment plant or within a distribution system without returning to the RPB for separate project approvals.
4. The Clarifier system is severely degraded, limiting the treatment plant operation especially during backwashes. The current frequency of clarifier maintenance limits the production capacity of the plant on high demand days. The new larger more efficient clarifiers will increase operation flexibility, restore capacity by increasing clarifier uptime, and incrementally improve finished quality by reducing the amount of organic recycled back to the head of the plant.

5. LGWTP employees currently shut down, drain, and clean one clarifier every two weeks. This time and effort from the facility staff could be better utilized, especially considering that the LGWTP is the RWA's largest water treatment facility.
6. Most of the recycle system equipment is original and approximately 30 years old and reaching the end of their useful lives. The pumps have been rebuilt twice and are now operating at a lower efficiency. Replacement parts are becoming difficult to find and may not always fit correctly.
7. New progressive cavity sludge pumps will work more efficiently and reliably than the existing pumps as they are intended to pump liquids with a high solids content.
8. Concrete restoration is necessary to maintain the structural integrity and reliability of the facility.
9. The HVAC equipment being replaced is nearing or past its useful life. Newer equipment is more efficient, appropriately sized, and requires less maintenance.
10. The new HVAC equipment will be sized to adequately cool the pipe gallery space and reduce the humidity. This will minimize corrosion of equipment and lead to less frequent replacement of equipment in the pipe gallery in the future.
11. A permanent solution will be implemented to adequately cool the Control Room with its modernized equipment. The new system will be sized for the current and future use of the treatment building.
12. A new Building Management System would allow both new and existing equipment to be integrated. Some of the existing controls are already obsolete, which will only continue in future years.
13. The trombe wall is a complex system that is difficult for the RWA to maintain and is not efficient. Currently, the wall has been infiltrated by plant growth and the panes have yellowed. The energy savings from this passive solar system does not justify the amount of maintenance required, and the RWA would like to replace it with a low maintenance alternative.

14. New lighting with LEDs and motion sensors will increase the electrical efficiency of the lighting system.
15. The multi-project method will increase the efficiency of conducting the RWA's capital program by reducing the time, expenses, and facility impacts associated with individual project applications and increases capital efficiencies by achieving economies of scale for multiple project bids as a combined project.
16. The project is important and will significantly reduce the amount of time and labor the RWA will need to spend maintaining equipment throughout the facility. The new equipment will be more efficient and easier to maintain, saving the RWA money.
17. The two projects are included in the FY 2022 Capital Improvement Project budget as multi-year projects. The Lake Gaillard Water Treatment Plant Clarifiers, Recycle Pump Station, and Concrete Restoration Project will commence in FY 2022, with completion planned in FY 2024, and the HVAC and Electrical Improvements project will commence in FY 2022, with completion planned in FY 2025, at a total project cost of \$14.79 million.
18. The proposed project is consistent with, and advances the RWA policies and goals and is in the public interest.
19. The OCA recommended approval of the Application.

### **Conclusions of Law**

1. The South Central Connecticut Regional Water Authority's ("RWA") application for approval of the Lake Gaillard Water Treatment Plant Clarifiers, Recycle Pump Station, and Concrete Restoration Project and the HVAC and Electrical Improvements located in North Branford, Connecticut ("Application") was filed pursuant to the statutory authority set forth in Section 19 of Special Act No. 77-98, as amended.
2. Notice of the public hearing to consider the Application and to allow interested persons, including water users and property owners within the district, to be heard was properly made on February 2, 2022, pursuant to Section 10 of Special Act No. 77-98, as amended.
3. Pursuant to Sections 10 and 19 of Special Act 77-98, as amended, the public hearing was held on February 24, 2022.
4. Based upon the above Findings of Fact, the Representative Policy Board concludes that the RWA's application for the West River Water Treatment Plant Improvements Project meets all requirements for approval.