



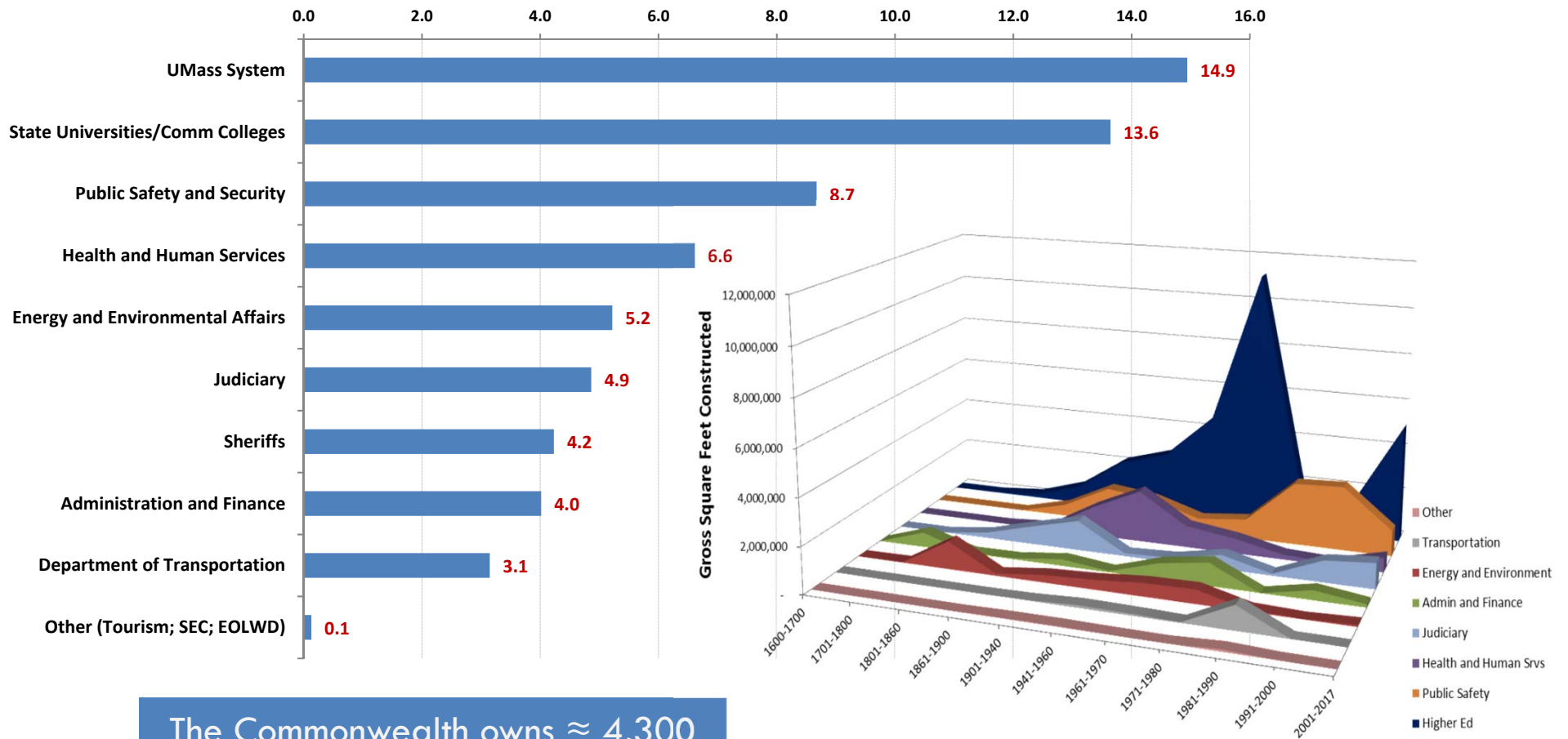
M | DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



American Council of Engineering Companies
of Massachusetts (ACEC/MA)
4 | 4 | 2019

Portfolio of Active State Buildings

Active Major and Minor Buildings by Program
(in Millions Gross SF)
Data as of August 2017



The Commonwealth owns \approx 4,300 active buildings comprising nearly 66 million square feet



Baker-Polito Administration Capital Investment Plan

Overall themes:

- **Investment based on Agency Strategic Plans**
- **Data Driven Decisions**
- **Fix What We Own**
- **Alternative Solutions**
- **Resiliency and Sustainability**

Business priorities:

- Improving project delivery
- Facilities management, maintenance & stewardship role
- Agency operations & customer service
- Expanding Access and Opportunity

<https://budget.digital.mass.gov/bb/cap/fy2019/dnld/fy19capitalplanma.pdf>

DCAMM Org Chart

Carol Gladstone
Commissioner

Matthew Cocciardi
Acting Chief of Staff

George Bibilos
Director of Human Resources

John Prudente
Director of Legislative Affairs

Liz Minnis
D/C Planning

Jay Mitchell
Design/ Construction

Hope Davis
Facility Mgmt & Maint.

Beth Rubenstein
Real Estate

Ron Renaud
Admin & Finance

Natalie Sawyer
General Counsel

- Five-year Capital Plan development and tracking
- Strategic & Master Planning
- Project Feasibility
- Preliminary Design
- DSB Coordination

- Capital Project Design
- Capital Project Construction
- Project Controls
- Contracting standards and procedures

- Building Operations
- Building Systems Engineering
- Energy Programs
- Space Planning & Interior Design

- Real Estate Acquisitions & Dispositions
- Leasing Office
- Leases and Licenses of State Property
- Asset Management Board

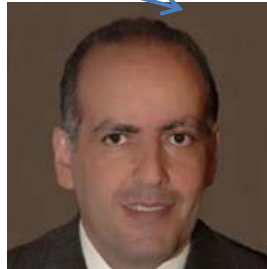
- Capital/Operating Budget
- Accounts Pay/Receive
- Contract & Procurement
- Contractor Cert.
- Access & Opportunity/ Compliance
- Inventory & GIS
- Agency IT Strategy

- Legal Support Services
- Emergency Waivers
- Legislation
- Litigation
- Environmental & Permitting Legal Services

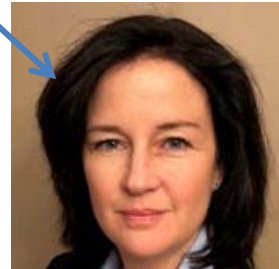
• **Environmental**



Gordon Wrin



Mounir Jermay



Lauren Lesinski



Environmental Program Overview

- **Capital Projects**
 - Landfill Design-Closure
 - Wastewater and Stormwater Design
 - Remediation Design Services
- **Facility Operations**
 - Air Modeling and Permitting
 - Environmental Permitting
 - Environmental Compliance
 - Programmatic Design Services
- **Surplus Properties**
 - Landfill Monitoring
 - Hazardous Materials
 - Structural Engineering
- **Advisory Services**
 - Environmental Strategy
 - Due Diligence and Real Estate Support
 - Legal and Litigation Support



How to get work with DCAMM:

Prime or Subconsultant on Design Team:

- C. 149, 149A – DBB or CM
 - Study, Design, Construction
 - Feasibility Study, Repairs <\$10 M – House Doc
- Master Plans



[Designer Selection Board | Mass.gov](https://www.mass.gov/designer-selection-board)

Design/Build

- C. 25A - Energy and Adaptation

[DCAMM Bid Express](https://www.mass.gov/dcamm-bid-express)

Prime or Subconsultant – pre-qualified:

- PRF 62 – DOER – Energy Consulting Services
- PRF 67 – DCAMM - Environmental Engineering, Diagnostics, and Testing Statewide Contract
- PRF 69 – Facilities Engineering Services
- DCP1744 – AD1 – Facility Conditions Assessments

[COMMBUYS](https://www.mass.gov/commbuys)

Select 'bids'

Read your User Guides
<https://www.mass.gov/service-details/statewide-contract-user-guides>

PRF69 – Facilities Engineering Services

- This contract includes 11 categories of service as listed below.
 - Civil Engineering
 - Facilities Engineering
 - Coastal Engineering
 - Construction Engineering
 - Mechanical Engineering
 - Geotechnical Engineering
 - Energy Systems Engineering
 - Structural Engineering
 - Surveying
 - Transportation Engineering
 - Water Resources Engineering



Contract User Guide for PRF69

PRF69 Facilities Engineering Services

Contract #:	PRF69	UPDATED: February 26, 2019
MMARS MA #:	PRF69*	
Initial Contract Term:	12-22-2017 through 12-21-2020	
Maximum End Date:	Up to 12 years with 3 options to renew for three years each	
Current Contract Term:	12-22-2017 through 12-21-2020	
Contract Manager:	Sorraia Tavares, (617)720-3304, Sorraia.Tavares@state.ma.us	
This Contract Contains:	Environmentally Preferable Products, Small Business Purchasing Program, MBE/MWBE/WBE, Service Disabled Veteran-Owned Business, Prompt Payment Discounts	
UNSPSC Codes:	81-10-00; 81-10-15; 81-10-16 81-10-17; 81-10-21; 81-10-22 81-10-24; 81-10-25; 81-10-26	
Notes:	*The asterisk is required when referencing the contract in the Massachusetts Management Accounting Reporting System (MMARS).	

Table of Contents:

(NOTE: To access hyperlinks below, scroll over desired section and CTL + Click)

- [Contract Summary](#)
- [Contract Categories](#)
- [Benefits and Cost Savings](#)
- [Find Bid/Contract Documents](#)
- [Who Can Use This Contract](#)
- [Subcontractors](#)
- [Construction Requirements](#)
- [Pricing, Quotes and Purchase Options](#)
- [Instructions for MMARS Users](#)
- [Environmentally Preferable Products](#)
- [Contract Exclusions and Related Statewide Contracts](#)
- [Emergency Services](#)
- [Shipping/Delivery>Returns](#)
- [Additional Information/FAQ's](#)
- [Performance and Payment Time Frames Which Exceed Contract Duration](#)
- [Strategic Sourcing Team Members](#)
- [VENDOR LIST AND INFORMATION](#)
- [Appendix A: Geographic Service Area](#)
- [Appendix B: PPD and SDP information](#)
- [Appendix C: Contract Categories](#)

TIP: To return to the first page throughout this document, use the CTL + Home command.

NOTE: Contract User Guides are updated regularly. Print copies should be compared against the current version posted on mass.gov/osd.

Updated: 2/26/2019

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Operational Services Division | One Ashburton Place, Suite 1017 | Boston, MA 02108 | 617-720-3300 | www.mass.gov/osd



Upcoming Opportunities

DESIGNER SELECTION BOARD

FY2020:

- House Doctor: Office Planning, Design Construction for future workforce
- Lynn District Court Renovations – \$30- \$40 MIL

FY2021:

- Higher Education Major Projects \$5- 25 MIL+
- McCormack Building Major Renovation

COMMBUYS:

FY 2020

- UST Removal Design Services
- MCP Support Services
- Environmental Management Systems
- PRF 67 – open to new vendors

Tip of the Day:
Update your Company profile in COMMBUYS!

Affirmative Marketing Program

Minority & Women Business Enterprises

- Race & Gender conscious goals to promote equity and to encourage MBE & WBE participation.
 - 17.9% Design combined M/WBE goal **ACHIEVED 43.3% FY17**

BUT WE WANT TO DO MORE!

We are looking for creative ideas and proposals from designers on how you can exceed the goals

**WE NEED MORE
M and WBE
FIRMS.**



Save the date!
Thursday, January 31, 10:00am-12:30pm
Great Hall of the State House

You are invited to
**DCAMM Designer Outreach
Partnership Session**

This is about Equity, Diversity and Inclusion - an opportunity for design firms who already do work with the Commonwealth or who wish to do work with us as either prime or sub-consultants to come and meet each other - explore how you might partner on future projects. A designer "speed-dating" session!

The session will be organized as follows:
10:00 - 10:30 - Check-in and networking
10:30 - 11:00 - Brief presentations from DSR and DCAMM - opening opportunities
11:00 - 12:30 - Partnership session

More information to follow
Please email: DCAMM@mass.gov
designeroutreach@dcamm@mass.gov

Contact info:
LA Miller, Deputy Commissioner, Planning, DCAMM
857.234.1566

Ben Reynolds, Deputy Director, Design, DCAMM
857.234.1566

Steve McPherson, Director, Access and Coordination, DCAMM
857.234.1566

Please print a name tag and wear it. Be sure to sign up to take a photo - all attendees - even if you are coming for the first time. We want to have your photo!

DCAMM



Energy & Sustainability Program Overview

- **Capital projects**

- Large: Energy Design Build
- Small: Utility Vendor

- **Operational improvements**

- Real time metering (CBEI)
- Existing Building Commissioning

- **Grid opportunities**

- Demand Response and load management
- Solar/alternative energy credits
- Repair and maintenance of solar assets

- **Advisory services**

- Energy
- LEED
- Utility incentive programs
- Resilience



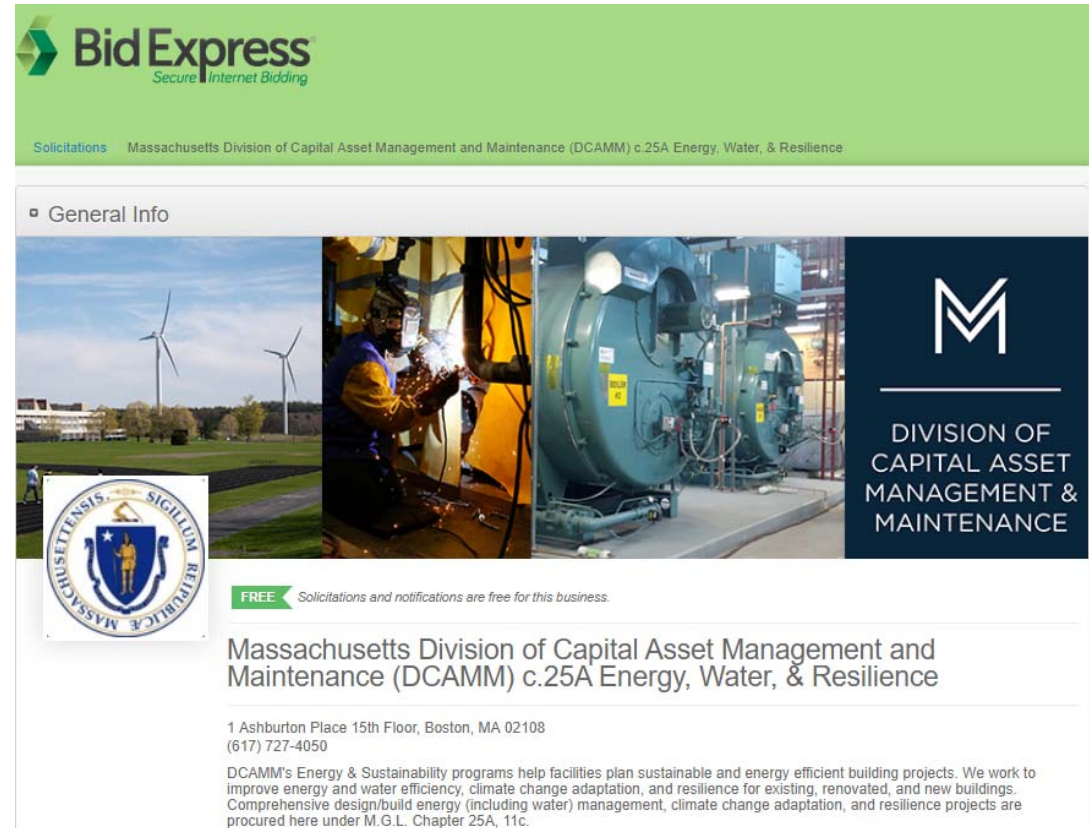
M.G.L. Chapter 25A, §11c

NEW

RFPs moved to
c.25A E-Bid Room

To participate:

1. Register with Bid Express
2. Complete the DCAMM c.25A verification process
3. Instructions at: <https://www.mass.gov/how-to/bid-on-dcamm-c25a-energy-projects>



The screenshot shows a Bid Express webpage. At the top, the Bid Express logo is displayed with the tagline "Secure Internet Bidding". Below the logo, the breadcrumb trail reads "Solicitations > Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) c.25A Energy, Water, & Resilience". The main content area is titled "General Info" and features a collage of images: wind turbines, a worker in safety gear, and industrial machinery. To the right of the collage is the DCAMM logo, a stylized 'M' inside a dark blue square, with the text "DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE" below it. A green banner with a white arrow points to the text "FREE Solicitations and notifications are free for this business." Below this, the text reads "Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) c.25A Energy, Water, & Resilience". The address "1 Ashburton Place 15th Floor, Boston, MA 02108 (617) 727-4050" is listed. A paragraph of text describes DCAMM's Energy & Sustainability programs, stating they help facilities plan sustainable and energy efficient building projects, improve energy and water efficiency, climate change adaptation, and resilience for existing, renovated, and new buildings. It also mentions that comprehensive design/build energy (including water) management, climate change adaptation, and resilience projects are procured here under M.G.L. Chapter 25A, 11c.

M.G.L. Chapter 25A, §11c

- Energy (including water) management, climate change adaptation, and resilience design/build projects

Standard Energy Design Build

- Energy Advisor (PRF62) does initial audit
- House Doctor develops BOD
- RFP @ 30% schematic design
- Design build team completes design and implements project

Phased Energy Design Build

- No BOD
- Less ECMs



NEW



M.G.L. Chapter 25A, §11c Upcoming projects

Projects	Project Type	Location	Anticipated RFP Release
Blue Hills Reservation and Education Center Energy Project	Phased	Milton	Spring 2019
Energy Project at Selected UMASS Amherst Buildings Lighting	Phased	Amherst	Spring 2019
Mass Information Technology Center Comprehensive Energy and Water Project	Standard	Chelsea	Spring 2019
Connelly Youth Center Biomass Boilers and distribution	Phased	Roslindale	Spring 2019
MCI Framingham and South Middlesex Correctional Center Framingham Comprehensive Energy Project	Standard	Framingham	Summer 2019
Sheriff's Department Suffolk HOC Comprehensive Energy Project	Standard	Boston	Summer 2019
Cape Cod Community College Energy and Water Conservation Project	Standard	West Barnstable	Fall 2019

**For c.25A upcoming project lookaheads, join our interested parties list
email: e-team.dcomm@mass.gov**



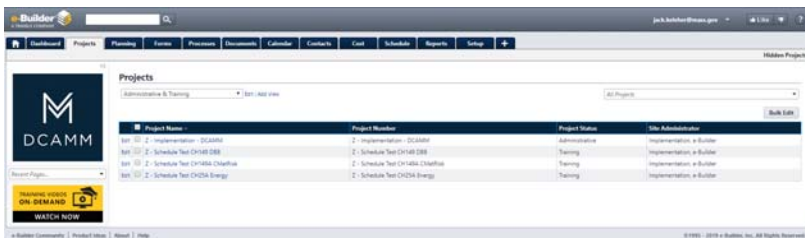
We're Going to the Clouds!!

DCAMM
ON-SITE DESIGN #1 SESSION AGENDA

DATES MARCH 5TH-7TH, 2019
E-BUILDER TEAM Alex Ferraro, Stephen Smith, Sharon Summers, Tolle Justice, and Byron Valle
 Please ensure the location of the meeting has a projector and a whiteboard. Also, please note the start/stop times of each session and prepare accordingly.

TUESDAY MARCH 5 TH , 2019				DESIGN
Topic	Start	Finish	Attendees	Description
AGENDA & SESSION REVIEW	9:00 AM	9:05 AM	Project Controls	Review of the session agenda and objectives
MARKETING MATERIALS	9:05 AM	9:30 AM	Stellar, Project Controls	Review of the e-Builder materials Stellar has put together for DCAMM
PROJECT CUSTOM FIELDS	9:30 AM	10:30 AM	Project Controls, SMEs	Design and review project custom fields in relation to project attribute reporting
USERS, ROLES, & PERMISSIONS	10:30 AM	12:00 PM	Project Controls, SMEs	Design and review roles, users in roles, and associated permissions
CONTACTS				Review the contacts on the account and how they will be addressed
LUNCH	12:00 PM	1:00 PM		
CALENDAR / SCHEDULE				<ul style="list-style-type: none"> Review calendar and meeting minutes setup (meeting types and meeting topics) Design and review schedule templates and master tasks
DOCUMENTS	1:00 PM	4:00 PM	Project Controls, SMEs	Review the General Document Review Workflow. Design and review the document structure and meta data tags.
SUBMITTALS				Design and review of submittal settings and configuration



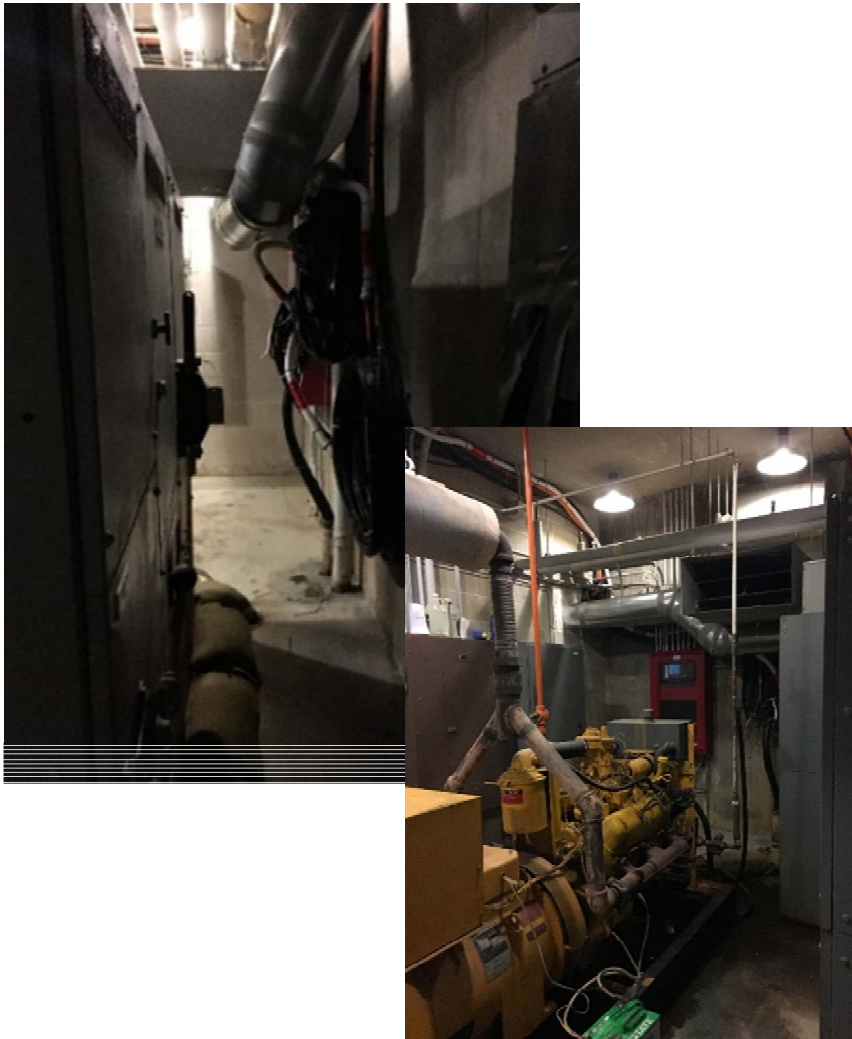
• DCAMM Selected E-Builder


- Implementation is Starting Now
- Several Advantages for Designers
 - Contract rollovers
 - One Contract Number Per Project!!
- Designers Allowed in the Platform in 2020.
 - Automatic Upload of Meeting Minutes
 - Pay Req Submission Online
 - Project Status, Records, Contracts, etc in one place
 - Pay Req Status Online.

• Web-based, cloud-based, Logic-based.



Higher Ed: Design-Build Critical Infrastructure/Resiliency (c. 25A)



- **New Contract, New Pricing Model, Designed for  Small Projects. Efficient, Effective Delivery.**
- **14 Month Project Delivery Timeline**
- **Primed for Next Round and Continuous Improvement**