

Construction Institute The Changing State of the State

October 16, 2015

QA/QC, Project Updates & Procurement

Laura A. Cruickshank, FAIA
University Master Planner and Chief Architect
Planning, Architectural & Engineering Services

Matthew A. Larson, MBA
Director
Procurement Services

UConn

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

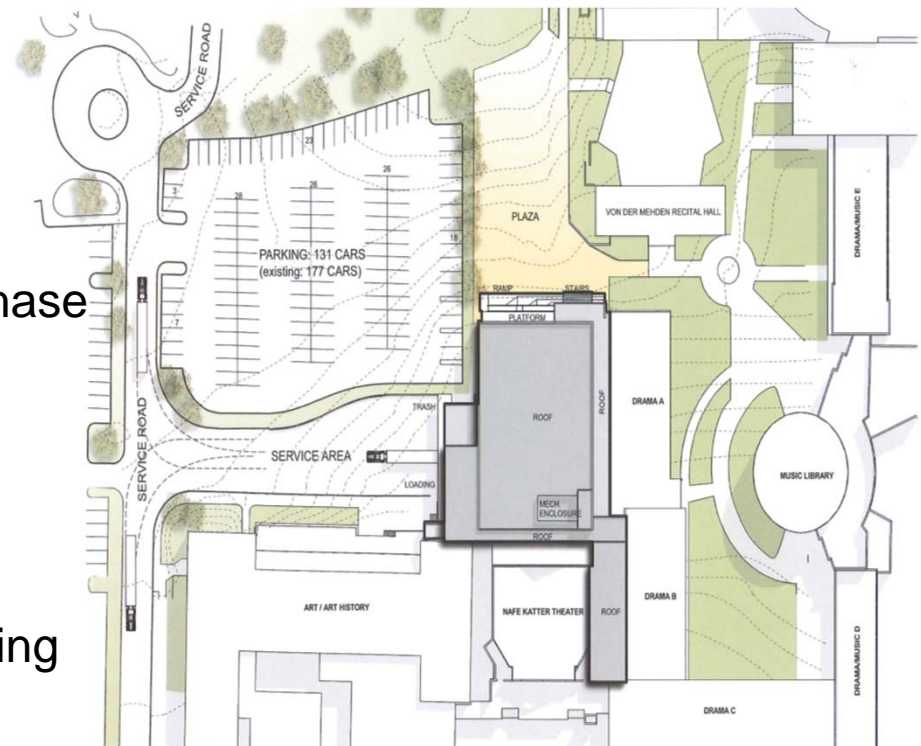
Project Updates: **\$325M+** currently in Design

- 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



Site Plan, Bolton Rd to bottom & 195 to right

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



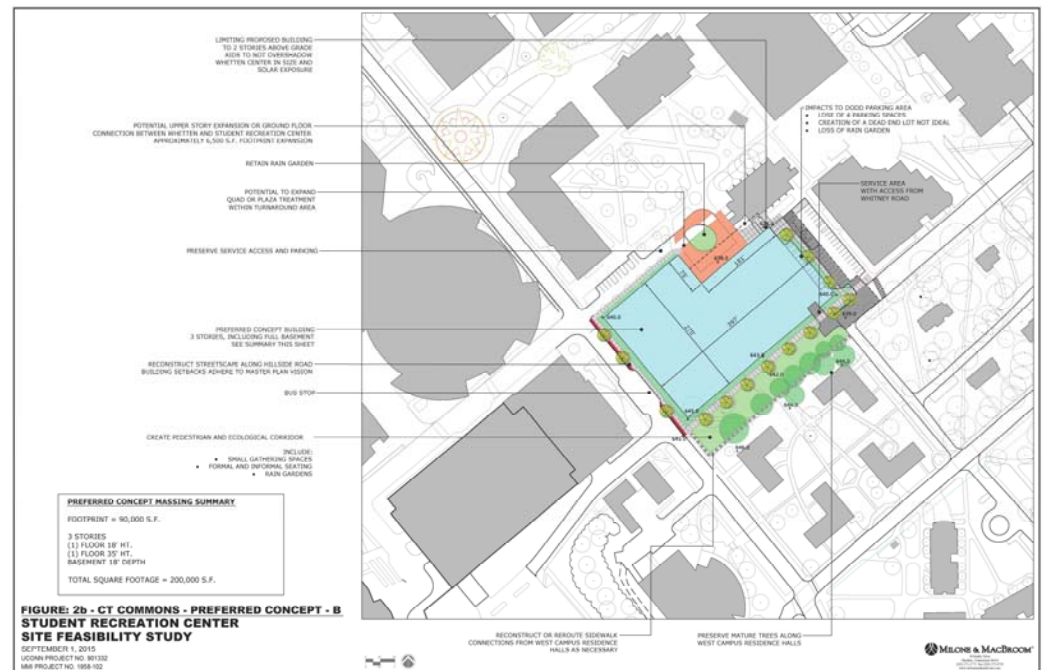
Gant Building, looking East

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



Student Recreation Center location on Hillside, near Gampel

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



Site Plan, Soccer to right, Baseball & Softball to left

Gampel Pavilion Dome & Roof Repair

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



Interior



Exterior

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



North Campus Site Plan

AECOM Engineers; CM pre-quals complete, on board Nov 2015 10

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**
 - Northwest Quad – possible supplemental utility plant
 - South Campus
 - Central Campus

Procurement Services: Next Generation CT Outreach and Supplier Diversity

Delivery Methods

GC / Lump Sum (Design/Bid/Build)	Construction Manager at Risk (CM(r))	On-Call (General Contractors)
On-Call (Professional Services)	On-Call Set-Aside Trade Contractors	On-Call Trade Contractors
<ul style="list-style-type: none"> UConn is working to establish an Accelerated Projects Program to expedite deferred maintenance efforts 		
<ul style="list-style-type: none"> ✓ Opportunities will include On-call set-aside S/MBE trade labor and On-call GC categories 	<ul style="list-style-type: none"> ✓ Rapid project turn-around will assist with cash flow challenges 	<ul style="list-style-type: none"> ✓ 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

Professional Services Offered Under the On-Call 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

➤ Architect Services Small Projects (Ends 2/29/2016)	➤ MEP Design Services (Ends 2/29/2016)
➤ Architect & Engineering Services (Ends 2/29/2016)	➤ Move Management (Ends 9/30/2016)
➤ Architectural Services Health Care (Ends 2/29/2016)	➤ Parking & Transportation (Ends 11/30/2016)
➤ Athletics, Recreation & Field Sports (Ends 4/30/2016)	➤ Plan Checking (Ends 9/30/2016)
➤ Architect Services Small Projects (Ends 2/29/2016)	➤ Power Plant Engineering Design Services (Ends 10/31/2017)
➤ CEPA/NEPA Impact Evaluations Consulting Services (Ends 10/31/2017)	➤ Project Management Oversight Services (Ends 4/30/2018)
➤ Civil Engineer (Ends 2/29/2016)	➤ Project Management Oversight Services – Set-A-Side (Ends 4/30/2018)
➤ Commissioning Services (Ends 2/29/2016)	➤ Scheduling (Ends 9/30/2016)
➤ Cost Estimating Services (Ends 9/30/2016)	➤ Site Construction Safety (Ends 10/31/2016)
➤ General Environmental Engineering Services and/or Environmental Consulting Services (Ends 10/31/2017)	➤ Structural Engineer (Ends 2/29/2016)
➤ Geo-Technical Engineer (Ends 10/31/2017)	➤ Surveying Services and/or Surveying Consulting Services (Ends 10/31/2017)
➤ Hazardous Material/Industrial Hygiene Assessment Design Services (Ends 10/31/2017)	➤ Telecom – Data and Communications Consulting (Ends 2/29/2016)
➤ Landscape Architecture (Ends 2/29/2016)	➤ Vertical Transportation (Ends 10/31/2017)

Important Web Sites (Agency Collaboration)

CAPITAL PROJECTS AND CONTRACT ADMINISTRATION (CPCA) - www.c pca.uconn.edu

Information on Professional and Construction Services Opportunities, Contracting, and Supplier Diversity
Resource Page - <http://c pca.uconn.edu/resources/> - How To Do Business With Us Page

PLANNING, ARCHITECTURAL AND ENGINEERING SERVICES (PAES) - www.paes.uconn.edu

Information on Master Planning, Design Standards, Staffing, Recent Reports

DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)

- ✓ Contractors must be prequalified for projects over \$500K by DAS - <http://das.ct.gov/cr1.aspx?page=10>
- ✓ Apply for S/MBE certification through DAS Supplier Diversity Program - <http://das.ct.gov/cr1.aspx?page=34>

COMMISSION ON HUMAN RIGHTS AND OPPORTUNITIES (CHRO) - <http://www.ct.gov>

Information on Monitoring and Enforcement of Contract Compliance

CT DEPARTMENT OF LABOR SERVICES- <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

<http://www.cga.ct.gov/2013/ACT/PA/2013PA-00233-R00SB-00840-PA.htm>