Portfolio of Active State Buildings

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

UMass System: 14.9
State Universities/Comm Colleges: 13.6
Public Safety and Security: 8.7
Health and Human Services: 6.6
Energy and Environmental Affairs: 5.2
Judiciary: 4.9
Sheriffs: 4.2
Administration and Finance: 4.0
Department of Transportation: 3.1
Other (Tourism; SEC; EOLWD): 0.1

The Commonwealth owns ≈ 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

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

Jay Mitchell
Design/Construction
- Capital Project Design
- Capital Project Construction
- Project Controls
- Contracting standards and procedures

Hope Davis
Facility Mgmt & Maint.
- Building Operations
- Building Systems Engineering
- Energy Programs
- Space Planning & Interior Design
- Environmental

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

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

Natalie Sawyer
General Counsel
- Legal Support Services
- Emergency Waivers
- Legislation
- Litigation
- Environmental & Permitting Legal Services

Gordon Wrin
Mounir Jermany
Lauren Lesinski

4|4|19
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

Design/Build
- C. 25A - Energy and Adaptation

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

Designer Selection Board | Mass.gov

DCAMM Bid Express

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
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.
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

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
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

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

**For c.25A upcoming project lookaheads, join our interested parties list email: e-team.dcamm@mass.gov**
We’re Going to the Clouds!!

- **DCAMM Selected E-Build**
  - Implementation is Starting Now
  - Several Advantages for Designers
    - Contract rollovers
    - One Contract Number Per Project!!
    - 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)

A New Approach

- 149/149A/25A
- Fix What We Have and Do it Quickly
- RFP August, Select in October, Execute in December
- Must Address Energy Conservation and/or Resiliency
Higher Ed: Design-Build Critical Infrastructure/Resiliency (c. 25A)

- New Contract, New Pricing Model, Designed for
- 14 Month Project Delivery Timeline
- Primed for Next Round and Continuous Improvement