

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
ANNUAL REPORT ON GOALS, OBJECTIVES AND POLICIES

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Program ID/Title: AGS 221 / Public Works – Planning, Design, and Construction

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I. Goal

Improve the quality of construction and renovation of facilities.

II. Objectives and Policies

A. #1 – Acquire quality design for construction and renovation of facilities.

1. Continue to update requirements for design consultants contained in the Design Consultant Criteria Manual (DCCM). Implement new requirements mandated by law, codes, regulations, and ordinances, etc.
2. Continue to educate users, consultants, suppliers, contractors, and others on DAGS standards, project specifications, budgetary constraints, policies and procedures to promote clear understanding of requirements and realistic expectations, based on a more rigorous financial analysis, for projects. Meet with professional architectural/engineering and construction industry organizations on a regular basis to obtain technical and administrative feedback.
3. Expand use of database software (such as Google Suites) for a document storage and retrieval system that will facilitate coordination and tracking of DAGS-PWD/user agency design phase work tasks such as design submittal reviews. Target improvement objectives:
 - a. Electronic Plan File Room (Platform)
 - b. Project Files/Documents

B. #2 – Improve construction performance criteria

1. Continue to consider alternative procurement methods for construction awards with consideration given to bidders' experience and qualifications, past performance, capacity to do the work, and other criteria rather than base awards primarily on low bid.
2. Closely monitor and advise consultants and contractors of desired outcomes for satisfactory or better performance.

3. Initiate more efficient and paperless communication, verification, and archiving per the Governor's eSign initiative and improving on the way government conducts business.
- C. #3 – Subject to the results of cost analysis of payback, present value and other financial analysis techniques, continue to recommend and undertake energy efficiency/conservation projects for DAGS buildings and for other User Agency facilities as requested and as funding permits.

III. Action Plan with Timetable

- A. Objectives/Policy #1 – Acquire high quality design for construction and renovation of facilities.

1. Past Year Accomplishments

- a. Objective #1.1 – Updated the DCCM in February 2017 and August 2017.
- b. Objective #1.2 – Continue meetings and discussions with the General Contractors Association (GCA), the Building Industry Association (BIA), the Associated Builders and Contractors, Inc. (ABC), the Subcontractors Association of Hawaii (SAH), the American Council of Engineering Companies of Hawaii (ACECH), and other government agencies to share information and update parties on policies and procedures regarding design and construction matters.
- c. Public Works personnel continue to participate in online on-demand workshops on State Procurement procedures to be in compliance with State Procurement Office requirements and departmental requirements.
- d. Began design comment review process for all projects in design.
- e. Continued training key PWD personnel on Emergency Response Plans and Debris Management to ensure PWD will be able to support State Civil Defense following a natural or man-made catastrophic disaster.
- f. Began replacement of desktop computers and laptops. Upgraded mobile devices.
- h. Requested funding for upgrade of project management database system.

2. One year – Bi-annual update of DCCM to improve project delivery timeliness, quality, cost and efficiency on design and construction performance. Continue to update the PWD internet website to provide user-friendly access to forms, instructions and information for clients and contractors. Continue staff, consultant, contractor and client training in utilizing the project collaboration platform. Roll out web interface for submission of professional services qualification information and materials.

As budget permits, replace outmoded equipment and software, acquire and implement new project management software, and implement annual training for PWD staff to keep staff current on industry project management trends and new technologies.

3. Two years – Continue to improve website information tailored to the needs of the design and construction communities. Continue to refine DCCM. Continue staff training to improve skills and service. Utilize the project collaboration platform for all projects initiated by DAGS Public Works Division. Subject to funding, develop and implement a Public Works Construction and Facility Management Plan in conjunction with the Central Services Division.
4. Five years – Upgrade the computerized automated project database and recordkeeping systems. Continue to evolve the website according to industry standards.

B. Objectives/Policy #2 – Improve construction performance criteria

1. Past Year Accomplishments

- (a) Objective #2.1 – Continued to explore other construction procurement methods as alternatives to the low bid method. Statewide ESPC encompassing additional Oahu state office buildings and neighbor island State office buildings is ongoing with an estimated contract amount of \$22.0 million. Issued a Request for Proposal (RFP) to provide a district-wide cooling system for State facilities in the State Capital District, Preparation of a Request for Proposal to upgrade the Aloha Stadium facility and site underway. Issued Request for Proposals for Hawaii State Hospital New Patient Facility.

Continued use of “Indefinite Quantity Contracting” for the installation of Disaster Warning and Communication System Devices (sirens) statewide with geographic contracts. The geographic contracts were procured to allow for the most

competitive pricing for each geographic region rather than doing a statewide contract.

- (b) Objective #2.2 – Continued staff training in various construction methods/topics such as basic ventilation, air conditioning, collaborative project management, first aid, and safety when funds are available or as needs arise.
- (c) Objective #2.3. Initiated paperless authorization and execution of construction change orders.

- 2. One year – Continue to consider alternative procurement methods to low bid awards. Establish instructions for staff, consultants, and contractors on using a boiler plate specification for use of the Electronic Procurement System (HePS) electronic bidding system. Evaluate feasibility of the HePS procurement system for construction projects.

Continue work to determine if the District Cooling RFP provided a feasible alternative for implementation.

As budget permits, initiate planning and design to issue an RFP to upgrade/replace the State Capitol pools.

Continued work to implement Act 177, SLH 2015, including providing training for public sector stakeholders on lease back and innovative project development.

- 3. Two years – Bid out all projects using an electronic procurement system instead of the current hard copy sealed bids. Determine appropriate alternative procurement methods for various situations. Provide customer service training for staff. Obtain outside trainers for in-house staff training if necessary.

Complete transactions for all project business with online archiving and services.

- 4. Five years – Increase utilization of online collaboration construction management platform to expedite the decision-making process and overall project delivery process from bidding out projects, initiating projects in the planning stage, implementing the design process, improving construction management, and ensuring quality control.

- C. Objective/Policy #3 – Continue to do energy efficiency/conservation projects for DAGS buildings and for other user agency facilities as funding permits.

- 1. Past Year Accomplishments:

- a. Evaluating response to the Request for Proposal to provide a district-wide cooling system for State facilities in the State Capital District. Considering all costs including financing costs, this evaluation will help determine if there are competitive alternatives to conventional heating, ventilation, and air conditioning (HVAC) systems.
- b. The following energy efficiency/conservation related projects were bid opened:

Kona Judiciary Complex: The project construction was awarded on April 28, 2016 to Nan, Inc. for \$80,421,400. The construction contract notice to proceed is October 28, 2016 and the original/current construction contract completion date is March 14, 2019. This project is seeking a LEED Silver certification with high efficiency plumbing, energy efficiency lighting, and electric vehicle charging station.

- Hawaii State Hospital is in the request for proposals procurement process. Energy related efficiency requirements include goal of LEED Silver certification, natural ventilation, daylighting, high efficiency lighting (LED), high efficiency plumbing fixtures, and high efficiency air conditioning equipment.
- c. Continued construction of DAGS Facilities, ESPC for other Oahu facilities and neighbor island State facilities during FY 2017.
 - d. The following energy efficiency/conservation related projects are currently under construction:
 - Waimano Ridge, Improvements to Buildings and Site, LEED Silver goal
 - New Nanakuli Public Library, LEED Silver goal
 - Former Lihue Courthouse Renovation, LEED Silver goal that includes energy efficient lights, motion sensors, building insulation to reduce air conditioning requirements, and other features.
 - e. The following energy efficiency/conservation related projects completed construction during FY2017 and are seeking LEED Silver certification:
 - DAGS Hawaii District Office, Hilo Baseyard
 - Kamamalu Building, Renovation

2. One year:
 - a. Continue to refine energy efficiency projects that incorporates financial analysis techniques such as payback and present value methods and processes during the design and construction phases of selected projects.
 - b. Review/evaluate/assess “lessons learned/results” from ESPC projects and projects that incorporated LEED, building commissioning, during the design and construction phases to determine benefits and costs.
 - c. Continue working on the Statewide ESPC program that includes other Oahu State facilities and neighbor island State facilities.
 - d. Evaluate the results of the District Cooling RFP issued this past year to determine if there are feasible alternatives to conventional HVAC for implementation.
3. Two years – Continue to plan, design and construct energy and cost efficient buildings. Refine design requirements, methodology, incorporate new technology and material. Subject to funding, implement the recommendations of the retro-commissioning investigations conducted for the public libraries. Develop and implement an Energy Conservation Implementation Plan in conjunction with the Central Services Division. The DAGS Public Buildings, Statewide, Energy Conservation Planning project was started for this purpose.
4. Five years – Develop and implement revised Policies and Procedures and/or changes to the DCCM on the use of LEED/energy initiatives, and building commissioning and retro-commissioning processes as appropriate during the design and construction phases for other projects. Retro-commission public buildings every five (5) years as required by Act 155, subject to funding being made available.

IV. Performance Measures

A. Customer Satisfaction Measure

Acquire high quality construction and renovation of facilities.

1. Review, evaluate and measure user and staff ratings of consultants and for all projects through customer satisfaction surveys and polling.
2. Obtain, analyze and record evaluations from user agencies on the performance of consultants and project results.

3. Follow-up with consultants and with less than satisfactory ratings and results.

B. Program Standard Measure

Acquire good quality construction and renovation of facilities.

1. Obtain feedback from users on the quality of workmanship.
2. Obtain feedback from users on the amount of maintenance required post-construction/renovation compared with maintenance prior to construction.
3. Continue to measure and evaluate the number and types of change orders.
4. Measure and evaluate the project schedules.

C. Cost Effectiveness Measure

Acquire high quality construction and renovation of facilities.

1. Continue to evaluate changes in the amount and types of change orders during construction.
2. Measure and evaluate the number of projects that are completed on schedule and within budget.