

SECTION ONE

DPW ON-GOING CONSTRUCTION PROJECTS (Overview)

The following section presents the Department's On-going Construction Projects data, as specified under Section CGS § 4b-101a.

In the period of January 1, 2008 through December 31, 2008, the Connecticut Department of Public Works (DPW) had Thirty four (34) on-going Construction Projects with contract values of \$500,000 or more. A project was considered in construction if the start date, any construction, or the substantial completion date fell within the designated time frame. The index on the following page lists these projects in two (2) forms: Section E) by project number, Section F) by summary of all projects for a single Construction Contractor. The Thirty four (34) pages (Section G) following the project index provide the detailed information for each DPW Construction project.

All applicable DPW Construction Projects are publicly advertised in the Hartford Courant, the Inquirer Newspaper Group, and the Northeast Minority News. Construction advertisements appear on Fridays. For the last several years, all applicable projects are also posted on the DPW Website and the DAS Website. The advertising date is normally three (3) weeks prior to the bid opening date. All Design/Build/Bid projects include a Public Bid Opening held at 165 Capitol Avenue, Hartford, CT. Also, the publicly advertised projects are made available to the following industry sources, which provide information on on-going public and/or private projects to the construction industry: F.W. Dodge Reports, Reed Construction Data, Capitol Region Chamber of Commerce, The Greater Hartford Minority Construction Council, and Cprojects.com, Inc.

The Thirty four (34) applicable projects have contract values ranging from a low of \$574,000 to a high of \$65,130,000. The construction projects list includes thirty three (33) design/bid/build projects and one (1) design/build or special legislation projects.

This report extracts information from the BD&C "Access" database using 2 reports. The reports extracting the information are 1) Projects Completed Final Closeout FY (from 1/1/08 to 12/31/08) and 2) "Projects in Construction Report". These 2 reports are combined and only projects with a value over \$500,000 are extracted. The combined 2 reports show that 34 projects have a total original value of \$623,947,235. This does not count any changes (Change Orders) to the construction contract.

The design/bid/build projects are awarded to the bidder with the lowest bid price, who is determined to be both responsible and qualified, and has satisfied the specified bid requirements. The Department awarded 10 design/bid/build projects (over \$500,000) during this period. For 2008, the average time for contract award (for the 10 projects awarded)– from public bid opening (milestone #5) to construction start (milestone #6) was One Hundred Eighty four (184) days or Six point one (6.1) months. This is an improvement of the average achieved in 2007 (189 days) of 5 days or 3% improvement. The goal is ninety (90) days or three (3) months per Section CGS § 4b-91.

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Design/build contracts are awarded based on the best value for the State. The design/build contractors are selected based on the consideration of four (4) factors: Project Team Qualification, Best Design Solution, Best Construction Materials, and Cost. The construction cost factor is 25% or 30% of the final score.

The Department did not award any design/build projects during this reporting period.

The Design/Build selection process was modified and simplified during 2008. The process was made more transparent and specific detail of how the DPW Design/Build process works is shown on the DPW web site <http://www.ct.gov/dpw/site/default.asp> click on [Publications](#) click on . [Selection and Bidding Manual \(07/07/07\)](#) Under this process the project program, scope and project overview information is publicly advertised and a project program and scope document is available on the DPW web site for those interested firms. The interested firms then submit a qualification package that demonstrates the firm's and/or team's experience in this type of project and provides detailed resumes of the proposed project staff key positions. The submitted qualifications are reviewed by a short listing committee and via a qualification based ranking system; a group of well-qualified firms to be further considered is determined.

This well qualified group then receives a more detailed scope and specifications package and then submits a detailed proposal, including a preliminary design solution, the detailed construction cost and a project completion schedule. Based on this information and interviews with the prospective project teams, the selection panel ranks the proposals and recommends a selection/award to the DPW Commissioner. The process objective is to select the best value for the owner, considering quality, schedule and cost.