



DCAMM Updates

ACEC | APR 2023

Thank you! Recent Major Project Completions

- Cape Cod Community College
- State Police – Lower Basin Barracks
- Chelsea Soldiers Home





Agenda

Who we are

Where we've been

Where we're going

Open Discussion



“ We are stewards of the Commonwealth’s assets. We care for the people of our state and the future of our planet “

Facilities Planning

We work with state agencies to create and manage forward-thinking, sustainable buildings to meet the needs of the Commonwealth’s citizens and help achieve a zero-carbon future.

Project Delivery

We are partners with fellow agencies to help them meet their strategic needs with fiscally responsible building and real estate solutions.

Property Management

Real Estate Services

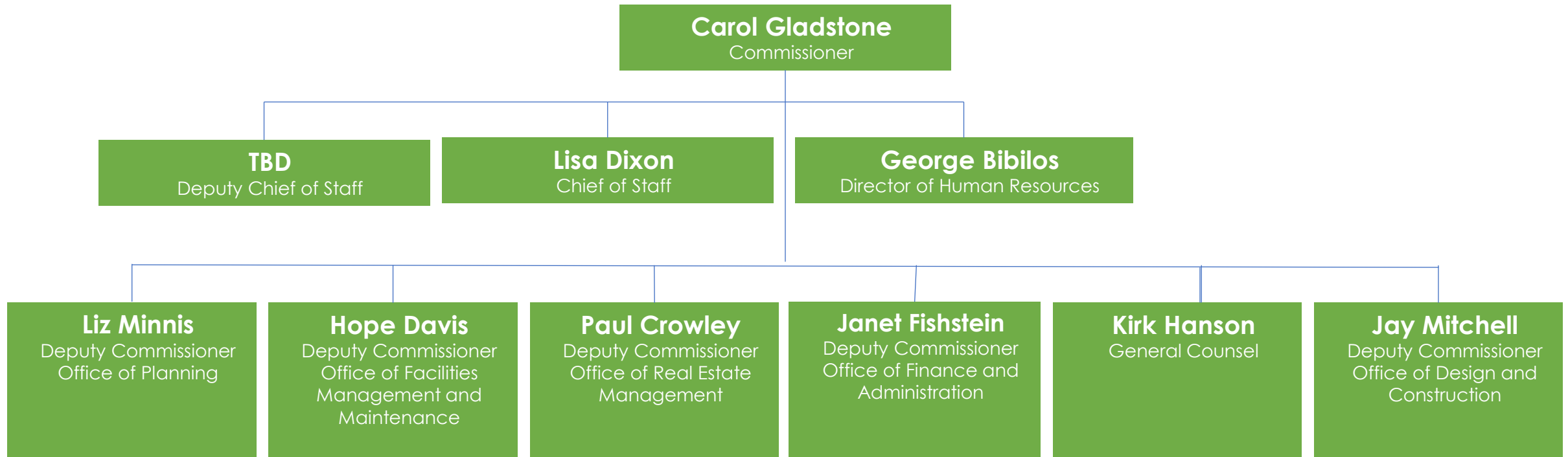
We support the growth of the Commonwealth's economy and actively engage with private sector partners to make it easier to do business with the Commonwealth.

Access & Opportunity

Contractor Services

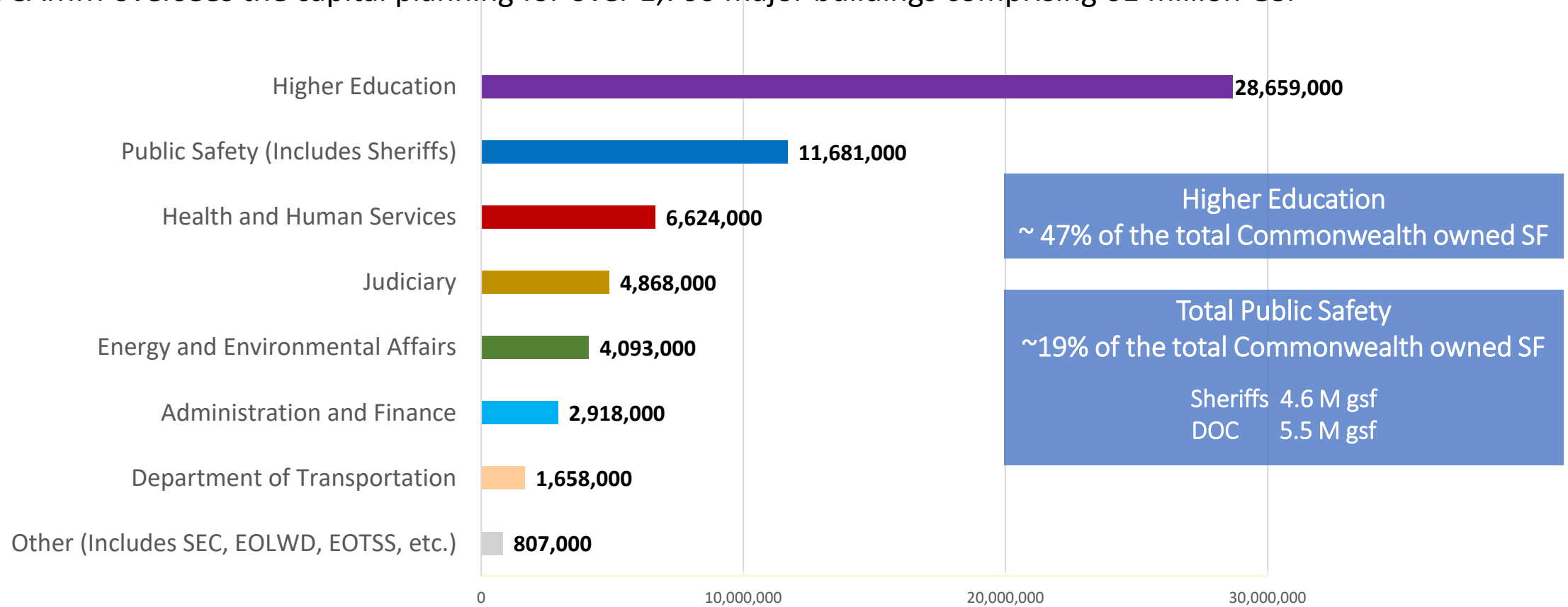
We work to expand access, opportunity and equity to create more inclusive services, planning and outcomes for all the citizens of the Commonwealth.

Leadership Team



DCAMM Portfolio Size

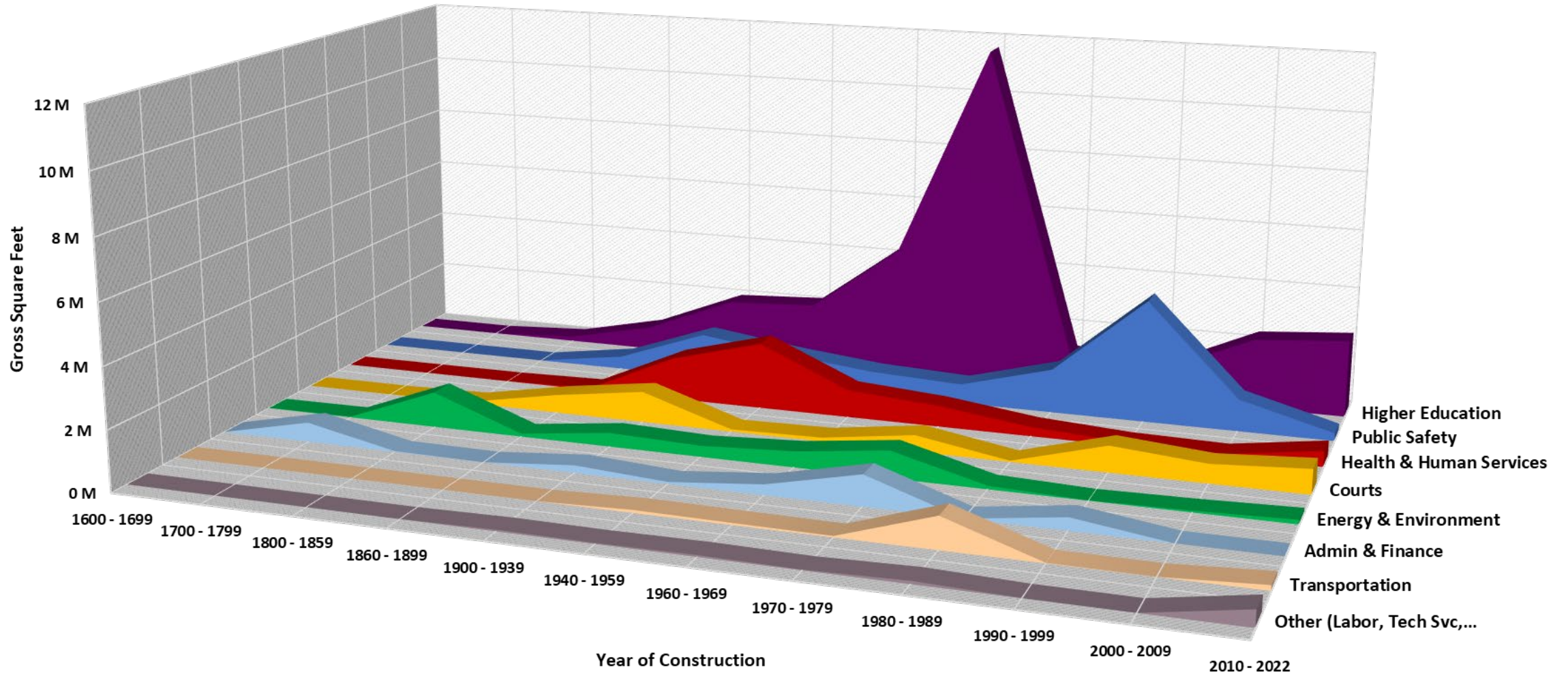
DCAMM oversees the capital planning for over 1,700 major buildings comprising 61 million GSF



Data as of March 2022 - does not include authority, county, municipally-owned, or other non-state buildings occupied by state agencies.

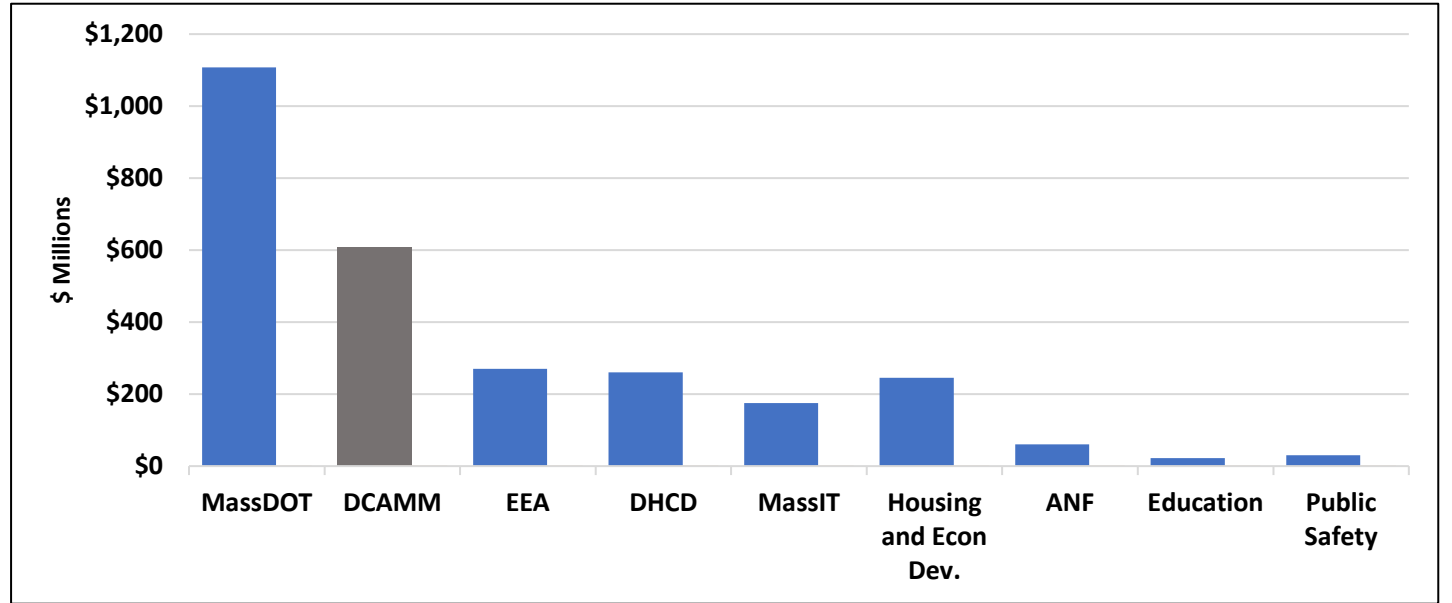
DCAMM Portfolio Age

Active Major State Building Portfolio by Year of Construction (gross square feet)



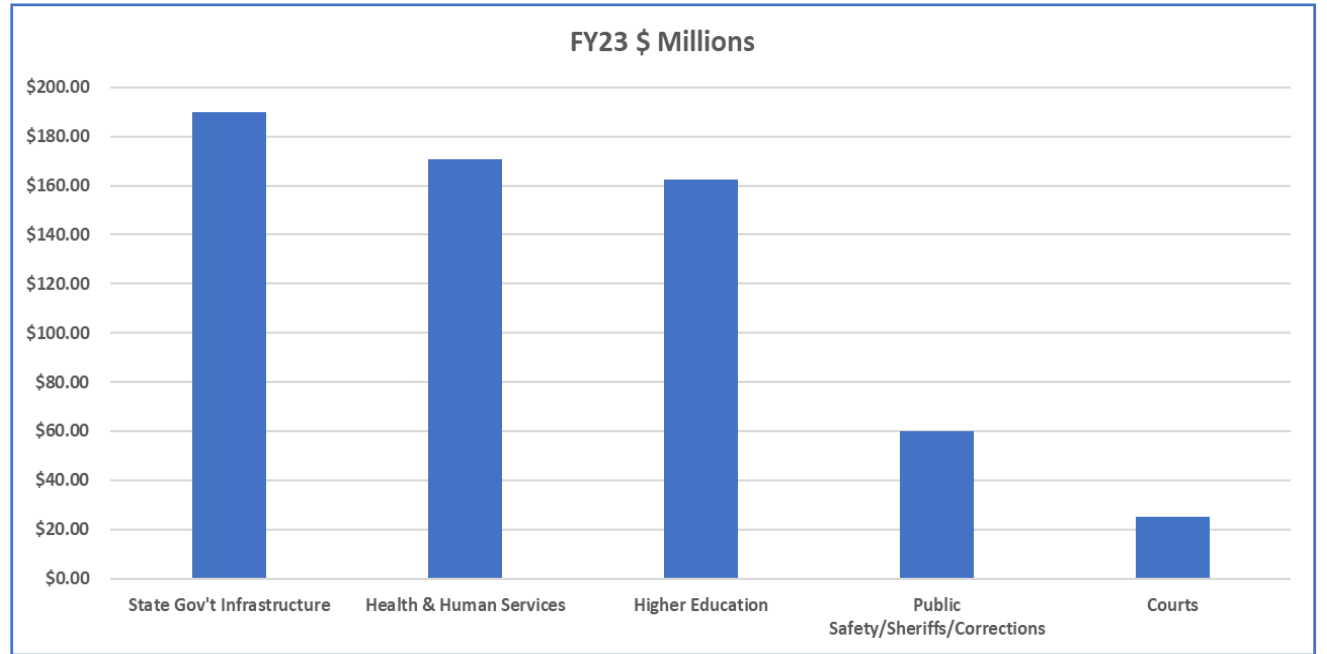
Statewide Capital Investment

Capital Agency	FY23 \$ Millions	% FY23 Total
MassDOT	\$1,107.66	39.84%
DCAMM	\$607.73	21.86%
EEA	\$270.25	9.72%
DHCD	\$260.75	9.38%
MassIT	\$175.36	6.31%
Housing and Econ Dev.	\$245.46	8.83%
ANF	\$60.74	2.18%
Education	\$21.85	0.79%
Public Safety	\$30.20	1.09%
Total	\$2,780.00	

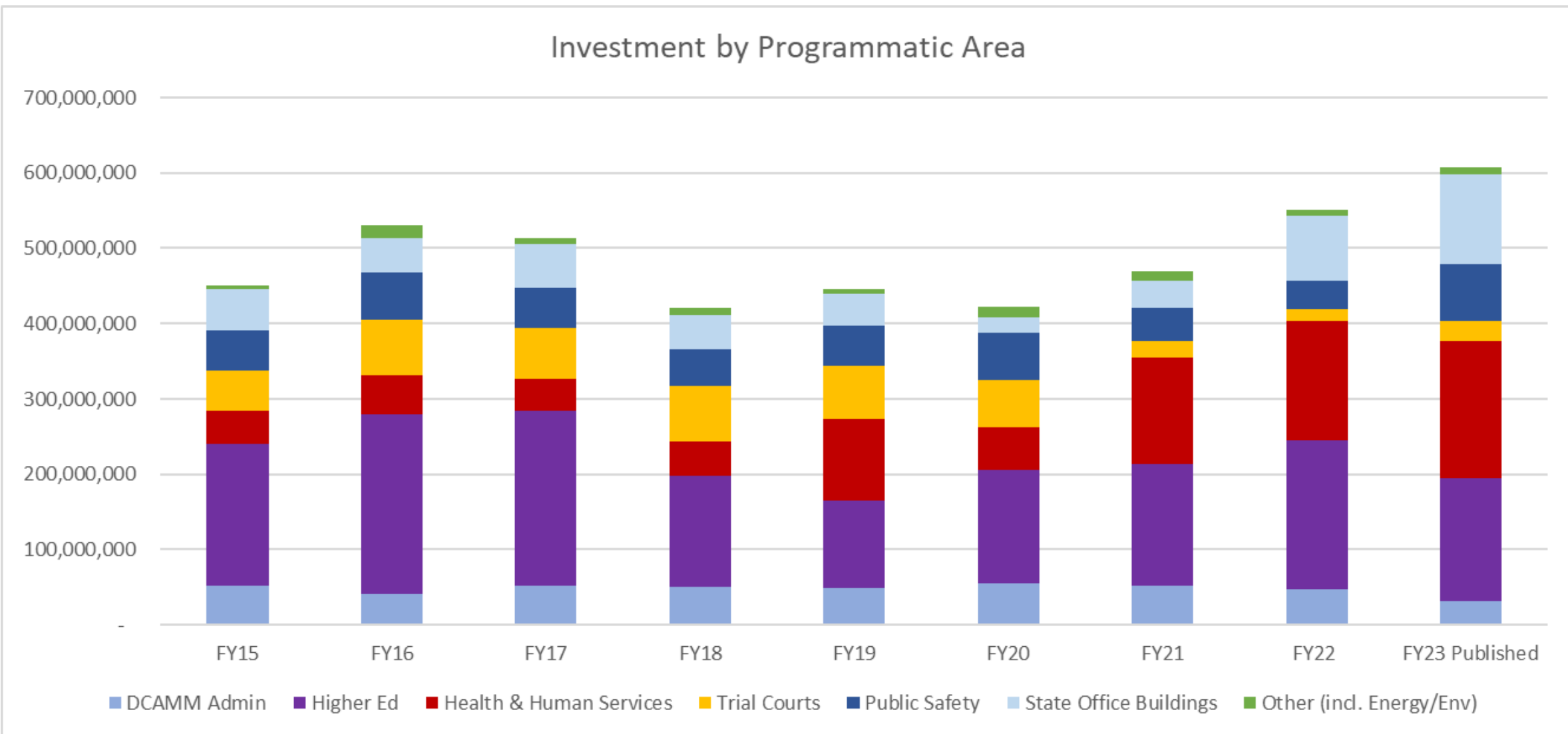


DCAMM Capital Investment

Secretariat	FY23 \$ Millions	FY23 % DCAMM Total
State Gov't Infrastructure	\$189.70	31.21%
Health & Human Services	\$170.58	28.07%
Higher Education	\$162.27	26.70%
Public Safety/Sheriffs/Corrections	\$59.92	9.86%
Courts	\$25.26	4.16%
Total	\$607.73	



DCAMM Capital Investment Spending by Secretariat





DCAMM Initiatives – New Designer “Guidelines & Procedures” Issued!

[Designer Guidelines and Procedures | Mass.gov](#)

The 2008 DCAMM Designer Procedures Manual has been updated and replaced by the DCAMM Designer Guidelines and Procedures (March 2023).

- **The updated document provides direction and guidance on DCAMM projects:**
 - Replaces the Designers Procedures Manual (2008)
 - Incorporates the Study Guidelines (2000)
 - Applies to all DCAMM design contracts executed on or after April 1, 2023
 - Designers currently under contract are strongly encouraged to read the new Designer Guidelines and Procedures.
 - Provides tools to clarify DCAMM's expectations for design teams
- **Designers must be familiar with the Designer Guidelines and Procedures**



Lowell Justice Center
LEED Platinum

KEY FEATURES

Sets expectations for Design Excellence for buildings that:

- meet Client Agency’s needs
 - are high quality, high performance
 - are cost-effective
 - and completed on time/on budget
- Supports good design and outcomes from design teams
 - Integrates sustainable design and Executive Orders
 - Integrates with other DCAMM documents (Contract, Specs, Cost Estimating Manual)
 - Improves quality control
 - Provides editable Work Plan Templates and Checklists



Doing our Part to Meet Climate Goals

DCAMM's current portfolio includes...

50+ Projects Reducing EUI

10 Projects Moving toward Fossil Fuel Free

5 LEED Buildings in Design or Construction

371+ Ground Source Wells in Design or Construction





Zero Carbon Initiative: Agencywide effort to meet carbon reduction goals

Infrastructure	Existing Buildings	New Buildings	Roadmaps
<p>Invest in low carbon central plants and building infrastructure for heating and cooling</p> <p>Electric infrastructure</p> <p>EV Charging</p>	<p>Ready buildings for decarbonized solutions</p> <p>Electrify</p>	<p>Plan, design, and build fossil fuel free buildings</p> <p>Reduce embodied carbon</p>	<p>Site specific plans for decarbonization, climate change adaptation, and resilience</p>

Efficiency, Demand Reduction, Renewables, Resilience



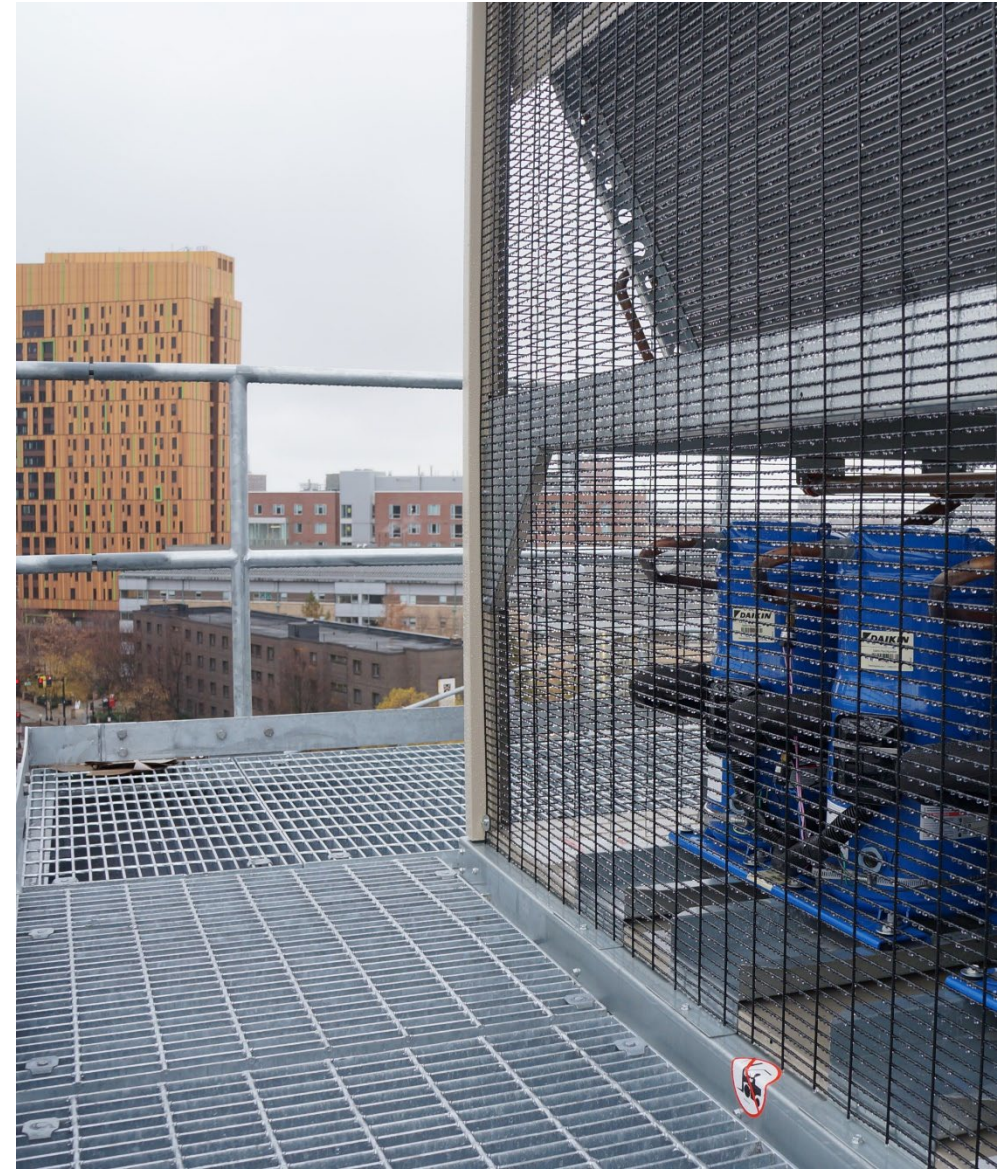
Current pipeline: Energy

PRF74: Energy, Climate Action, and Facility Advisory Services contract on COMMBUYS

- January 1, 2022 – December 31, 2028
- Re-opens for new participants prior to January 2024

25A Energy + (new approach)

- Mass Maritime Academy (\$30M)
- Suffolk County Jail and House of Correction (\$42M)
- Greenfield Community College (\$13.7M)
- Multisite Generator Upgrades (\$3.4M)
- Salem State University (\$43M)
- DDS Group Homes



DDS Group Homes

Goal:

- Improve occupant comfort
- Meet Commonwealth decarbonization goals
- Update building systems

Up to 12 homes

South eastern MA

Existing Condition Assessment complete

RFP in development

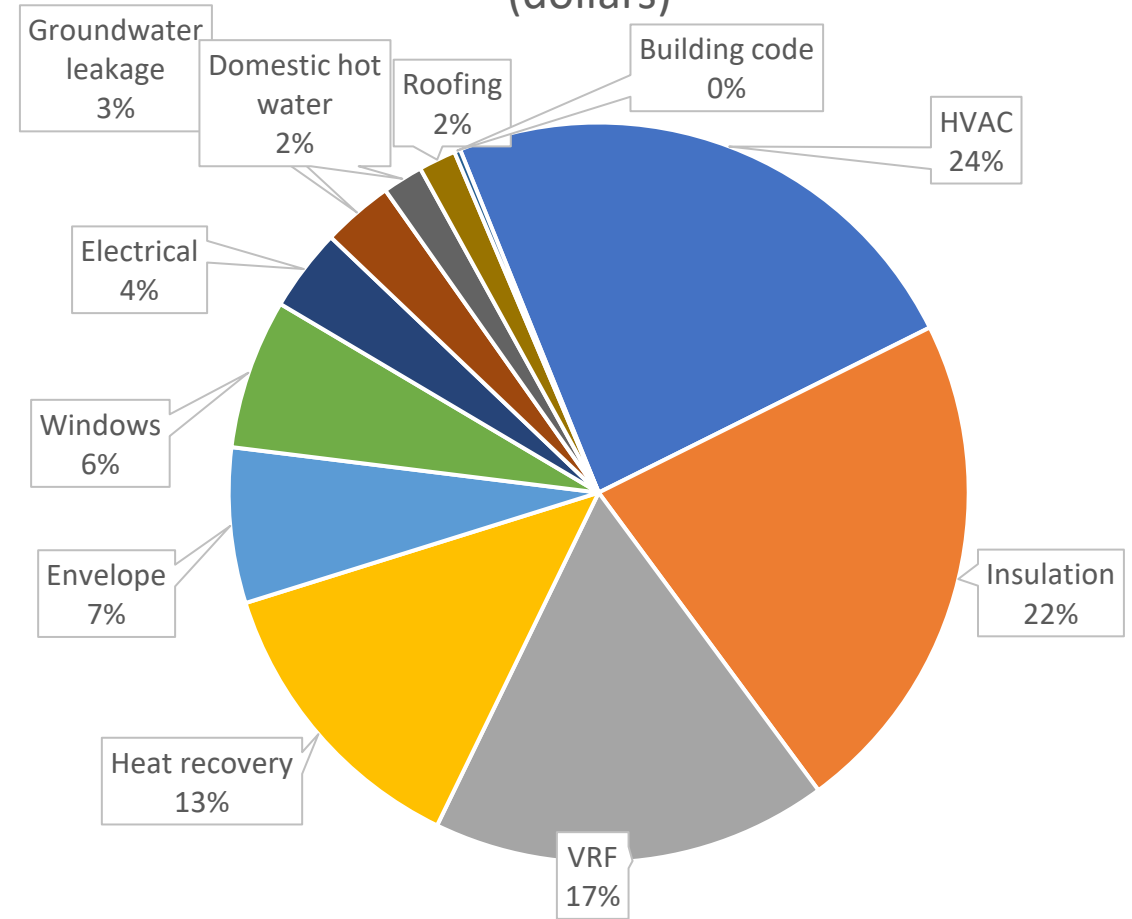


Poor attic insulation



Roof Needing Replacement

Building Improvements (dollars)





Focus on Project Delivery

- **Pandemic effects**
 - **Digital transformation –**
 - Online bidding (construction)
 - Electronic Project Management System
 - **Cost Escalation/Supply Chain/Labor**
 - Estimator RoundTable
- **CM at Risk (149A) procurement and management**
- **Use of OPMs**
- **Need for Resident Engineers**

Major Projects Underway: >\$2B in Design & Construction!

In Construction

• Shattuck Hospital Replacement	\$404 M
• Jamaica Plain State Lab	\$155 M
• Chelsea Veterans' Home	\$199 M
• Mass Bay CC Health Science Center	\$ 63 M
• Cape Cod CC Science & Engineering Bldg.	\$ 38 M
• Westfield State Univ. Parenzo Hall	\$ 40 M
• Western MA Hospital	\$ 36 M
• State Police Barracks Lower Basin	\$ 23 M
• Bunker Hill CC Academic Success Center	\$ 81 M
• McCormack Bldg. Renovations	\$ 57M
• State Transportation Bldg Renovations	\$ 25M

In Planning/Design

• Holyoke Veterans' Home	\$475 M
• Springfield Hall of Justice	\$ 90 M
• Quincy Trial Court	\$150 M
• Bridgewater State University – Burnell Hall Renovations	\$ 39 M
• Mass Maritime Academy – Tech and Engineering Lab Modernization	\$ 41 M
• Quinsigamond CC – IQ Center	\$ 27 M
• North Shore CC – Life Science Pathways Center/Science Lab Upgrades	\$ 14 M



Upcoming Major Projects

North Shore Community College (Lee Kennedy)
Life Science Center

\$14 M

Bridgewater State University (Commodore)
Burnell Hall Renovation

\$39 M

Mass Maritime Academy (Bond)
Tech/Engineering Lab Modernization

\$52 M

Massasoit Community College (RFP to post in early Apr)
Science, Nursing, Allied Health Renovations

\$41 M

Quinsigamond Community College (Reviewing RFQ submissions)
IQ Center

\$28 M



Mass Maritime Academy



Quinsigamond CC



Upcoming Major Projects

Northern Essex Community College (RFQ late April)
Bldg. Infrastructure Renovations

\$12 M

Springfield Technical Community College (RFQ late April)
School of Health Modernization

\$41 M

Salem State University (RFQ in April/May)
Modernization of Science Labs and Health Sciences

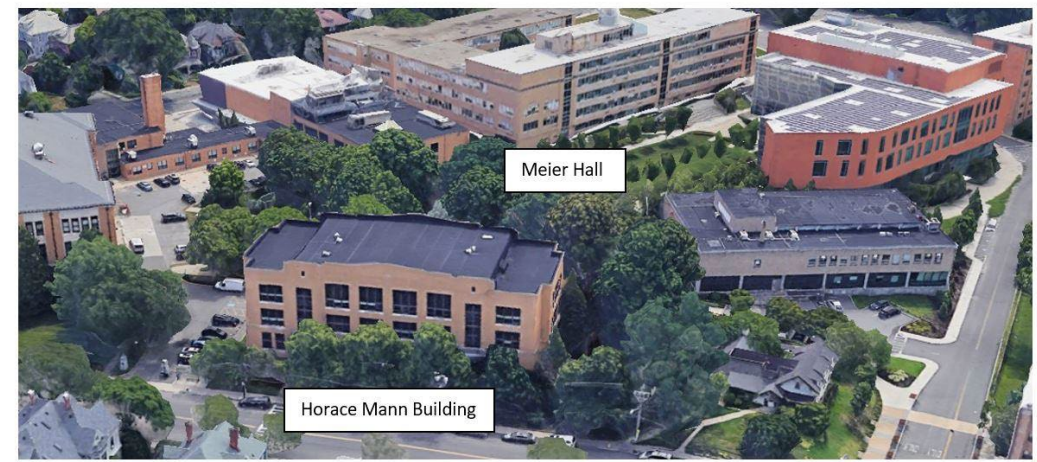
\$84 M

Holyoke Community College (RFQ in late April)
Marieb Hall Renovations

\$10 M

McCormack Building (RFQ Summer '23)
Infrastructure Upgrades

\$64 M



Salem State University



McCormack Building

Major Projects in Design & Construction

Lynn District Court (RFQ April)
Renovation

\$40 M



Lynn District Court

Springfield Hall of Justice (RFQ/RFP TBD)

\$90 M



Springfield Courthouse

Quincy Trial Court (RFQ in late Summer)
New Facility

\$150 M



Quincy Trial Court

Brockton Superior Court (RFQ in early '24)

\$40 M

Corrections Center for Women (TBD)

DYS Taunton (RFQ in late Summer)
New Youth Center (Replace Goss Bldg.)

\$30 M

Questions & Discussion
