Construction Institute
The Changing State of the State
October 16, 2015

QA/QC, Project Updates & Procurement

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QA/QC Initiatives

1. Project Management Oversight (PMO) Support
   • Gilbane Building Company started providing PMO Support in early June 2015
   • Supplemental staff to provide field oversight, assist project managers, supplement procurement and move management
   • Software upgrades to an integrated project management software system

2. Design Guidelines and Performance Standards
   • 12 month process to complete new Guidelines is complete and new Guidelines were adopted and posted www.paes.uconn.edu/designstandards
in Construction

Project Updates: $550M+ currently in Construction

- Young Building Renovation/Addition Envelope Repairs
- North Eagleville Road Infrastructure, Phase II
- Gurleyville Road Pump Station & Sewer Replacement
- North Hillside Road
- Next Generation Connecticut Residence Hall
- Putnam Refectory Renovation
- Hartford Campus Relocation
- Innovation Partnership Building
- Engineering and Science Building
- Monteith Renovation
- Main Accumulation Area (chemical waste transfer facility)
- Gampel Cooling Towers
in Design

Project Updates: $325M+ currently in Design

- Fine Arts Production Addition
- Gant Building Renovation
- Student Recreation Center
- Soccer, Baseball & Softball Stadia Conceptual Design
- Gampel Pavilion Renovation
- Infrastructure Projects
  - Main Water Line Replacement, Ph II
  - North Eagleville Rd Infrastructure, Ph III
  - Framework for Campus Infrastructure – Engineers identified
    - Student Recreation Center – Analysis and design
    - Soccer, Baseball & Softball Stadia – Analysis and design
Fine Arts Production Addition

- **Scope:** 30,000 GSF Addition
  - Production facility, including paint, scenery, and welding shops
  - New entry and connectivity
- **Budget:** $21.6M Design Development phase
- **Schedule:**
  - Bidding in Spring 2016
  - Start construction Summer 2016
  - Complete construction Winter 2017
- **Key Issues:** Timing of EIE Approvals, timing of funding approval

H3 Architects; CM TBD
Gant Building Renovation - STEM

- **Scope:** 285,000 GSF Renovation
  - Teaching labs, faculty offices and support space upgrades
  - Infrastructure and Envelope Upgrades
  - Targeting LEED Gold
- **Budget:** $140M – 170M Revised Planning
- **Schedule:**
  - Pre-Design in Process
  - Start construction Spring 2017
  - Complete construction Summer 2021
- **Key Issues:** Data center operation during construction

Goody Clancy & Mitchell Giurgola Architects
CM interviews October, on board November 2015
Student Recreation Center

- **Scope:** new Student Recreation Center
  - 200,000 GSF building program
- **Budget:** $100M, Planning phase
  - Architect Interviews complete
- **Schedule:**
  - Design Fall 2015
  - Bidding Winter 2017
  - Complete construction Summer 2019
- **Key Issues:** timing of enabling utility projects and EIE

Architect identified; CM pre-quals rec’d, on board December 2015
Stadia Conceptual Design

• **Scope:** Site analyses & conceptual designs for new soccer, baseball & softball stadia, in existing locations
  ° Tools for additional fundraising
• **Budget:** $100,000
  ° Site & Stadia Programming
  ° Conceptual Design, with options
• **Schedule:** Completed August 2015
  ° Basis for full design services
• **Key Issues:** Fundraising; unfunded options; infrastructure planning & design; ice hockey location

Study by Populous Architects; in fundraising phase
Gampel Pavilion Dome & Roof Repair

**Scope:**
- Repair the interior and exterior dome roof
- Address code issues
- Upgrade Infrastructure for network broadcast cabling

**Budget:** $10M Design phase

**Schedule:**
- Design in process
- Start Construction Spring 2016
- Complete Construction Fall 2016

Fennick/McCredie Architects; CM pre-quals complete, on board Dec 2015
Main Water Line Phase II

**Main Water Line Phase II**

- **Scope:**
  - Final phase replacement of Main Water line from Willimantic Well Field
  - Connection to future CT Water supply from Tolland
- **Budget:** $6M Design phase
- **Schedule:**
  - Design in process
  - Start Construction Nov 2015
  - Complete Construction Fall 2016

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North Campus Site Plan

AECOM Engineers; CM pre-quals complete, on board Nov 2015
in Planning

Project Updates: $375M+ currently in Planning

• **Master Plan** – accepted by Board of Trustees, February 2015, posted on PAES website
• **Science Facilities Space Planning** - The Science Space Planning is on schedule to be complete by January 2016 to start the design process for the Science 1 Building in NW Quad
• **Science 1 Building** – Architect interviews in early Spring 2016
• **Infrastructure Projects**
  o Northwest Quad – possible supplemental utility plant
  o South Campus
  o Central Campus
Procurement Services: Next Generation CT Outreach and Supplier Diversity

**Delivery Methods**

<table>
<thead>
<tr>
<th>GC / Lump Sum (Design/Bid/Build)</th>
<th>Construction Manager at Risk (CM(r))</th>
<th>On-Call (General Contractors)</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-Call (Professional Services)</td>
<td>On-Call Set-Aside Trade Contractors</td>
<td>On-Call Trade Contractors</td>
</tr>
</tbody>
</table>

- UConn is working to establish an **Accelerated Projects Program** to expedite deferred maintenance efforts

- Opportunities will include On-call set-aside S/MBE trade labor and On-call GC categories
- Rapid project turn-around will assist with cash flow challenges
- Project value thresholds will consider bonding and pre-qualification requirements

**CT-Based Businesses**

- CT based construction and professional firms are sought and encouraged to participate within active and future bidding activities
  - Outreach efforts targeting CT–based firms and certified Small and Minority Business Enterprises

**Streamlining Processes**

- UConn is committed to streamlining procurement processes through engagement of industry associations and their membership

**S/MBE Participation Goals**

- UConn has established for larger projects Small and Minority Business Enterprise participation goals of **30% and 10%**
  - CGS Sec. 4a-60g. Establishes the set aside program goals at 25% (SBE) and 6.25% (MBE)
Procurement Services: On-Call Trade and GC Program

**$0 To Less Than $100,000**
- To align with the University’s goals and to further partner with SBE/MBEs.
- To reduce procurement processing time for assignments valued less than $100,000 for University stakeholders and contractor community.
- Provide additional opportunities for CT Small and/or Minority Business Enterprises within the University’s portfolio.

**$100,000 To Less Than $500,000**
- Prequalified pool of Contractors that are solicited for assignments ranging between $100,000 to less than $500,000. Bid lump sum.

**Greater than $500,000**
Requires prequalification from DAS and UConn followed by open bid.

**Trades Offered Under the On-Call Trade Program**
- Electrical
- HVAC
- Masonry
- Plumbing
- Roofing
- Sitework
- General Contractors
Procurement Services:
On-Call Professional Services Program

**Objectives**

- To offer professional services that can reduce the time required to bring a consultant on board through the equalization model or by bidding to the pool of prequalified firms.

- Establish a commitment to an equalization system that will ensure fair utilization of all firms under contract.

- Target size of individual assignments is less than $500,000, average master contract value is $2,000,000

**Professional Services Offered Under the On-Call Program**

<table>
<thead>
<tr>
<th>Services Provided</th>
<th>End Date</th>
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</thead>
<tbody>
<tr>
<td>Architect Services Small Projects</td>
<td>2/29/2016</td>
</tr>
<tr>
<td>Architect &amp; Engineering Services</td>
<td>2/29/2016</td>
</tr>
<tr>
<td>Architectural Services Health Care</td>
<td>2/29/2016</td>
</tr>
<tr>
<td>Athletics, Recreation &amp; Field Sports</td>
<td>4/30/2016</td>
</tr>
<tr>
<td>Architect Services Small Projects</td>
<td>2/29/2016</td>
</tr>
<tr>
<td>CEPA/NEPA Impact Evaluations Consulting Services</td>
<td>10/31/2017</td>
</tr>
<tr>
<td>Civil Engineer</td>
<td>2/29/2016</td>
</tr>
<tr>
<td>Commissioning Services</td>
<td>2/29/2016</td>
</tr>
<tr>
<td>Cost Estimating Services</td>
<td>9/30/2016</td>
</tr>
<tr>
<td>General Environmental Engineering Services and/or Environmental Consulting Services</td>
<td>10/31/2017</td>
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<tr>
<td>Geo-Technical Engineer</td>
<td>10/31/2017</td>
</tr>
<tr>
<td>Hazardous Material/Industrial Hygiene Assessment Design Services</td>
<td>10/31/2017</td>
</tr>
<tr>
<td>Landscape Architecture</td>
<td>2/29/2016</td>
</tr>
<tr>
<td>MEP Design Services</td>
<td>2/29/2016</td>
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<tr>
<td>Move Management</td>
<td>9/30/2016</td>
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<tr>
<td>Parking &amp; Transportation</td>
<td>11/30/2016</td>
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<tr>
<td>Plan Checking</td>
<td>9/30/2016</td>
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<tr>
<td>Power Plant Engineering Design Services</td>
<td>10/31/2017</td>
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<tr>
<td>Project Management Oversight Services</td>
<td>4/30/2018</td>
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<tr>
<td>Project Management Oversight Services – Set-A-Side</td>
<td>4/30/2018</td>
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<tr>
<td>Scheduling</td>
<td>9/30/2016</td>
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<tr>
<td>Site Construction Safety</td>
<td>10/31/2016</td>
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<tr>
<td>Structural Engineer</td>
<td>2/29/2016</td>
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<tr>
<td>Surveying Services and/or Surveying Consulting Services</td>
<td>10/31/2017</td>
</tr>
<tr>
<td>Telecom – Data and Communications Consulting</td>
<td>2/29/2016</td>
</tr>
<tr>
<td>Vertical Transportation</td>
<td>10/31/2017</td>
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Important Web Sites *(Agency Collaboration)*

CAPITAL PROJECTS AND CONTRACT ADMINISTRATION (CPCA) - [www.cpca.uconn.edu](http://www.cpca.uconn.edu)
Information on Professional and Construction Services Opportunities, Contracting, and Supplier Diversity

PLANNING, ARCHITECTURAL AND ENGINEERING SERVICES (PAES) - [www.paes.uconn.edu](http://www.paes.uconn.edu)
Information on Master Planning, Design Standards, Staffing, Recent Reports

DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)

COMMISSION ON HUMAN RIGHTS AND OPPORTUNITIES (CHRO) - [http://www.ct.gov](http://www.ct.gov)
Information on Monitoring and Enforcement of Contract Compliance

CT DEPARTMENT OF LABOR SERVICES - [http://www.ctdol.state.ct.us/](http://www.ctdol.state.ct.us/)
Information on protecting and promoting the interests of Connecticut workers (Prevailing Wages, etc.)

PUBLIC ACT 13-233 NEXT GENERATION CONNECTICUT