

**University of Massachusetts
Building Authority**

ACEC/MA

Annual State Markets Conference

April 14, 2022

University of Massachusetts Building Authority

Agenda

- Who is the UMass Building Authority?
- Project Funding Options for UMass Campuses
- UMBA Procurements & Contracts
- Designer Procurement Process
- What are we looking for in Designers?
- Recently Completed Projects
- P3 Projects
- Current Projects
- Projects in Designer Procurement
- Upcoming Projects
- UMass Capital Plan

Who is the UMass Building Authority?

- An independent body politic and corporate and an authority of the Commonwealth of Massachusetts created by and existing under Chapter 773 of the Acts of 1960, as amended (the “Authority’s Enabling Act”).
- UMBA is able to secure bonds on behalf of UMass for Design & Construction Projects and Real Estate transactions.
- Projects are owned by the Authority, but operated and maintained by the University.
- The 11 member UMBA Board oversees 12 staff made up of:
 - ✓ Barbara J. Kroncke, Executive Director
 - ✓ Finance – 5
 - ✓ Capital Projects – 4
 - ✓ Support - 2

University of Massachusetts Building Authority

Capital Projects (28) - \$1.6 Billion of Activity

Amherst - Estimated Project Costs: \$872M

Whitmore Mechanical Improvements
Expanded Capacity of the Central Heating Plant (CHP)
Fine Arts Center Bridge Renovations
Worcester Commons
Student Union Renovations
EHS Renovations at Goessmann (SPHHS Renovations)
Central Campus Core Utilities, Landscape & Accessibility
Housing Expansion - Undergraduate & Graduate Housing (P3)
North Village Apartments – Graduate Family Apartments (P3)
Office / Lab / Academic Renovations
LGRT Math Department Renovation
Energy Improvements
Goodell Renovation
ATC Renovation at Mt. Ida
Computer and Information Sciences Building
Engineering Building
School of Public Health and Health Sciences Renovation
(SPHHS at Totman)

Boston – Estimated Project Costs: \$137M

Substructure Demolition and Quadrangle Development

Dartmouth – Estimated Project Costs: \$ 63M

SENG Building Systems Upgrades
East Campus Dormitory Demolition

Lowell – Estimated Project Costs: \$130M

Tsongas Center Annex (P3)
Olsen Hall Critical Infrastructure Repairs Phase 2 Project A
Olsen Hall Critical Infrastructure Repairs Phase 2 Project B
Olney Instructional Modernization
Ball Hall Renewal
Weed Hall Renewal

Worcester - Estimated Project Costs: \$440M

New Education and Research Building (NERB)
VA Outpatient Clinic

Project Funding Options for UMass Campuses

- State bonds (DCAMM)
- Campus (operating budget, fund raising, gifts)
- Borrowing (UMBA bonds)
- P3 (UMBA)

UMBA Procurements & Contracts

➤ Project Team

- ✓ Owners Project Manager (OPM)
- ✓ Architect and Engineer (Designer)
- ✓ General Contractor(GC) & Construction Manager (CM)
 - Filed Subcontractor & Trade Contractor
- ✓ Independent Engineer & Commissioning Agent (IE/Cx)

➤ Other Project Related Contracts

- ✓ Furnishings Furniture & Equipment (FF&E)
- ✓ Moving Services

Designer Procurement Process

➤ Request for Proposal (RFP)

- ✓ Advertised in the Central Register
- ✓ Available for download from the UMBA website:
www.umassba.net/solicitations/
- ✓ Proposals electronically submitted to UMBA

➤ Selection Committee

- ✓ Selected for each project (5-7 members)
- ✓ Consists of UMBA, Campus (Planning, Design & Construction, User), OPM

➤ Process

- ✓ Committee reviews proposals and shortlists most qualified firms
- ✓ References contacted and experience reviewed
- ✓ Shortlisted firms are interviewed
- ✓ Committee reviews, ranks firms, and recommends top ranked firm to UMBA Executive Director for approval

What are we looking for in Designers?

- **Meet the Minimum Requirements of the RFP**
- **Firm's & Proposed Staff's Experience**
 - ✓ Directly related project experience with Project building type
 - ✓ Proposed key consultant firms & staff direct experience
 - ✓ Ch. 149 & 149A Public Projects
 - ✓ High Performance Buildings, Sustainability Goals, Energy Efficiency, Carbon Neutrality (EO 594)
- **Project Approach**
 - ✓ Clear understanding of the proposed project
 - ✓ Tailored to the uniqueness of the project
- **Proposed Design Team Meets or Exceeds the MBE/WBE Goals (July 2020)**
 - ✓ 6.6% MBE Firm Participation for Design
 - ✓ 15.0% WBE Firm Participation for Design
- **What sets your firm apart from other firms?**

Recently Completed Projects



Amherst

Fine Arts Center Bridge Renovations

- ❑ Project addresses the backfill of space in the Fine Arts Center (FAC) vacated when the Architecture Department moved into the Design Building. Scope includes the renovation of the FAC “Bridge” for Departments of Art, Theater & Music to include performance space, fabrication lab, costume shop, music classrooms, AV studio and a computer lab.
- ❑ Total Project Cost: \$12.5m
- ❑ Schedule
 - ❑ Substantial Completion: 8/30/2021
 - ❑ Project Completion: 6/30/2022



Project Phase:

Construction Completed

OPM Firm:

City Point Partners

Design Firm:

designLab

GC Demo (c.149):

SMI, Inc.

GC Main Project (c.149):

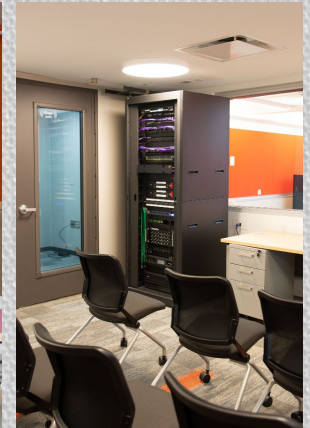
DA Sullivan

Current Status:

Commissioning, Closeout

Next Steps:

Project Completion



Amherst

Worcester Dining Commons

- ❑ Project includes a new 800 seat Dining & Learning Commons and will become the place for the campus community to gather, learn, and share experiences. Scope includes a Market concept with Grab and Go and the relocation of the central UMass Bakeshop, as well as Student Life space and a Campus Restaurant.
- ❑ Total Project Cost: \$70.9m
- ❑ Schedule
 - ❑ Substantial Completion: 10/5/2020
 - ❑ Project Completion: 6/30/2022



Project Phase:

Construction Completed

OPM Firm:

STV|DPM

Design Firm:

Perry Dean Rogers

CM (c.149A):

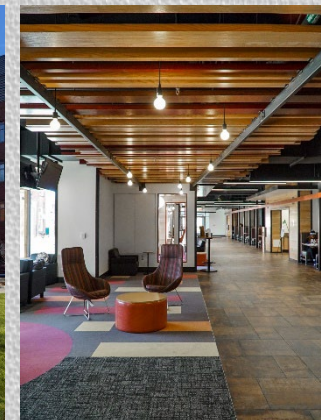
Shawmut Design & Const.

Current Status:

Closeout

Next Steps:

Project Completion



Amherst

Student Union Renovations

- ❑ The 1956 Student Union building is a three level steel structure with 101,000 GSF. The building was the first dedicated facility to accommodate student activities and student organizations and is no longer adequate to support campus needs. This strategic renovation will provide renewed space for various student activities, organizations and businesses.
- ❑ Total Project Cost: \$67.2m
- ❑ Schedule
 - ❑ Substantial Completion: 11/30/2020
 - ❑ Project Completion: 6/30/2022

Project Phase:

Construction Completed

OPM Firm:

Pinck & Co. w/Ascent

Design Firm:

Shepley Bulfinch

CM (c.149A):

Barr & Barr

Current Status:

Commissioning; Closeout

Next Steps:

Project Completion



Amherst

Central Campus Core Utilities, Landscaping, Accessibility (CCCULA)

- ❑ Scope includes improvements & upgrades to required utility systems supporting the Campus Center and surrounding buildings; replacing the waterproofing above the underground portions of the Campus Center Garage, loading dock and connectors servicing the Campus Center and the Student Union complex; improvements to the landscape, accessibility and pedestrian walkways in the central campus core to DuBois Library, Machmer Hall, Student Union, Campus Center and Garage.
- ❑ Total Project Cost: \$31.05m
- ❑ Schedule
 - ❑ Substantial Completion: 9/15/2020
 - ❑ Project Completion: 6/30/2022



Project Phase:

OPM Firm:

Design Firm:

CM (c.149A):

Current Status:

Next Steps:

Construction Completed

Leftfield

Hoyle Tanner Associates

BOND Brothers

Warranty work; Closeout

Project Completion



P3 Projects



Boston

Residential Hall (P3) & Dining Commons

- ❑ 1,000 bed First Year Student On-Campus Residential Life Facility with 500 seat Dining Commons.
- ❑ Residential Housing (P3): \$119.4m
- ❑ Dining Facility TPC (Univ.): \$17.9m
- ❑ Schedule
 - ❑ Substantial Completion: July 2018
 - ❑ Project Completion: Nov 2018



Project Phase:

Project Completed

Developer (P3):

Capstone Development Partners

Design Firm:

Elkus Manfredi Architects

CM (P3):

Shawmut Construction

Current Status:

Site; Landscape; Closeout

Next Steps:

Project Completion



Dartmouth

New Housing & Dining Facility (P3)

- ❑ 1210 bed First Year Student on-Campus mixed use Residential Life Facility with 800 seat Dining Commons.
- ❑ Residential Housing (P3): \$113.2m
- ❑ Dining Facility TPC (Univ.): \$42.9m
- ❑ Welcome Center (Univ.): \$1.9m
- ❑ Schedule
 - ❑ Substantial Completion: 7/24/2020
 - ❑ Project Completion: 12/30/2020

Project Phase:

Project Completed

Developer (P3):

Greystar GEDR Development, LLC

Design Firm:

DiMella Shafer Architects

CM (P3):

Suffolk Construction

Current Status:

Substantial Completion; Punch list

Next Steps:

Closeout; Project Completion



Amherst

Housing Expansion (P3)

- ❑ 600 bed, undergraduate, apartment style on-campus housing close to the core of campus that will attract and retain outstanding students, as well as relocate students from substandard housing in the community, into a structured and supported campus academic environment.
- ❑ Total Project Cost: \$140m
- ❑ Schedule
 - ❑ Substantial Completion: 7/1/2023
 - ❑ Project Completion: 8/24/2023

Project Phase:

Final Design / Early Construction

Developer (P3):

Balfour Beatty

Design Firm:

Dimella Shaffer

CM (P3):

Suffolk Construction

Current Status:

Site work, Utilities

Next Steps:

Foundations, Steel



Amherst

Graduate Housing Community (P3)

140 units of Graduate housing with a mix of studio, one & two bedroom located close to the core of campus that will attract outstanding graduate students, as well as replace the 63 year old existing Lincoln Apartment housing.

- Total Project Cost: \$70m
- Schedule
 - Substantial Completion: 7/1/2023
 - Project Completion: 8/24/2023

Project Phase:

Final Design / Early Construction

Developer (P3):

Balfour Beatty

Design Firm:

Dimella Shaffer

CM (P3):

Suffolk Construction

Current Status:

Site work, Utilities

Next Steps:

Foundations, Steel



Amherst

North Village Apartments (P3)

- ❑ Anticipated approximately 150 family housing unit complex with a mix of 1-3 bedroom apartments to replace the existing 50 year old deteriorated graduate housing.
- ❑ Total Project Cost: \$73.8m
- ❑ Schedule
 - ❑ Substantial Completion: 2/28/2023
 - ❑ Project Completion: 3/31/2023



Project Phase:

Final Design / Early Construction

Developer (P3):

Balfour Beatty

Design Firm:

Dimella Shaffer

CM (P3):

Suffolk Construction

Current Status:

Site work, Utilities, Foundations, Modular Construction at plant

Next Steps:

Erect Modular components on site



Current Projects



Amherst

Environmental Health Sciences Renovations at Goessmann

- ❑ Gut renovation of the 2nd floor of Goessmann for the Environmental Health Sciences Department in the School of Public Health and Health Sciences. Scope include new wet labs and department offices. Project takes advantage of previous Goessmann infrastructure upgrades.
- ❑ Total Project Cost: \$15.1m
- ❑ Schedule
 - ❑ Substantial Completion: 6/30/2022
 - ❑ Project Completion: 7/30/2022



Project Phase:

Construction

OPM Firm:

Hill International

Design Firm:

NBBJ

GC (c.149):

DA Sullivan

Current Status:

MEP/FP; Partitions, Drywall, Frames

Next Steps:

Windows, Finishes, Casework



Amherst

Goodell Renovation

- ❑ Renovation of the 1934 Goodell Building and 1960's addition. Scope includes improving accessibility, rationalizing the circulation system, upgrading building systems, building envelope, code upgrades and creating spaces for student support functions and departmental needs.
- ❑ Total Project Cost: \$35m
- ❑ Schedule
 - ❑ Substantial Completion: 4/25/2024
 - ❑ Project Completion: 10/10/2024



Project Phase:

Study / Schematic Design

OPM:

STV|DPM

Design Firm:

Goody Clancy

CM (c.149A):

TBD

Current Status:

Schematic Design

Next Steps:

Design Development



Boston

Substructure Demolition & Quadrangle Development

- ❑ Demolition of the existing Substructure, Science Center and Pool Building and creation of a new multi-level landscaped central campus quadrangle and surface parking.
- ❑ Total Project Cost: \$137.1m
- ❑ Schedule
 - ❑ Substantial Completion: 12/15/2022
 - ❑ Project Completion: 6/1/2023

Project Phase:

OPM Firm:

Design Firm:

CM (ch.149A):

Current Status:

Next Steps:

Construction

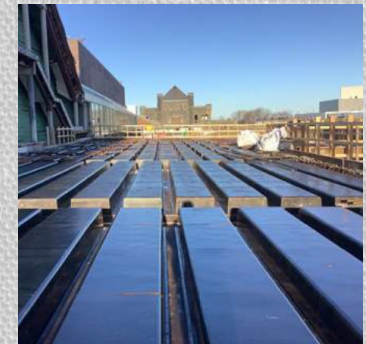
Hill International

NBBJ Architects

Gilbane Building Company

Utilities; Plaza restoration; Structural void infill openings below plaza

Sub-grade infill; Restore existing buildings facades



Dartmouth

SENG Building Systems Renovations

- ❑ The Science and Engineering (SENG) Building Systems Renovations project focuses on urgent system repairs and upgrades addressing a majority of deferred maintenance issues and allows for programmatic renovations in the future. The scopes includes improvements to building envelope, MEP systems, life safety & fire protection systems, as well as accessibility upgrades throughout the building.
- ❑ Total Project Cost: \$45m
- ❑ Schedule
 - ❑ Substantial Completion: 6/22/2022
 - ❑ Project Completion: 8/23/2022



Project Phase:

OPM Firm:

Design Firm:

CM (c.149A):

Current Status:

Next Steps:

Construction

Compass Project Management

Ellenzweig Associates

Shawmut Design & Const.

Phase 2 scope completed, Phase 3 has commenced; Windows; MEP

Substantial Completion



Worcester

New Education and Research Building

- ❑ Construction of a 325,000gsf biomedical research and education building to serve the Medical School. The building will include animal quarters, imaging space, wet labs, procedure space, laboratory equipment rooms and offices to support the research enterprise. Academic support space will include learning communities and office space to support the planned class size expansion.
- ❑ Total Project Cost: \$325m
- ❑ Schedule
 - ❑ Substantial Completion: 3/6/2024
 - ❑ Project Completion: 5/30/2024



Project Phase:

Construction

OPM:

Terva | Trident

Design Firm:

ARC w/ ZGF

CM (c.149A):

Shawmut Design & Const.

Current Status:

Construction Documents;
Excavation; Blasting;
Geothermal wells

Next Steps:

Foundations; Bid Interior
Construction Package



Projects in Designer Procurement



Amherst

College of Information and Computer Science Addition (CICS)

130,000gsf Addition to the Computer Science Building. The Addition will be guided by aggressive campus carbon neutrality goals. Program includes Commons, Offices, Auditorium, Classrooms, Makerspace, Dry Research Labs, and backfill renovations for CICS.

- Total Project Cost: \$125m
- Schedule
 - Substantial Completion: 7/1/2025
 - Project Completion: 8/30/2025



Project Phase:

OPM/Designer
Procurement

OPM Firm:

Colliers International

Design Firm:

TBD

CM (c.149A):

TBD

Current Status:

Designer Procurement

Next Steps:

Designer Award and
Kick-off



Lowell

Olney Instructional Modernization

Phase 1 of this multiyear, multi-task project focuses on demolishing the lecture hall appendage on the south side of the building with a new addition that includes new instructional spaces, a new primary north entrance, redesigned loading, a new code compliant chemical handling facility, a shell mechanical room and a new vertical shaft to the roof level of the main building.

- Total Project Cost: \$40m
- Schedule
 - Substantial Completion: 7/1/2025
 - Project Completion: 9/1/2025



Project Phase:

OPM/Designer Procurement

OPM Firm:

Compass Project Management

Design Firm:

TBD

CM (c.149A):

TBD

Current Status:

Designer Procurement

Next Steps:

Designer Award and Kick-off



Ball Hall Renewal

- ❑ Phase 1 of this multiyear, multi-task project includes new electrical and mechanical infrastructure, and envelope improvements as well as programmatic improvements to support engineering instruction and research.
- ❑ Total Project Cost: \$30m
- ❑ Schedule
 - ❑ Substantial Completion: 7/7/2025
 - ❑ Project Completion: 9/1/2025



Project Phase:

OPM/Designer
Procurement

OPM Firm:

STV|DPM

Design Firm:

TBD

CM (c.149A):

TBD

Current Status:

Designer Procurement

Next Steps:

Designer Award and
Kick-off

Weed Hall Renewal

- ❑ Phase 1 of this multiyear, multi-task project focuses on the conversion of two fixed-seating tiered lecture halls to flat-floor active learning instructional labs, creating new mechanical space below; a new entrance on the east side, along with student study space and a second means of egress from the basement level; and new electrical service, mechanical systems, toilet rooms, and other code compliance measures.
- ❑ Total Project Cost: \$25m
- ❑ Schedule
 - ❑ Substantial Completion: 7/1/2025
 - ❑ Project Completion: 9/1/2025



Project Phase:

OPM/Designer
Procurement

OPM Firm:

Anser Advisory

Design Firm:

TBD

CM (c.149A):

TBD

Current Status:

Designer Procurement

Next Steps:

Designer Award and
Kick-off

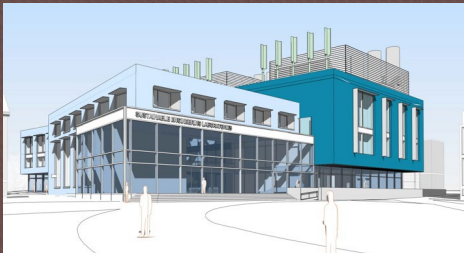


Upcoming Projects



FY 22-27 Capital Plan Pipeline Projects

OPM & Designer procurement and Schematic Design to commence on each of these projects in 2022.



Engineering Building

- **Total Project Cost: \$100m**
- **Project Phase: Feasibility Study**
- **Target Completion – TBD**



School of Public Health and Health Sciences Renovation (SPHHS at Totman)

- **Total Project Cost: \$30m**
- **Project Phase: Feasibility Study**
- **Target Completion – TBD**

University of Massachusetts Capital Plan

- **Rolling 5-Year Plan**
- **Updated Biennially & Approved by UMass Trustees**
- **Quarterly UMass Trustee Updates**
- **FY22 – FY26 Capital Plan (September 2021) is available on the UMass President's Office website**



University of Massachusetts Building Authority

Questions