

Department of Construction Services



At a Glance

DONALD J. DeFRONZO, Acting Commissioner

Pasquale J. Salemi, Deputy Commissioner

Established - 2011

Central office - 165 Capitol Avenue, Hartford, CT 06106

Number of permanent full-time employees – 155

(94 General Fund, 9 Federal, 52 Revolving Fund)

Recurring operating expenses – \$9.9 million (General Fund)

Organizational structure - Office of the Commissioner; Bureau of Design and Construction; Bureau of Regulatory and Technical Compliance; Bureau of Process Management.

In 2011, Governor Dannel P. Malloy proposed, and the General Assembly enacted, a comprehensive reorganization of State government in order to restructure administrative operations, achieve higher levels of efficiency, eliminate duplication of effort and consolidate operations. The intent and the effect of this initiative was to reduce costs and streamline operations in order to deliver better value to the public while maintaining and improving the quality of services.

As part of this overall effort, Public Act 11-51 provided for the creation of a new agency, the Department of Construction Services (DCS) comprised of the following components:

- The Design and Construction Unit of the former Department of Public Works (DPW)
- The Bureau of School Facilities and Grants Unit of the state Department of Education (SDE)
- The building and life safety code and code enforcement units of the former Department of Public Safety (DPS)

Improvements/Achievements 2012-2013

Design and Construction

During fiscal year 2012-2013, the Department of Construction Services (DCS) completed several significant construction projects:

- Academic Building at CCSU, New Britain. This \$23 million new building will house classrooms and faculty office space. This facility opened to students in August 2013.
- Phase 2 Additions and Renovations at Tunxis CTC, Farmington. New construction of a three story 56,500 SF addition to the 600 Building and minor renovations to connected space; total project cost of \$19,491,000.
- Building Envelope Integrity Remediation York CI, Niantic CT, This \$21.3 million renovation project replaced the exterior masonry façade of 22 buildings at the York Correctional Institution. The work included roof replacement, window replacement, site work and security provisions. The project involved four years of phased construction in an occupied prison and close coordination of all construction activities with DOC correctional staff.
- CAES Griswold Research Lab, This 2.800 GSF lab was the test case for DCS to use the federal GSA system to design-build a pre-engineered building. The \$ 650,000 project was completed within one year at a significantly lower dollar per square foot construction cost versus a typical state facility.

During fiscal year 2012- 2013, DCS started construction on several significant construction projects including

- Fine and Performing Arts Center at ECSU, Willimantic. This \$63 million new facility will be the new state of the art home for ECSU's arts program. Construction is anticipated to started spring of 2013.
- New Academic Laboratory Facility at SCSU, New Haven. This \$44 million facility will provide state of the art science facilities for SCSU students. Construction is anticipated to start spring of 2013.
- CAES Jenkins-Waggoner Laboratory, New Haven CT, This \$10 million historic renovation of the Jenkins lab includes a two story addition to improve public access for visitors to the Connecticut Agriculture Experimental Station. The project is scheduled for completion in the summer of 22015
- New London Readiness Center renovation, New London CT and Stones Ranch parking upgrade, East Lyme CT, This \$3 million building renovation and site

improvement project is currently in the bid phase. The project is scheduled to start construction in late fall 2013.

- CTARNG Simulator facility, Camp Niantic CT, This \$2 million 4,800 GSF facility also uses the federal GSA system for a design-build pre-engineered building. The facility has classroom, office, medical simulation and firing range simulation rooms. Construction is scheduled for completion in October

During fiscal year 2012- 2013, DCS is preparing designs for several significant future construction projects including:

- Founder's Hall Renovations for Allied Health & Nursing, Naugatuck Valley CTC, Naugatuck. This state of the art \$43 Million renovation of 97,000 SF began the design phase mid-2013.
- Joyner Hall, Northwestern CTC, Winsted. This new 24,400 SF \$26.5 Million Veterinary Technology & Health Care Professional building began the design phase in October 2012
- Lafayette Hall, Housatonic CTC, Housatonic. This \$47.7 Million, 183,000 SF renovation and 55,000 SF addition to Science Labs, Computer Labs, General Purpose Classrooms, and expansion of the Library began the Pre-design phase in April 2012.

Regulatory and Technical Services

- The Offices of the State Building Inspector and State Fire Marshal continue to provide Building and Fire Safety compliance oversight for many of the State's most visible construction projects. Jackson Laboratories, the Ambulatory Care Center as well as the New Research Center at UConn Health Center, DOT New Haven Rail Yard Maintenance Facilities, WCSU Performing Arts Center, and UConn's new Basketball Practice Facility are some of the projects currently under construction.
- The DCS Energy Unit continues its cooperative efforts with the Department of Energy and Environmental Protection's *Lead By Example* program as a technical resource for its programs and as an implementer for several program conservation projects.

Process Management – School Grants Program

Office of School Facilities (OSF) Grants Management

- The Office of School Facilities (OSF) Grants Management Unit prepared the 2012 School Building Project Priority List consisting of a total of twenty seven

(27) new or existing facility alteration school construction projects with a total estimated project cost of \$784,225,299, and a total estimated grant commitment by the State of \$510,085,033. Seven (7) additional priority list projects requested approval of supplementary funds due to a significant change in project cost or scope. The total estimated change in cost approved for these projects was \$22,715,812; with a total estimated grant impact to the state of \$19,464,960. The total number of priority list projects approved for the fiscal year 2013 was thirty four (34) for a total estimated project cost of \$806,941,111 and a total estimated grant commitment by the state of \$529,550,293.

- The Grants Management Unit of the OSF reviewed and acquired approval from the Acting DCS Commissioner of forty non-priority list projects (code violation and roof replacement) for a total estimated project cost of \$43,181,865 and a total estimated grant commitment by the state of \$20,565,182.
- The Grants Management Unit of the OSF processed a total of four hundred twenty seven (427) progress payments on two hundred twenty nine (229) different active school construction projects for a total estimated payment of \$577,823,580.

Office of Education and Data Management (OEDM)

- OEDM collaborated with OEDM Trainers to develop & administer a training needs assessment for building & fire officials and has acquired and has begun utilizing Survey Monkey to capture & analyze data on the quality of OEDM's course content, instructors, instruction materials & registration process; as well as gather general information on trainees & their programmatic needs.
- OEDM redesigned the code module & test bank for the fire pre-certification Program and Created a pre-licensure working group made up of five local building officials, two OEDM staff & the Division director to initiate a complete overhaul of the pre-licensure program.
- OEDM provided the following Building and Fire credentialing training programs in fiscal year 2012/2013: 1) Pre-Licensure – 16 students, 28 auditors; 2) Pre-Certification – 43 Code/Hazmat students, 59 Fire Investigation students; 3) Vehicle Fire School – 52 students; and 5) Advanced Fire Investigation – 20 student
- OEDM reviewed 4,277 applications for outside credit hours (2,519 Building, 1,758 Fire) and pre-approved 140 Building classes and 57 Fire classes for continuing education credits.
- OEDM provided Career Development training for Building/Fire Officials and Allied Trades Professionals having 1) Trained 6388 students; 2) Provided 95 Career Development classes in 19 subject areas (9 Building, 5 Fire, 5 Combined); 3) Hosted CBOA/CFMA Conference for 220 participants (247 registered); and 4)

Hosted Design and Trades Conference for 221 participants (247 registered), 15 vendors.

- OEDM developed 149 distinct exams, prepared 1380 exams, and administered 1140 exams (181 Building, 844 Fire, 115 OSFM).
- OEDM provided administrative and support services for Building and Fire Officials for credentialing purposes by 1) Rolling over three-year cycle credentials for 250 fire and 209 building officials; 2) Granting 10 Fire Official and 8 Building Official training cycle extensions; 3) Revoking 17 Fire Official Certifications and 18 Building Official Licenses; and 4) Retiring 4 Fire Official Certifications and 11 Building Licenses.