INSTRUCTIONS

This form will be submitted online. There will be an opportunity to attach additional pertinent information (i.e. a consultant study) when submitting.

PART A – GENERAL INFORMATION

Objective: Provide pertinent identifying project information.

A.1 Facility/Site Name & Primary Address

Berkshire County Jail and House of Correction

A.2 Contact Information

Name: Robert Ciempa

Telephone: 413-443-7220 ext 1148

Email: robert.Ciempa@sdb.state.ma.us

A.3 Project Name and Location
(if different from facility/site primary address)

Shower and Chiller renovation 467 Cheshire road, Pittsfield MA 01221

A.4 Total Project Cost (TPC)

A.5 Amount ($) Requested from DCAMM:

A.6 Existing Building(s) Impacted
If applicable, list the names of the buildings being impacted by the project

Showers: The project will address the showers in pods A, B, C, D, G and H each with seven standard showers and one ADA compliant shower, alter pod J, which has one ADA compliant shower and no standard showers at the Berkshire County Jail and House of Correction, located at 467 Cheshire Rd, Pittsfield, Massachusetts.

Chillers: The Chiller replacement project would consist of the following: Removal and replacement of (2), 150 Ton water cooled chillers: Removal and replacement of (2) chilled water pumps, suction diffusers, triple duty valves, and flex connectors: Removal and replacement of (2) condenser water pumps, suction diffusers, triple duty valves and flex connectors. Remove (8) manually operated chilled and condensed water isolation valves replace them with (4) manual isolation valves and (4) electronically actuated isolation valves: Scope will include rigging, electrical, insulation, building management integration, new refrigerant leak detection monitoring, and ventilation.

PART B – EXECUTIVE SUMMARY

Objective: Provide a one-page succinct summary of the project, including project goals and impacts.

Executive Summary (Approximately 750 words)
Provide a brief narrative summary to describe the project, the project's impact on incarcerated individuals and its value proposition to the facility/site, the broader community and the Commonwealth of Massachusetts. Include:

- A brief (1-3 sentence) description of the project
  - Short- and long-term project objectives in alignment with the evaluation criteria. All eligible projects are required to comply with these threshold requirements.
    - Address deficient code, health, or other applicable regulations/requirements including repair, replacement or update of security and or critical life safety systems in the area(s) impacted by the project.
    - Address deferred maintenance deficiencies as documented in the most current facility condition assessment (FCA).
    - Advance the Commonwealth's decarbonization mandates. Strong preference will be given to projects that reduce carbon emissions, eliminate fossil fuel use, and/or prepare the facility for future decarbonization and resiliency projects.
      - Examples include upgrading electrical capacity, preparing roof for PV installation, right-sizing facility square footage, improving building envelopes and improving building EUI.
      - All projects will expand participation in DCAMM's Demand Response program, if applicable. https://www.mass.gov/info-details/demand-response-energy-credit-programs
    - Do not result in a net increase in square footage. Strong preference will be given to projects that improve the efficient use of space for the delivery of programs.
- A description of the specific need for this project – including limitations of any existing spaces, leasing or funding arrangements.

(This is a summary narrative; more specific and detailed information will be requested in the following sections).

Showers:

The Findings:
There is evidence of water ex-filtration beyond the shower enclosures and into wall/ceiling/floor assemblies, which has damaged the door frames and vinyl tile outside the showers. Little to no pitch to the existing drains is provided, and the enclosures lack curbs at the entry of any kind. Deterioration was noted at the concrete floors of the showers and the glazed block is stained and discolored at the lower courses. These finishes are coarse and have joints which were noted as a concern for cleaning the facility. Maintenance staff noted piping from drains may be partially blocked, adding to drainage problems. The plumbing recirculation system does not perform adequately to provide the required hot water demand. Multiple options were developed, primarily focusing on alternative methods of coating or refinishing the shower enclosures while improving drainage and replacing fixtures. *Attached DPH Reports

The Recommendation:
Based on the existing conditions assessment, discussion with the Berkshire County Jail and House of Correction, and the analysis of the developed options, it is recommended that the existing shower plumbing systems be removed and replaced, along with all accessories, and lighting. Further, the standard showers are to be provided with a stainless-steel enclosure system, including a formed pan with pitch to drains and ceiling, and new doors. These panels have an approximate assembled thickness of 1". In order to maintain the clearances of the accessible shower enclosures, they will receive an epoxy coating. The concrete slab will be removed in each and the new pitched to the drain. To ensure proper clearances for the shower and door, the existing door will be shifted, and the shower layout rotated 90 counter-clockwise.
Improvements are needed at the showers to comply with DPH recommendations and address violations.

Chillers:

We are requesting a capitol project to replace our current (25 year old) screw type York chillers (2 each). Replacing the chillers with modern state of the art equipment would have a direct impact on climate/comfort control within the entire facility including incarcerated individuals, employees, and visitors to the site. The chillers currently serve as our main source of cooling for our life/safety, evacuation equipment, door control, and electrical data rooms. The Berkshire County Jail and House of Correction electrical consumption and potential environmental impact would be significantly reduced.
Improvements are needed at the showers to comply with DPH recommendations and address violations.
Currently, our chillers have R-22 refrigerant in them which is considered an HCFC (class 2 ozone depleting substance). This refrigerant was phased out in 2010 due to health concerns and new designations from the EPA. US production and importation ceased on January 1, 2020, and repairs requiring refrigerant have become more costly and impossible to purchase.
We have made repairs in 2016 with a ISA from DCAMM totaling $60,348.00 to a shaft seal failure, in 2018 repairs were made with an ISA from DCAMM totaling $5,674.00 was made for oil skimmer line leaks, and in 2024 we received an ISA from DCAMM totaling $45,134.00 to repair both chillers which replaced rotted out oil recovery lines on the eductor blocks that had begun to leak oil and refrigerant.
(See attached ISA Documents).
The efficiency of our original chillers would be superseded based on today's technology coupled with the staging capacity and turn down opportunities of modern equipment. This would create a substantial utility savings and help reduce our EUI.

PART C – PROJECT SCOPE

Objective: Provide specific project information regarding the proposed project size, space type and program.

Summary Project Gross Square Foot (GSF) information

	TOTAL GSF* **Total work area**		**Additional Comments** (Ex.: How GSF breaks out for different buildings, brief description…etc.)
Renovation GSF	2020	GSF	330 sf for each pod (A,B,C,D,G, and H for shower renovation. 40 sf for pod J for shower renovation
New Construction GSF	1156	GSF	**Not New Construction - This is Replacement** 1156 sf Mechanical room area
Demolition GSF		GSF	N/A
Disposition GSF		GSF	N/A
Lease Replacement/ Elimination USF* ***(Usable or rentable square footage)***		USF	N/A

* ***GSF:*** *the total gross square footage of the building impacted, including areas where only infrastructure or envelope work is being conducted, and where no programmatic changes will occur.*

** ***GSF of Programmatic Renovation****: the total gross square footage of the project resulting in programmatic change and or modernization, if applicable.*

*** ***USF****: useable or rentable square footage (square footage of leased space per the lease agreement)*

PART D – BUILDING CONDITION IMPACT

Objective: Identify Critical Repairs being addressed by the proposed project.

Note: *Identified critical repairs projects may also be requested through the separate critical repairs (deferred maintenance) funding process. Should the capital project be funded, the critical repairs being addressed will be funded through the allocation for the capital project. DCAMM will also be providing formula distributions of critical repairs funds and allow Sheriffs to prioritize how they are expended.*

D.1 Critical Repairs - CAMIS

For the Commonwealth owned facility(ies) impacted by this project proposal, run and download information from the CAMIS FCA Report. On the Deferred Maintenance page, select My Facility Assessment Deficiencies then export. Please contact DCAMM CAMIS team for support.

For each building, summarize in the below table TOTAL $ Need and TOTAL $ Addressed by the proposed projects for the specified timeframes.

Building Name	TOTAL $ Need Identified	TOTAL $ Addressed by Proposed Project
shower renovations	$5,000,000.00	$5,000,000.00
chiller replacement	$944,438.00	$944,438.00
TOTAL	$5,944,438.00	$5,944,438.00

D.2 Critical Repairs – Summary (Approximately 250 words)

Objective: Describe how this project addresses Critical Repairs needs identified in the 2019 FCA.

Please note below any additional building condition issues that will be addressed by the proposed project.

Shower: Improving the shower enclosures will eliminate water ex-filtration beyond the shower enclosures, improve drainage, provide new plumbing fixtures, and improve the hot water recirculation system
Over time, maintenance has made changes/modifications to the hot water recirculation piping serving the shower units/stalls to get a better/quicker hot water supply to the units. This was done because the original design contains only one hot water recirculation pump to serve all the PODs. For first and second floor general shower units/stalls (typical 7 each POD) to be provided with a new inline hot water recirculation pump with all associated accessories (valves, aqua stat, unions, etc). Pump would be 1/8hp (120 volt), sized for +/- 4 gpm. Existing hot water recirculation piping that serves the showers to be reworked for pump installation. All new piping to be insulated to meet code requirements.
Chillers: A York YS screw chiller (150 ton) typically has a useful life expectancy of 15 to 20 years with regular, proper maintenance. Many manufacturers recommend assessing for replacement after 15 years due to increasing maintenance costs, potential component obsolescence, and declining efficiency. At this time both chillers require a compressor internal inspection/rebuild, which has to be performed by a certified York Technician. The York YS tear downs require special tooling and will have to be taken off-site for rebuilding and motor rewind and bearing replacement.
Estimated 2026 repair cost for tear down will be $80,000.00.
These 2 projects were identified in the 2019 FCA, (see attached)

PART E – OTHER CRITERIA

Objective: Briefly describe the project's alignment with the other comparative evaluation criteria listed below as relevant to the project. (Approximately 300 words ***per criteria***)

- How does the project improve facilities to support individual outcomes and reduce recidivism by preparing incarcerated individuals for post-release success?
- How does the project contribute to the overall physical and emotional wellbeing of incarcerated individuals through accessible medical treatment, rehabilitation and behavioral or mental health resources?
- How does the project encourage and support collaboration and partnerships including with other Sheriffs and/or Department of Corrections entities?
- How does the project improve operational efficiencies at the facility or for the Commonwealth's criminal justice system?
- How does the project address current capital and operational funding constraints by including creative funding models or leveraging other sources of capital?
- What is the ratio of beneficiaries to expenditures?
- How does the project yield surplus land or buildings that could be made available for housing production?

Question: How does the project improve facilities to support individual outcomes and reduce recidivism by preparing incarcerated individuals for post-release success?
Answer: Improved shower facilities may not directly reduce recidivism, but they are part of a broader set of factors that contribute to successful rehabilitation and reintegration into society.

Question: How does the project contribute to the overall physical and emotional wellbeing of incarcerated individuals through accessible medical treatment, rehabilitation and behavioral or mental health resources?
Answer:
1. Psychosocial Benefits: Showering can enhance self-expression and self-confidence, which are crucial for mental health.
2. Physical Health: Access to running water and proper hygiene practices can prevent infections and improve overall health.
3. Emotional Well-being: The act of showering can reduce stress and anxiety, positively impacting the emotional state of individuals.
4. Design and Accessibility: The design of facilities and access to showering can significantly influence the overall experience and well-being of incarcerated individuals.
5. Physical Activity: Incorporating physical activity, including showering, can lead to improved mental health outcomes and enhanced physical health indicators.
6. Overall, providing accessible and functional shower facilities can have a positive impact.

Question: How does the project encourage and support collaboration and partnerships including with Sheriffs and/or Department of Corrections entities?
Answer: The scope for this project does not apply.

Question: How does the project improve operational efficiencies at the facility of for the Commonwealth's criminal justice system?
Answer: Providing new shower system can significantly improve operational efficiencies by enhancing water efficiency, reducing maintenance and repair costs.
1. Improved Water Efficiency: New shower heads, water timers, hot recirculation system and fixtures are designed to use less water, which can lead to lower water bills and reduced water usage.
2. Reduced Maintenance and Repair Costs: Upgrading to a new shower system can reduce the need for frequent repairs and maintenance, such as replacing worn-out valves or fixing leaks. Newer systems are often more durable and require less upkeep.

Question: How does the project address current capital and operational funding constraints by including creative funding models or leveraging other sources of capital?
Answer: The scope for this project does not apply.

Question: What is the ratio of beneficiaries to expenditures?
Answer: This is unknown at this time, this is depend on the amount of occupancy being used in the POD(s).

Question: How does the project yield surplus land or buildings that could be made available for housing production?
Answer: The scope for this project does not apply.

Chillers:
Question: How does the project improve facilities to support individual outcomes and reduce recidivism by preparing incarcerated individuals for post-release success?
Answer: The environmental upgrade would transform the daily experience of incarceration from one of survival to one focused on rehabilitation, health, and safety in congregate living and vocational spaces.

Question: How does the project contribute to the overall physical and emotional wellbeing of incarcerated individuals through accessible medical treatment, rehabilitation and behavioral or mental health resources?
Answer: Indoor climate conditions encompassing temperature, air quality, and spatial design will positively affect the physical and emotional well-being of incarcerated individuals.

Question: How does the project encourage and support collaboration and partnerships including with Sheriffs and/or Department of Corrections entities?
Answer: This will provide a comfortable space for relocation of inmates, from other Departments of Corrections should the need arise.

Question: How does the project improve operational efficiencies at the facility of for the Commonwealth's criminal justice system?
Answer: A variable speed screw chiller shows a tremendous opportunity for energy savings compared to our existing York Chillers. Modern Chillers provide efficiency through turn down during light load conditions, which prevents short cycling.

Question: How does the project address current capital and operational funding constraints by including creative funding models or leveraging other sources of capital?
Answer: Investing in new chillers would eliminate the mounting future maintenance and repair costs which have already been identified.

Question: What is the ratio of beneficiaries to expenditures?
Answer: The ratio of beneficiaries to expenditures for water-cooled chiller replacements generally results in a high return on investment (ROI), often providing over 30% in energy savings and paying back the initial investment in under 4.8 years.

Question: How does the project yield surplus land or buildings that could be made available for housing production?
Answer: The scope for this project does not apply.

PART F - PROJECT IMPLEMENTATION & SCHEDULE

Objective: Describe project phasing required and estimated schedule

F.1 Estimated Project Schedule

Indicate a preliminary project schedule assuming funding in FY27 (July 2026) below. Include all enabling projects, designer selection (if applicable), design, bidding and construction. Please see DCAMM Designer Guidelines schedule section: https://www.mass.gov/info-details/designer-procedures-and-guidelines#1.7-project-overview-and-roadmap-

Project Tasks	Estimated Time (Months)	Remarks
DSB Ad / Designer Selection (If through DCAMM – 3 months)	3 m / 3m	Showers / Chillers
Study & Schematic Design (DCAMM guideline – 9 months)	4 m / 2m	Showers / Chillers This is for all phases
Design (DCAMM guideline – 9 months)	9 m / 3m	Showers / Chillers This is for all phases
Bidding (If through DCAMM – 3 months)	1 m/ 1m	Showers / Chillers This is for all phases
Construction (including enabling & backfill projects)	36 m/ 4m	Showers / Chillers This is for all phases

F.2 Anticipated occupancy (and use) date (assume a July 1, 2026 project start date)

Spring of 2029

F.3 Swing space (Approximately 250 words)
Describe how the implementation plan will address swing space/program needs during construction

Showers:

This will consist of three phases of the project that will address the showers in pods A, B, C, D, G, and H, each with seven standard showers and one ADA compliant shower. This project will also alter pod J, which has one ADA compliant shower and no standard showers. Pods will be vacant during construction. In order to accommodate this, only two pods will be renovated concurrently at any one time. Scheduling will need to accommodate this.

Chillers:
N/A

F.4 Construction - Project Components

If applicable, identify below major project components required for project completion. List:

- Enabling projects (including program relocation/swing space);
- The proposed capital project (including all phases of design through construction);
- Backfill projects required for full completion of the project.

Project Components / Phases	ASF of swing space required (if applicable)	Estimated Total Construction Cost of Phase (ECC)	Time to complete construction (months)
Pod A and B			10 months
Pod C and D			10 months
Pod G, H , and J			12 months
Chillers			4 months

PART G – PROJECT BUDGET

Objective: Describe the funding for the capital project and consider the impact of the proposed capital project on operating and maintenance budgets and understand the financial assumptions regarding the impact of the proposed capital project.

G.1 Total Estimated Project Cost

Indicate ECC and TPC for project

Project Cost	Amount ($)	Remarks
Total Estimated Construction Cost (ECC*)	$9,457,675.1	Shower & Chiller TPC
TOTAL PROJECT COST (TPC) (DCAMM projects use TPC = 1.40 x ECC)**	13,240,745.2	

** ECC to include escalation contingency of 4.5% per year (compounded annually) to mid-point of construction.*
*** The TPC includes planning and design fees, cost of furnishings and equipment, cost of any additional consultants required (access, environmental, envelope, commissioning, etc.), contingencies, and various management costs. A 40% markup is the standard markup used by DCAMM at this stage of a project.*

G.2 Total funding:

Identify the $ amount being requested from DCAMM and indicate what other sources of funding are being used for this project, if applicable. Under "Timing and Constraints" describe the type and clarify timing and other constraints on the funding $.

Confirm timing constraints of financial commitment. Please note: all $ must be committed and confirmed prior to completion of Study/Schematic Design Certification.

Funding Source	Amount ($)	Timing & Constraints
DCAMM	13,240,745.23	36 months
TOTAL FUNDS*	13,240,745.23	

** Total funds must equal the TPC in G.1*

G.3 Potential revenue from sale of state-owned property

If the project involves the potential sale of state-owned property, include the name of the building or asset that will be sold, and the estimated value as a result of the sale, pursuant to current state law.

Property/Building Name	Estimated value ($)*	Timing & Constraints
N/A		

** Absent an appraisal, assume 4 units/acre x $30K/unit, the as-of-right density allowable under the Affordable Homes Act*

G.4 Previously Completed Enabling Projects (Approximately 350 words)

If applicable, please identify any projects that have been previously completed **and** directly support this project proposal. Please identify funding sources and describe project impact on this proposal.

Showers:

We completed phase 1 on the shower project, at at total cost of $1,300,000. We now have 2 completed pods out of 8, we learned a lot in the first phase and will be implementing the changes into the final phase of the project, the first phase was funded by DCAMM and the project manger was Berkshire County Jail and House of Correction, the first phase has held up very well and we have noticed a big difference in our cleanliness and upkeep of our completed pods. (See attached DPH correspondence and reports)

Chillers:

During the 2016 DCAMM Energy project, chilled water pump VFD's had been added, chilled water and tower water bypass valves were installed along with differential pressure stations. The project also included building management system communication and control. A refrigerant leak detection monitor was added so the existing hardware can be used to upgrade the equipment to a new monitoring system required by code (EPA). A new cooling tower and water treatment system was installed.

PART H – SIGNATURE

H.1 Signature of Sheriff, CFO or Facility Director



H.2 Title

Chief Fiscal Officer

H.3 Date

1/30/26