



ADV. No.: BI-2B-312-DB-2

State of Connecticut
Department of Construction Services
 Division of Design & Construction
 Office of Process Management
 165 Capitol Avenue
 Hartford, CT 06106

Design-Build (D-B)
Request for Qualifications (RFQ)
Web Advertisement

Adv. No.:	BI-2B-312-DB-2	Web Advertisement Date:	Wednesday, March 6, 2013
Selection Type:	Major Capitol Project - Design Build (D-B) Total Cost • Best Value Selection		
General Statement:	In accordance with the requirements of C.G.S. 4b 24(4) and 4a-100a the Bureau of Design & Construction Department of Construction Services (CT DCS), State of Connecticut, advertises for Requests for Qualifications for the Design-Build - Major Capital Project as specified below.		
Project Delivery Method:	Design-Build (D-B)		
Contract Number:	BI-2B-312-DB-2		
Contract/Project Title:	New Data Center		
Project Location(s):	To Be Determined (Hartford Area Location), CT		
Consultant Services:	Design-Build Team		
User Agency Name:	Department of Administrative Services/ Bureau Enterprise Systems Technology		
Design-Build Budget:	\$21,000,000.00		
Project Description:	<p>General: The State of Connecticut, Department of Administrative Services/Bureau of Enterprise Systems Technology (DAS/BEST) is developing a New Data Center to be constructed as a single phased project located on a state owned property and will include construction of a new building and site development. The New Data Center must comply with the requirements of the CT DCS Capital Projects High Performance Buildings Guidelines (0450) available from the following link: http://www.ct.gov/dcs/lib/dcs/bdc/pubs/0450_capital_projects_high_performance_buildings_guidelines.pdf</p> <p>The New Data Center will be approximately 24,000 square feet. Program requirements shall include, but not limited to, the following:</p> <ul style="list-style-type: none"> • IT Equipment area(s), including items such as Data Center Infrastructure Management (DCIM) system, wiring, cabling, conduits, trays, racks, cabinets, etc. • Electrical infrastructure including utility service entrance, back-up power generation, UPS systems and distribution systems. These systems may include equipment located interior and exterior to the building. • Mechanical infrastructure including cooling systems and fire protection systems. These systems may include equipment located interior and exterior to the building. • General facilities support functions including office area for approximately 28 personnel, Network Operations Center (NOC), loading dock, storage, tape storage and print room. • Exterior services and security functions including perimeter access control, parking for approximately twenty-five (25) cars. 		



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<p>Project Description (Continued):</p>	<p>Mechanical and Electrical Infrastructure:</p> <ul style="list-style-type: none"> • Project shall achieve an annualized PUE of 1.4 or lower. • Project shall be compliant with the requirements of a modified Tier III data center. • Cooling Systems shall provide required cooling to the IT load and other building areas. <ul style="list-style-type: none"> ○ Cooling systems may employ water side or air side economizing which may be used with air or water cooled solutions. ○ Cooling systems must be compliant with ASHRAE TC 9.9. ○ Scalable and flexible to accommodate future growth. • Electrical Systems shall provide required power to the facility. <ul style="list-style-type: none"> ○ Day 1 critical IT load is 1000kW. ○ Solutions must be scalable to accommodate future growth up to a critical load of 2000kW. • Electrical distribution and data and communication cable infrastructure shall be provided to the rack level. <p>Design Solutions: The Data Center may be designed using traditional, modular, containerized and prefabricated components; or a hybrid combination of these strategies. The most efficient and economical solution is encouraged. These potential approaches are categorized as:</p> <p>Traditional data center provides a raised floor computer room supported by field constructed mechanical and electrical infrastructure systems.</p> <p>Containerized data centers (also known as PODs) transported to a location. Typically they come outfitted with their own cooling systems but can be integrated with sites mechanical & electrical Plants.</p> <p>Modular prefabricated components that can be quickly built on a site and added to as capacity is needed. These units may be partially or completely built in a factory and shipped to the site; then the component is completed. Typically they do not come outfitted with their own cooling systems and are integrated with the sites mechanical & electrical plants.</p> <p>Hybrid is a traditional data center combined with containerized or modular prefabricated components.</p> <p>Additional Information: Below is the link to the DAS “Bureau of Enterprise Systems Technology Request for Information (RFI) for Pod Approach Data Center Relocation” and related information published on the State Contracting Portal: http://www.biznet.ct.gov/SCP_Search/BidDetail.aspx?CID=24034</p> <p>DAS/BEST issued an RFI that covered Modular IT Equipment, PODs, and related Technology in January of 2012. BEST received a number of replies to the RFI and reviewed the material to gain a better understanding of the technology available in the industry.</p> <p>BEST has not made any technology or procurement decisions based on the information they received. There have been no project specific discussions with any of these vendors related to the proposed datacenter being considered under this RFQ. The prior RFI and the material received under that RFI has no specific bearing on this RFQ or the subsequent RFP. DAS/BEST and The Department of Construction Services (DCS) will not answer any questions related to the prior RFI process as part of this D-B Project.</p> <p>Site Location Information: The Datacenter will be a new facility to be constructed on property presently owned by the state and located in the Greater Hartford area. Details related to site specifics and the site survey and utilities will be provided as part of the RFP package which is distributed to the shortlisted DB Teams.</p>
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Designated Services:	<p>Additionally, the prospective Design-Build Team shall also identify their “Key Personnel” that can demonstrate Design & Construction experience with the following:</p> <ul style="list-style-type: none"> • Architectural Design and Structural Engineering services; • Mechanical, Electrical and Fire Protection Engineering services; • Site Design and Civil Engineering services; • Acoustic Analysis services; • Energy Modeling services; <ul style="list-style-type: none"> ○ Minimum energy performance of 21% better than the most current requirements of CT State Building Code or ASHRAE 90.1-2004, whichever is more stringent; • Building Commissioning (Cx) services • Design validation by calculation of PUE, annualized operating cost and Total Cost of Ownership. • Integrated design aligning performance, functionality, cost, and scheduling elements; • Complete services for; design, modeling, documentation and filing with USGBC for LEED Silver Certification, process by LEED Accredited Professionals • Building Information Modeling (BIM) Process for design and construction coordination. • Familiarity with State Building Codes, Fire Safety Codes, Public Health Codes, etc.
Communications and Conduct	<p>(NEW) Section 4b-24-3. Communications and Conduct.</p> <p>(a) Except for communications authorized by sections 4b-24-4 and 4b-24-7 of the Regulations of Connecticut State Agencies, no other communications shall occur between employees of the State of Connecticut, interview panel members or screening panel members with substantive information concerning the work for which proposals are being solicited under sections 4b-24(4) or 4b-91(g) of the Connecticut General Statutes, and any member of a design-build team or special legislation contractor, or anyone on behalf of such teams or contractors. Nothing in this section prohibits communication with regard to nonsubstantive communications, such as directions to the department to pick up construction plans or information about the hours the department is open.</p> <p>(b) Each screening and interview panel member shall submit to the commissioner a written certification attesting to the facts set forth in section 4b-100a(e)(3) of the Connecticut General Statutes, and that the panel member has not communicated with any member of a design-build team or special legislation contractor, or anyone on their behalf, prior to the panel member’s final scoring of each such team or contractor, except as provided in sections 4b-24-4 and 4b-24-7 of the Regulations of Connecticut State Agencies.</p>



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<p>Affirmation of Receipt of State Ethics Laws Summary of Electronic Filing Requirements:</p>	<p>In accordance with the Connecticut General Statutes and Governor Dannel P. Malloy's "Business Friendly Initiative," found in Public Act No. 11-229, the following must be adhered to:</p> <p>1. Electronic Uploading Requirements for Affidavits/Certifications</p> <p>The State of Connecticut has revised its affidavit/certification procedures. Each selected firm is required to open a BizNet account on the DAS website (www.das.state.ct.us) and then upload certain affidavits/certifications.</p> <p>Instructions for opening a BizNet account can be found on the DAS website by clicking on "State Procurement Marketplace" and then clicking on "NEW* BizNet Connection".</p> <p>Instructions for uploading the affidavits/certifications can be found on the DAS website by clicking on "State Procurement Marketplace" and then clicking on "DAS Business Friendly Initiatives". Follow the instructions in the "Vendor Guide to Uploading Affidavits and Nondiscrimination Forms Online (PDF)".</p> <p>The specific affidavits and certifications requiring uploading are found on the DAS website by clicking on "State Procurement Marketplace", then click on the "BizNet" link under the Quick Links feature. Firms should use the affidavit/certification forms found under the BizNet link. Once uploaded, Affidavits shall be updated and submitted annually and Affidavits and Nondiscrimination Forms shall be updated within 30 days of any changes to the submitted information.</p> <p>2. Electronic "Guide to the Code of Ethics For Current or Potential State Contractors"</p> <p>When the Department of Construction Services (CT DCS) is seeking a contract for a large state construction or procurement contract having a cost of more than five hundred thousand dollars (\$500,000), CT DCS shall provide all potential consultant and contractor firms with the "Guide to the Code of Ethics For Current or Potential State Contractors" that is available for electronic download from the website of the Office of State Ethics (OSE). Questions concerning the "Guide to the Code of Ethics For Current or Potential State Contractors" can be directed to the OSE at 860-263-2400.</p> <p>CT DCS is also required to notify all potential consultant and contractor firms for a large state construction or procurement contract that they must electronically upload an "Affirmation of Receipt of State Ethics Laws Summary" affirming that their key employees have read and understand the summary and agree to comply with the provisions of state ethics laws. Instructions on how to electronically upload an "Affirmation of Receipt of State Ethics Laws Summary" can be accessed as noted above. Questions concerning the electronic filing of the "Affirmation of Receipt of State Ethics Laws Summary" can be directed to DAS Procurement Services at (860) 713-5095.</p> <p>NOTE: Do not electronically submit an "Affirmation of Receipt of State Ethics Laws Summary" to CT DCS.</p> <p>3. Additional Affidavits & Certifications Requirements:</p> <p>At the time a Firm is notified of its "Conditional Selection" by CT DCS, it will be given instructions regarding additional certificates, affidavits, and other information that must be submitted for the processing of its contract by CT DAS Legal Services.</p>
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Date DCS Began Planning This Project:	March 25, 2011																		
Qualifications Based Selection (QBS):	<p>This D-B Qualification Based Selection process is based on comparing and evaluating weighted criteria of qualifications and performance of Firms in relation to work of similar scope and complexity that is required for this specific contract. Contract award is based first on a selection of the highest qualifications and second on the negotiation of a fair and reasonable fee. For the screening phase of this selection the following are the rating point weights for the screening criteria categories:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Criteria Number</th> <th style="text-align: center;">Screening Criteria Categories</th> <th style="text-align: center;">Rating Points</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">Past Performance Record</td> <td style="text-align: center;">20</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">Experience with Work of Similar Size and Scope As Required for this Contract</td> <td style="text-align: center;">35</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">Organizational / Team Structure</td> <td style="text-align: center;">30</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">Partnering Experience</td> <td style="text-align: center;">15</td> </tr> <tr> <td colspan="2" style="text-align: right;">Points per Interview Panel Member Points</td> <td style="text-align: center;">100</td> </tr> </tbody> </table> <p>All submitters will receive notification of their short listed status. Shortlisted Design-Build Teams will be given notice of the Request for Proposals process and schedule. The evaluation of long list qualifications will be conducted after the receipt date of the Design-Build RFQ's noted above.</p>	Criteria Number	Screening Criteria Categories	Rating Points	1	Past Performance Record	20	2	Experience with Work of Similar Size and Scope As Required for this Contract	35	3	Organizational / Team Structure	30	4	Partnering Experience	15	Points per Interview Panel Member Points		100
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Note:	<p>The QBS D-B Selection for this Project shall be conducted in accordance with requirements stated in the D-B (Design-Build) Total Cost • Best Value Selection Procedure Manual (0350):</p> <ol style="list-style-type: none"> 1. Go to the CT DCS Website: www.ct.gov/dcs; 2. At the top of the CT DCS Home Page click on the Publications link; 3. Click on the D-B (Design-Build) Total Cost • Best Value Selection Procedure Manual (0350) link. 4. For the number of active and inactive D-B Selections and Contracts that are allowed to be held by a firm by at one time see the Capital Project Selection & Contract Limitation Guidelines (1221) link. 																		
QBS Email Registration:	<p>To access the QBS Email Registration for this Project:</p> <ol style="list-style-type: none"> 1. Go to the CT DCS Website: www.ct.gov/dcs; 2. At the top of the CT DCS Home Page click on the Forms link. 3. Click on the D-B QBS Email Registration (1525) link. 																		
QBS Submittal Booklet Requirements:	<p>To access the QBS Submittal Booklet Requirements for this Project:</p> <ol style="list-style-type: none"> 1. Go to the CT DCS Website: www.ct.gov/dcs; 2. At the top of the CT DCS Home Page click on the Publications link. 3. Click on the QBS Submittal Booklet Requirements (1230) link and the D-B Supplement - QBS Submittal Booklet Requirements (1530) link. 4. For reference, also click on the Selection & Bidding Manual link. 5. At the top of the CT DCS Home Page click on the Forms link. 6. Click on the following links to access the required documents: <ol style="list-style-type: none"> 6.1 D-B QBS "Team" Questionnaire (1535); 6.2 D-B QBS "Designer" Questionnaire (1540); 6.3 D-B QBS "Builder" Questionnaire (1545). 																		



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Qualification Submittal Deadline and Location:	Deadline for the receipt of the QBS Submittal Booklets is: 3 p.m. Tuesday, March 26, 2013 State Office Building Department of Construction Services Division of Design & Construction Office of Process Management - Room 437 165 Capitol Avenue Hartford, Connecticut 06106 IMPORTANT NOTE: Failure to the submit properly formatted QBS Submittal Booklets with all of the required contents by the designated deadline and location will result in the Firm's submittal being deemed deficient for consideration for this Contract.
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D-B RFQ Contact Persons:	<i>For General D-B RFQ Requirements:</i>		<i>For This Specific D-B Contract:</i>	
	CT DCS QBS Selection Unit:		OR	CT DCS Project Manager
	Randy Daigle, QBS Unit Supervisor Room 437 165, Capitol Avenue Hartford, Connecticut 06106 Email: randy.daigle@ct.gov			Ward Ponticelli, RA Room 460 165 Capitol Avenue Hartford, Connecticut 06106 Email: ward.ponticelli@ct.gov
	Note: Responses to requests for more specific contract information than is contained in this Advertisement shall be limited information that is available to all Firms and that is necessary to complete this D-B RFQ process. All requests for more specific contract information must be sent in <u>writing</u> (email acceptable).			

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