

Department of Construction Services *formerly the* **Department of Public Works**

At a Glance

DONALD J. DEFRONZO, *Acting Commissioner*

Pasquale Salemi, *Deputy Commissioner*

Established - 2011

Central office - 165 Capitol Avenue, Hartford, CT 06106

Number of permanent full-time employees – 154

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

Recurring operating expenses – \$9.4 million (General Fund)

Organizational structure - Office of the Commissioner; Design and Construction Services; Bureau of Building and Fire Services; Bureau of School Facilities.

Improvements/Achievements 2010-2011

Design and Construction Services

During fiscal year 2010- 2011, the Department of Construction Services (DCS), formerly the Department of Public Works (DPW) completed several significant construction projects including:

- ECSU New 800 Space Parking Garage at a cost of approximately \$16.2 million.
- Silver Sands State Park, Walnut Beach Boardwalk at a cost of approximately \$2.3 million in Milford, CT.
- Additions to the New Haven Regional Fire Academy at a cost of approximately \$3.2 million.
- 101 Lafayette Street Garage Repairs and Improvements at a cost of approximately \$2.2 million.

DCS's largest construction project on-going is the new campus for Gateway Community College on Church Street in downtown New Haven. Estimated at a construction cost of \$152 million, this state-of-the-art 360,000-square-foot higher education project will be the state's first gold-certified LEED (Leadership in Energy and Environmental Design) public building. As a LEED project, the new campus will feature an environmentally friendly design, sustainable building construction, and utilize renewable and alternative energy technologies. Energy sources will include solar, hot water, and photovoltaics, reducing carbon dioxide emissions and lowering the demand on existing energy utilities. The project also includes a 600-car parking garage, and DCS

has also completed an agreement to lease 700 spaces in New Haven's Temple Street garage adjacent to the site. Along with meeting the future needs of Gateway's steadily rising enrollment, the current project is serving as an economic stimulus for the City of New Haven. Ahead of schedule at the close of fiscal year 2009-10, the project is expected to be completed in 2012.

Another key DCS project underway in construction is the \$61.7 million Public Health Laboratory in Rocky Hill. The site is located adjacent to the Veterans Home and Hospital and across the street from Dinosaur State Park. This modern laboratory facility will replace the existing out-dated Public Health Lab in Hartford and will greatly enhance the State's ability to provide essential health-related information for the public. The new facility is designed to provide an energy efficient and sustainable environment per state mandates. Completion is scheduled for 2012.

Another key DCS projects underway is the construction of the \$38.3 million Norwalk Community College, Phase II, West Campus Development, known as the Center for Science, Health and Wellness, in Norwalk; and the \$27.5 million (federally funded) Connecticut Army National Guard Regional Training Institute, Phase I, at Camp Rell in Niantic;

The Department signed three substantial architecture contracts during the year. Firms were contracted to design a new Academic Laboratory Building at Southern Connecticut State University in New Haven estimated at \$44.8 million; a Middle College High School at Quinebaug Valley Community College in Danielson estimated at \$17.9 million; and a new Group Home for the Department of Developmental Services in Putnam estimated at \$883,800.

During the year, work continued on four key DCS -administered projects for the Department of Veterans' Affairs started construction at the Veterans Home and Hospital in Rocky Hill. The projects, totaling \$9.1 million, are 65 percent federally-funded under the American Recovery and Reinvestment Act. The work consists of roof replacements, ramps, and bathrooms at Buildings 2, 3 and 4; heating, ventilation and air conditioning (HVAC) upgrades, and fire suppression renovations at Buildings 3 and 4.

During the fiscal year, the DCS Technical Services Unit continued to implement projects under the \$5 million U.S. Department of Energy, American Recovery and Reinvestment Act, State Facilities Energy Conservation grant. DPW completed twelve projects under the grant and has one under construction from the original grant. DCS was awarded an additional \$125,000 to this grant to implement a solar thermal installation project. The project is currently under development, but will be completed spring 2012. These energy conservation projects are calculated to save state facilities over \$600,000 annually.

The projects are also expected to create business for energy-related installers, engineers and suppliers, and help produce jobs. Energy upgrade projects undertaken during fiscal year 2010-2011 included projects at state offices at 410-470 Capitol Avenue in Hartford, Milford Superior Court, Hammonasset State Park in Madison, and York Correction Center in Niantic. The work consists of cooling system replacements, converting to more efficient lighting, HVAC system control automation, and solar thermal and photovoltaic installations.

The DCS Technical Services Unit has also utilized funding from the Connecticut Energy Efficiency Fund to provide energy-saving retrofit opportunities in various state

buildings. Measures involve lighting replacements, installation of occupancy sensors and HVAC (heating, ventilation and air conditioning) system controls, and replacement of major HVAC equipment. Seven projects are currently in construction or development.

Also during the fiscal year, the state received rebates worth more than \$400,000 for three construction projects aimed at making state buildings more energy efficient. The state received a check from Norwich Public Utilities for \$79,219 for energy improvement projects at the Uncas-on-Thames complex in Norwich, \$298,103 from the Connecticut Light and Power Company for the newly constructed additions and renovations at A.I. Price Technical High School in Hartford, and \$32,750 from the CL&P for an energy upgrade at the University of Connecticut Health Center's 65 Kane Street facility in West Hartford. The funds were awarded through the Connecticut Energy Efficiency Fund. The energy improvements at Prince Tech included more efficient heating and cooling systems, transformers and windows built into the design of the new additions. The other buildings' improvements consisted of energy efficient lighting inside and out, low wattage LED installation, and occupancy sensors.

Legal Services

During the fiscal year, the Legal Services Division reviewed some 172 contract documents, involving consulting contracts, design build contracts, and construction manager at risk contracts with a total value of \$245.1 million. They consisted of 12 contracts valued at a total of \$25.8 million; 79 task letters valued at \$2.7 million; 24 commission letters valued at \$0.73 million; 10 amendments valued at \$3.1 million; 45 on-call contracts valued at \$19.9 million, and 2 construction manager at risk contracts valued at \$192.7 million.

The legal unit also reviewed design-bid-build contracts, real estate agreements, leases, license agreements, easements, and professional service agreements. The legal unit was also responsible for performing legal research, assisting in the preparation of legislation and processing requests under the Freedom of Information Act.

Bureau of Building and Fire Services

The Bureau of Building and Fire Services (BBFS) is comprised of three major subdivisions that work closely in support of its public safety mission: Office of State Fire Marshal (OSFM), Office of State Building Inspector (OSBI) and Office of Education and Data Management (OEDM).

The staff conducts field inspections and provides technical assistance to local building and fire code officials, design professionals, contractors, developers, engineers, property owners, elected officials, and the general public. BBFS is charged with complex responsibilities for a wide range of public safety matters related to various aspects of building and fire safety, education and training and data management through a wide variety of codes, standards and agency regulations. The members of the Bureau of Building and Fire Services are committed to professionalism in the preservation of life and property and through their efforts, the residents of Connecticut and those who visit will have a safe place to live, work and entertain.

Technical areas that BBFS deals with include: administering the state building, fire safety, fire prevention and special hazards codes to ensure safety in our places of work or recreation; inspection of new state building construction projects; safety inspections of

existing state buildings, elevators, personal hoists, ski lifts, tramways and boilers; cause and origin of fire investigations; ensuring fireworks and explosives safety through licensing, permits and inspections; crane/hoisting licensing and accident investigations; support of local officials in performance of their public safety responsibilities; technical training and education in all related fields and administering licensing and certification examinations; and management of Connecticut's Burn Injury Reporting System and National Fire Incident Reporting System ("NFIRS").

Office of Education and Data Management

The Office of Education and Data Management (OEDM) is responsible for training, testing and credentialing Building and Fire Code Enforcement Officials and Fire Investigators, providing advanced training for Fire Investigators, and offering code-related instruction to individuals in the allied trades and design professions. The office also manages the National Fire Incident Reporting System (NFIRS) and the Burn Injury Reporting System for Connecticut.

Professional trainers work closely with members of the Office of the State Building Inspector and Office of State Fire Marshal to develop and teach training curricula that is timely and relevant. Training programs run from three days to sixty days in length, depending on the credential or training desired. A total of 202 individuals attended OEDM preparatory training programs in FY 2010/2011.

Individuals who wish to become licensed Building Inspectors or certified Fire Officials must pass qualifying examinations. These exams are developed and administered through the OEDM Testing Unit. The Testing Unit also administers examinations for the Office of State Fire Marshal, including Crane Operator, Hoisting Equipment Operator, Fireworks and Special Effects Shooter, Explosives Use and Explosives Transport. In FY 2010/2011, OEDM scheduled, proctored and graded 1,160 credentialing exams.

Once licensure or certification is achieved, Building and Fire Officials are required by statute to earn continuing education credits to maintain accreditation. OEDM develops annual training calendars based on new codes and high-priority topics. Last year career development training classes on 18 wide ranging topics were conducted at 88 locations around the State, which were attended by 6,075 code officials and design and trades professionals. Additionally, 419 professionals attended two multi-program training conferences. OEDM is administering a training and compliance grant funded through The Office of Policy and Management that provided energy code training to 984 individuals in FY 2010/2011. The office processed 3,727 applications for outside continuing education credit.

Officials register for classes through OEDM's administrative arm. The office tracks pre-accreditation training, exam information, continuing education credits, cycle dates and conference registrations. OEDM also trains Fire Marshals and fire department personnel from 256 fire jurisdictions in the state in NFIRS and NFIRS supporting software, and develops Burn Injury Summary reports. In FY 2010/2011, 330,314 incidents were reported, and 277 Burn Injury Reports were filed.

Office of State Fire Marshal

The Office of State Fire Marshal (OSFM) had success in several areas of its responsibilities. The office was able to successfully pass legislation that created the state's first Fire Prevention Code. The Fire Prevention Code gives more enforcement capabilities to local fire marshals. They will be able to order a building evacuated if they feel there exists an immediate hazard to life for what has been called "the five deadly sins", which include blocked egress, failure to maintain or shut off fire protection systems, non-permitted or excess quantity storage of flammable liquids, use of fireworks or pyrotechnics without a permit, or exceeding the occupancy limit as established by the State or local Fire Marshal.

The OSFM also assisted in the Kleen Energy explosion investigation in Middletown, the largest and most complex in the history of the state. This office worked closely with federal, state and local authorities and resulted in recommendations to the Nevis and

Office of the State Building Inspector

The Office of State Building Inspector (OSBI) has been successful in various areas of its various responsibilities. The Division of Technical Services, Permits and Inspections continues to respond to a large number of daily telephone calls for code assistance from local officials, the public, contractors and the design community. This division also acted on a total of 1,088 requests for building code modifications and accessibility waiver requests. The Division of State Construction has issued permits and performed inspections for various threshold building projects thru-out the State having an approximate total construction value of \$730 million in which OSBI staff performed 3,147 construction inspections. Both Divisions of Boilers and Elevators are continuing their responsible charge for the promulgation and enforcement of all laws and regulation pertaining to their specific trade area. The Connecticut State University System (CSUS) 2020 program performed 483 construction inspections on 34 CSUS 2020 projects. The UConn 2000 OSBI staff has also been successful in the oversight of construction projects and various activities for a variety of the UConn campus projects providing a commitment for uniform code enforcement.

Bureau of School Facilities

The Bureau of School Facilities (BSF) manages the school construction grant program, which currently consists of approximately 600 active projects. This represents \$8.9 billion in construction costs and \$2.9 billion in outstanding state grants. During fiscal year 2010-11, BSF provided approximately \$370 million in grant assistance for the construction and renovation of Connecticut's public schools. This office also provided technical assistance with the federally mandated inspection of state schools for compliance with federal accessibility regulations. BSF reviewed architectural plans and specifications for over 135 construction project phases for compliance with various state and federal codes and regulations. Data regarding the condition of Connecticut's public school facilities were collected, analyzed and published as required by statute. The majority of the BSF functions were transferred to the newly-created Department of Construction Services effective July 1, 2011.