Connecticut Building Congress
Mission Vision: Insight into Connecticut’s Future Public Works Opportunities
November 10, 2015

QA/QC, Master Plan, Project Updates & Procurement

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Agenda

Who/What is PAES?

Process Updates
- QA/QC Initiatives
- Design Guidelines
- Construction Activity Mapping

Project Updates
- Master Plan
- Projects Recently Completed & in Construction
- Projects in Design
- Projects in Planning
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 system

2. Design Guidelines and Performance Standards
   - 12 month process to complete new Guidelines has been completed and new Guidelines have been adopted and posted on the website paes.uconn.edu/designstandards

3. Public Outreach
   - Presentations for PWC (Professional Women in construction), ACECC (American Council of Engineering Companies of Connecticut), CI (Construction Institute), CBC (Connecticut Building Congress)
QA/QC: Design Guidelines

STEP 1: Evaluated Existing Design Guidelines
• Concluded that the existing Design Guidelines needed to be overhauled

STEP 2: Researched Different Formats
• Chose “Supplement Model” because it focuses on and emphasizes “DOs and DON’Ts”

STEM 3: Organized the New Design Guidelines
• Decided the Table of Contents would follow the Design process (planning, siting, civil, exteriors, interiors, specialty items or areas)

STEP 4: Formed Review Committees
• Fully engaged the University Community in order to make the document comprehensive

STEP 5: Created the New Design Guidelines
• New Design Guidelines include 27 Sections and five Appendices totaling about 200 pages
CURRENT STATUS AND FUTURE STEPS

- Posted the Design Guidelines on July 13, 2015
- Notified all Professionals that the Design Guidelines were posted
- Solicited feedback from Architects and Engineers on the Guidelines
- Solicited feedback from UConn Project Managers and Facility Operations
- Update the Design Guidelines on a quarterly basis
- Maintain version control for tie-in to contract requirements
- Update Capital Project Process Manual and Construction Division 1 Specifications – in process

The Guidelines must be updated regularly and constantly evolve
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2016 Significant Construction Activity by Semester

**Building & Site Projects**
- **A** Main Accumulation Area (Begin)
- **B** South Commons (Begin/End)
- **C** 195 Signals @ Whitney & N. Eagleville (Begin/End)
- **D** Gampel Cooling Towers / Chiller (End)
- **E** Montefeltro Renovation (End)
- **F** Innovation Partnership Building (Ongoing)
- **G** N. Hillside Road Extension (End)
- **H** Engineering Science Building (Ongoing)
- **I** S Campus Residence Hall Repairs (End)
- **J** Gant South Renovation (Begin)
- **K** STEM Residence Hall (End)
- **L** Pulman Refectory Renovation (End)
- **M** Fine Arts Production Facility (Begin)
- **N** Hilltop Apartment Repairs (Begin/End)
- **O** Ratcliffe Hicks Retaining Wall (Begin/End)
- **P** Manchester Hall Electrical and Drainage Repairs (Begin/End)
- **Q** CT Commons Demolition (Begin/End)
- **R** Babbidge Electrical Service
- **S** Alumni Dorm Roofing (Begin / End)
- **T** West Campus Bathroom Renovations (Begin/End)
- **U** Gampel Roof Repair (Begin/End)
- **V** Fine Arts Dean’s Renovation (End)
- **W** South Campus Steps (Begin/End)
- **X** Student Union East Façade (Begin/End)
- **Y** Rome Hall HVAC Replacement (Begin/End)
- **Z** Phillips HVAC Repair (Begin/End)
- **AA** Dodd Center Steps (Begin/End)

**Utility Projects**
- **BB** Dining Hall FOG (Begin/End)
- **CC** Emergency Power, NE Quad (Begin)
- **DD** CUP Upgrades (Ongoing)
- **EE** Water Line Replacement Phase II (End)
- **FF** N. Eagleville Rd Infrastructure Repair (Begin/End)
- **GG** Sewer Replacement at Storrs Road (End)
- **HH** Water Pollution Control Facility Repair (Ongoing)
- **II** Historic Campus Steam (Begin/End)
- **JJ** Young Quadrangle Utility Replacement (End)
- **KK** ESPC Steamline (Begin)
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2016 Significant Construction Activity Impacts  DRAFT November 3, 2015
The Storrs Campus Today
Capital Improvement Program Framework, 2015-2025 (Near-Term Projects)

**NextGenCT Projects**
- Bergin Campus Renovations (partial)
- Campus Wayfinding + Gateways
- Central Utility Plant Upgrade
- Depot Campus Renovations (partial)
- Engineering and Science Building
- Fine Arts Production Facility
- Gant Complex Renovation
- Horsebarn Hill Fitness Trail
- Infrastructure Replacement / Upgrades
- Putnam Refectory Renovation
- Science Quad Parking Deck
- Sherman Field Parking Deck
- South Campus Commons (Brown House Demo)
- South Parking Deck
- STEM Research Center 1 (Science 1)
- STEM Research Center 2 (Science 2)
- STEM Residence Hall
- Tech Park Main Accumulation Area
- Torrey Life Sciences Removal
- Water Line Replacement

**Projects Funded from Other Sources**
- Baseball Stadium / Christian Field
- Bergin Campus Renovations (partial)
- Bolton Road to SR 275 Connection
- Depot Campus Renovations (partial)
- Mirror Lake Improvement
- Soccer Complex / Morrone Stadium
- Softball Stadium / Burrill Field
- Student Health Services
- Student Recreation Center
- Tech Park Innovation Partnership Building

**Project Funding TBD***
- Babbidge Library Renovation
- Connecticut Commons Replacement
- Depot Campus Redevelopment
- Hockey Arena
- Mansfield Apartments Redevelopment
- Public Safety Complex
- South Hillside Residence Hall
- Student Union Expansion
- Wilbur Cross Renovations and Heritage District Improvements

*Projects that need additional planning and programming to determine the appropriate funding sources, which could include student fee-supported, donor, third-party partnerships, or additional public sources

UNIVERSITY OF CONNECTICUT | CAMPUS MASTER PLAN

Rev. Final - FEB 25, 2015
Near-Term Projects (Years 1-10)
Longer-Term Projects (Years 11-20)
Master Plan Documents

Plan Components
• Executive Summary
• The Campus Master Plan
• University Design Guidelines

Technical Appendices
• Sustainability Framework Plan
• Landscape Framework Plan
• Transportation, Circulation, and Parking Plan
• Utilities Framework Plan
• Historic Preservation and Adaptive Reuse Plan
• Space Needs Analysis
A Path Toward Excellence: The Storrs Campus 2035
Communication

- Partners
- Projects by others
- Presentations to-date
- Future presentations
- Daily Digest, BEC List
- Updates on websites
Completed / 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 CT 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
Next Generation CT Residence Hall

- **Scope:** 212,000 GSF, 8 stories above grade
  - 725 beds + staff and director apartments
  - Includes 22,000 GSF Learning & Innovation Center
  - HPBC, anticipate LEED Silver
- **Budget:** On budget at $105M
  - Design Build project delivery
- **Schedule:** On expedited schedule
  - Started construction Nov 2014
  - Complete construction July 2016
- **Key Issues:** Project back on schedule, topping out mid-Sept, enclose by next Winter
UConn Hartford

- **Scope:** 180,000 GSF, 5 floors
- **Budget:** Preliminary Bids on the project are trending over budget and are under review
- **Schedule:** On schedule
  - Demolition started this Summer
  - Site Prep work starting
  - GMP due November 2015
  - Complete construction July 2017
- **Key Issues:** formulation of GMP
Innovation Partnership Building

- **Scope:** 114,000 GSF, 3 floors + Penthouse
  - Includes 25,000 SF shelled tenant lab space
  - Core Additive Manufacturing and Advanced Characterization (Imaging)
  - HPBC, anticipate LEED Silver
- **Budget:** on budget $162.3M
  - CM GMP project delivery
- **Schedule:**
  - Started construction June 2015
  - Complete construction June 2017
Engineering and Science

- **Scope:** 115,000 GSF, 5 floors + penthouse
  - HPBC, anticipate LEED Silver
- **Budget:** $95M
  - CM GMP project delivery
- **Schedule:** On schedule
  - In Construction
  - Complete construction Spring 2017
- **Key Issues:** None at this time
North Hillside Road Extension

- **Scope:** Extension of North Hillside Rd from Charter Oak Complex entrance to Route 44
- **Budget:** Budget: $20.365M
  - GC Unit Price project delivery
- **Schedule:** On schedule
  - In Construction – 75% complete
    - Projected open to traffic Dec 2015 (landscape in Spring/Summer 2016)
- **Key Issues:** Coordination of work in Route 44 with Connecticut Water Project. Potential for winter temperatures during final paving could impact asphalt plant production
Monteith Renovation

- **Scope**: 73,000 GSF renovation, 4 floors
  - New home for Department of Math, starts to vacate Gant
  - Targeting LEED Silver
- **Budget**: $25M Construction Document phase
  - GC Lump Sum project delivery
- **Schedule**: On schedule
  - In construction
  - Complete construction July 2016
- **Key Issues**: aggressive schedule
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 – BVH and CDM Engineers
    - 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
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
Student Recreation Center

- **Scope:** new Student Recreation Center
  - 200,000 GSF building program
- **Budget:** $100M, Planning phase
  - JCJ/Moody-Nolan Architects
- **Schedule:**
  - Design Fall 2017
  - 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

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

- **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
• **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

• **Framework Engineer for Campus Infrastructure**

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

• **On-going Planning Activities**
Science Facilities Space Planning

Current Status:

- **Evaluation of Current Space Needs** – complete
- **Formulation of Gant Renovation Strategy** – complete
- **Forecast of Future Space Requirements** – in process
- **Development of an Implementation Strategy that Includes Both Renovation and New Construction** - in process

The Science Space Planning is on schedule to be complete in January 2016 to start the design process for the Science 1 Building in the NW Quad.
On-Going Planning

- Capital Projects Planning Support
- Library Facilities Master Plan
- Demonstration Classroom Planning
- Depot Campus Redevelopment Planning
- Gateway and Wayfinding Planning
- Space Inventory Data Collection and Updates
Procurement Services: Next Generation CT Outreach and Supplier Diversity

**Delivery Methods**

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- 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

Professional Services Offered Under the On-Call Program

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

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.
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

PLANNING, ARCHITECTURAL AND ENGINEERING SERVICES (PAES) -  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
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.)

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