



*Building
Authority*

**2023 ACEC / MA
Annual State Markets Conference**

April 13, 2023

Agenda

- Who is the UMass Building Authority?
- UMass Building Authority Capital Projects
- Project Funding Options for UMass Campuses
- UMBA Procurements & Contracts
- Designer Procurement Process
- What Does UMBA Look for in Designers?
- Recently Completed Projects
- Current P3 Projects
- Current Traditional Projects
- 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 14 staff made up of:
 - Barbara J. Kroncke, Executive Director
 - Finance – 6
 - Capital Projects – 5
 - Support - 2

Capital Projects (28) - \$1.52 Billion of Activity

UMass Amherst (UMA)

TPC: \$729M

Fine Arts Center Bridge Renovations
EHS Renovations at Goessmann (SPHHS Renovations)
Housing Expansion (P3) Fieldstone Slate (Undergraduate)
& Fieldstone Artisan (Graduate Housing)
North Village Apartments (P3) University Village (Graduate
Family Apartments)
Office / Lab / Academic Renovations
Faculty Hire Renovations
Dubois 6th & 7th Floor Renovation
LGRT Math Department Renovation
Energy Improvements
Goodell Renovation
School of Public Health and Health Sciences Renovation
(SPHHS at Totman)
Computer Sciences Laboratories (CSL)
Sustainable Engineering Laboratories (SEL)
Service Workers Honor Pavilion
Thermal Energy Storage Tank (P3)

UMass Boston (UMB)

TPC: \$144M

Substructure Demolition and Quadrangle Development
(SDQD)
Façade Repairs

UMass Dartmouth (UMD)

TPC: \$132M

SENG Building Systems Upgrades
East Campus Dormitory Demolition
Liberal Arts (LARTS) Building Restoration

UMass Lowell (UML)

TPC: \$165M

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
East Campus Development (P3)

UMass Chan Medical School UMCMS)

TPC: \$350M

New Education and Research Building (NERB)

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 to a dedicated Dropbox link

- **Selection Committee**
 - Selected for each project (5-7 members)
 - Consists of UMBA, Campus (Planning, Design & Construction, User Group), 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 Does UMBA Look 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**
 - 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



Fine Arts Center Bridge Renovations (UMA)

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.

Project Phase: Project Complete

Total Project Cost (TPC): \$ 12,573,376

Substantial Completion: 8/30/2021

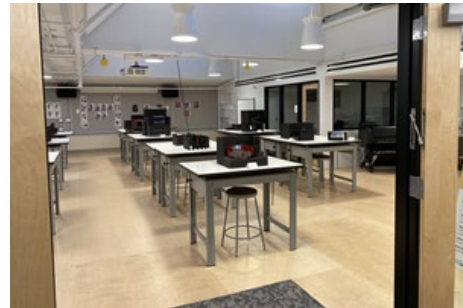
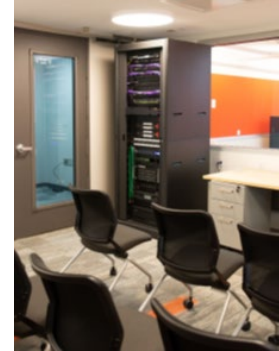
Project Completion: 5/30/2023

OPM Firm: City Point Partners (WBE)

Design Firm: designLAB architects (WBE)

GC (c.149 Demo): SMI, Inc. (MBE)

GC (c.149): DA Sullivan



Environmental Health Sciences Renovations at Goessmann (UMA)

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.

Project Phase: Project Complete

Total Project Cost (TPC): \$ 15,100,000

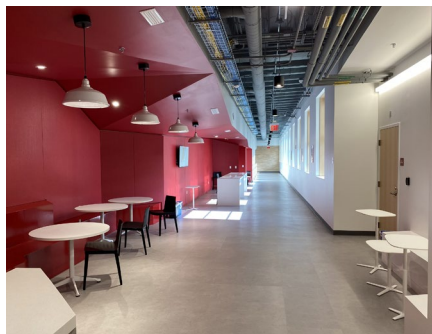
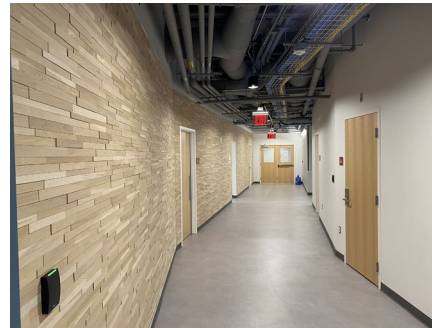
Substantial Completion: 8/29/2022

Project Completion: 6/15/2023

OPM Firm: Hill International

Design Firm: NBBJ Architects

GC (c.149): DA Sullivan



SENG Building Systems Upgrades (UMD)

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.

Project Phase: Project Complete

Total Project Cost (TPC): \$ 45,000,000

Substantial Completion: 7/22/2022

Project Completion: 5/15/2023

OPM Firm: Vertex (Compass Project Management)

Design Firm: Ellenzweig Associates

CM (c.149A): Shawmut Design & Construction



East Campus Dormitory Demolition (UMD)

Demolition of the four existing traditional 1st year residence halls upon completion of the new Residence and Dining Hall project, reducing current deferred maintenance requirements. Site will be landscaped with options available for campus development.

Project Phase: Project Complete

Total Project Cost (TPC): \$ 14,000,000

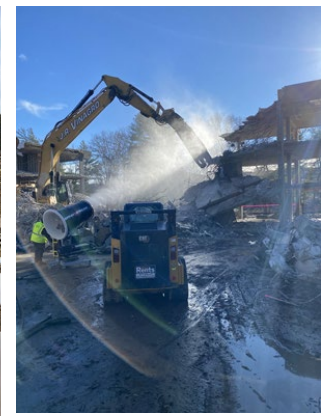
Substantial Completion: 1/30/2023

Project Completion: 5/15/2023

OPM Firm: Vertex (Compass Project Management)

Design Firm: Civitects Architecture (WBE)

GC (c.149): JR Vinagro



Current P3 Projects



Housing Expansion (P3) Fieldstone Slate (Undergraduate) (UMA)

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.

Project Phase: Construction

Current Status: MEP; Windows; Exterior Cladding; Drywall; Ceilings; Painting

Next Steps: Finishes; Site; Landscaping; Commissioning

Total Project Cost (TPC): \$ 150,000,000

Substantial Completion: 8/14/2023

Project Completion: 9/24/2023

Developer: Balfour Beatty

Design Firm: Dimella Shaffer

CM (P3): Suffolk Construction



Housing Expansion (P3) Fieldstone Artisan (Graduate Housing) (UMA)

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.

Project Phase: Construction

Current Status: Rough MEP; Interior Partitions; Windows; Exterior Cladding

Next Steps: Drywall; Ceilings; Finishes; Site

Total Project Cost (TPC): \$ 78,000,000

Substantial Completion: 12/31/2023

Project Completion: 1/30/2024

Developer: Balfour Beatty

Design Firm: Dimella Shaffer

CM (P3): Suffolk Construction



North Village Apartments (P3) University Village (Graduate Families) (UMA)

150 family housing unit complex with a mix of 1-3 bedroom apartments to replace the existing 50 year old deteriorated graduate housing.

Project Phase: Construction

Current Status: Modular Unit placement Phase 2; Exterior Envelope; Connect MEP systems

Next Steps: Site; Landscaping; Commissioning; Final Inspection Phase 2 units

Total Project Cost (TPC): \$ 73,800,000

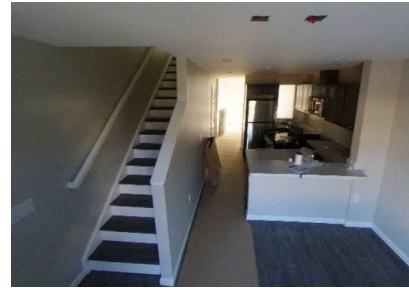
Substantial Completion: 5/30/2023

Project Completion: 6/30/2023

Developer: Balfour Beatty

Design Firm: Dimella Shaffer

CM (P3): Suffolk Construction



East Campus Development (P3) (UML)

Potential development may include five sites totaling 10 acres, along the Merrimack River transforming the UMass Lowell East Campus. Development opportunities could include up to one million square feet of large scale mixed use development with a variety of office, R&D, hospitality, student residential housing and retail.

Project Phase: Conceptual

Current Status: Exploring development opportunities

Next Steps: P3 Vote 2

Total Project Cost (TPC): \$ TBD

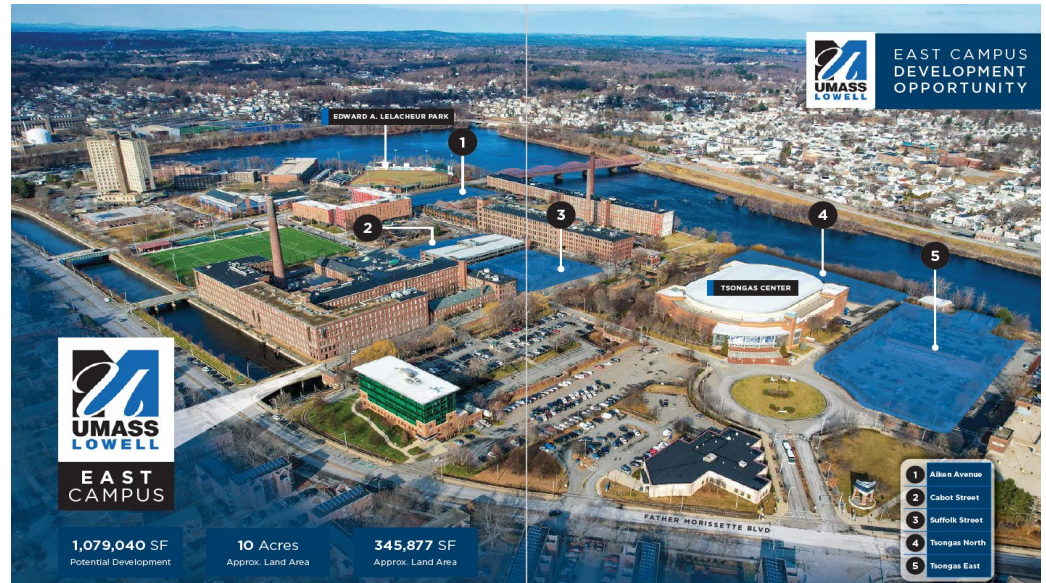
Substantial Completion: TBD

Project Completion: TBD

Developer: GMH Communities

Design Firm: CUBE3

CM (c.149A): TBD



Current Traditional Projects



Dubois 6th & 7th Floor Renovation (UMA)

Gut renovation of the 6th and 7th Floors (10,580 NSF) of the Dubois Library for Center for Teaching and Learning (CTL); Instructional Design, Engagement and Support (IDEAS); IT Support; and Library Digital Scholarship Center. Scope includes toilet and HVAC upgrades and new electrical, lighting and finishes.

Project Phase: Final Design / Early Construction

Current Status: Preparing Design / Bid Documents

Next Steps: Bid Phase; GC Award & Mobilization

Total Project Cost (TPC): \$ 8,000,000

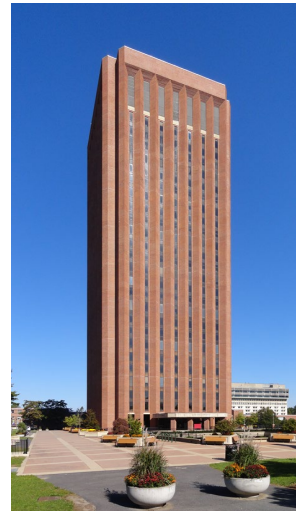
Substantial Completion: 12/31/2023

Project Completion: 3/2/2024

OPM Firm: Hill International

Design Firm: Kuhn Riddle Architects

GC (c.149): In Progress



LGRT Math Department Renovation (UMA)

Renovation of the 13th - 16th Floors within the circa 1971 Lederle Graduate Research Tower (LGRT) for the Math Department. Scope includes demolition and renovation of exterior windows, certain MEP/FP components, partitions, doors/hardware, finishes, including carpet & paint and FF&E.

Project Phase: Construction

Current Status: Rough MEP; Partitions; Doors & Frames

Next Steps: MEP Equipment; Finishes

Total Project Cost (TPC): \$ 7,800,000

Substantial Completion: 8/29/2023

Project Completion: 9/21/2023

OPM Firm: Hill International

Design Firm: Ellenzweig Associates

GC (c.149): DA Sullivan



Goodell Renovation (UMA)

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.

Project Phase: Final Design / Early Construction

Current Status: Bid Phase

Next Steps: Award & Mobilization

Total Project Cost (TPC): \$ 50,000,000

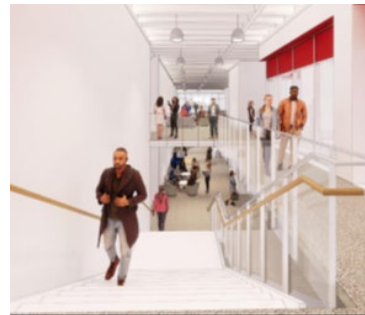
Substantial Completion: 11/24/2024

Project Completion: 5/5/2025

OPM Firm: STV|DPM

Design Firm: Goody Clancy Architects

CM (c.149A): Daniel O'Connell & Sons



School of Public Health & Health Sciences Renovation (SPHHS Totman)(UMA)

Totman Building renovation and addition for the School of Public Health and Health Sciences. Project recaptures the gymnasium and decommissioned pool area for offices, flexible team-based learning classrooms, research space for intervention data collection & focus group discussions, conferencing facilities and a Student Success Hub.

Project Phase: Study / Schematic Design

Current Status: Study

Next Steps: Schematic Design; CM Procurement

Total Project Cost (TPC): \$ 30,000,000

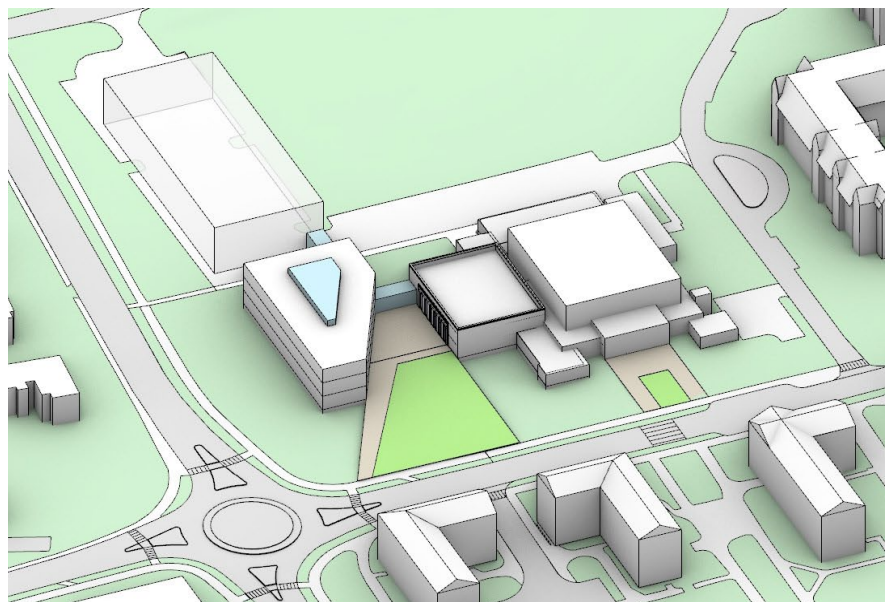
Substantial Completion: 6/1/2025

Project Completion: 6/30/2026

OPM Firm: Terva (MBE)

Design Firm: Leers Weinzapfel Architects (WBE)

CM (c.149A): In Progress



Computer Sciences Laboratories (CSL) (UMA)

A 90,000gsf Addition to the existing CICS to accommodate the growing, nationally ranked program. Includes Commons, Offices, Auditorium, Classrooms, Makerspace, Dry Research Labs, and backfill renovations for CICS. The project will be guided by aggressive campus sustainability and carbon neutrality goals.

Project Phase: Design

Current Status: Schematic Design & DCAMM Certification

Next Steps: Design Development

Total Project Cost (TPC): \$ 130,000,000

Substantial Completion: 2/28/2025

Project Completion: 7/31/2025

OPM Firm: Colliers Project Leaders

Design Firm: Perkins Eastman

CM (c.149A): Consigli Construction



Sustainable Engineering Laboratories (SEL) (UMA)

New 74,000gsf building for the College of Engineering to accommodate the growing, nationally ranked program. The SEL building will serve as a model and living laboratory platform for the UMass Amherst Campus to aggressively counter the effects of climate change. The program includes research labs for various Centers including Energy Transition, Wind Energy, Ocean Renewable Energy/Wave Lab, Transportation, Energy Efficiency, Renewable Energy, Climate Adaptation and Materials Science. The project will be guided by aggressive campus sustainability and carbon neutrality goals and is expected to achieve net Zero Carbon and LEED Platinum.

Project Phase: Study / Schematic Design

Current Status: Study

Next Steps: Schematic Design; CM Procurement

Total Project Cost (TPC): \$ 100,000,000

Substantial Completion: 10/1/2025

Project Completion: 10/30/2026

OPM Firm: PMA Consultants (MBE)

Design Firm: Payette

CM (c.149A): TBD



Service Workers Honor Pavilion (UMA)

A pavilion to be constructed on the 26 acre Renaissance Center site overlooking a large open sloping meadow with dramatic views to the west. The open air pavilion is designed as a contemplative space for the University students and staff, as well as a place for outdoor active social gatherings.

Project Phase: Design

Current Status: Design / Construction Documents

Next Steps: Bid Phase; Award; Site Mobilization

Total Project Cost (TPC): \$ 7,000,000

Substantial Completion: TBD

Project Completion: TBD

OPM Firm: TBD

Design Firm: Miller Pollin Architecture (WBE)
with Fennick McCredie (WBE)

CM (c.149A): TBD



Substructure Demolition and Quadrangle Development (SDQD) (UMB)

Demolition of the existing Substructure, Science Center and Pool Building and creation of a new multi-level landscaped central campus quadrangle and surface parking.

Project Phase: Construction

Current Status: Plaza restoration; Build-up sub-grade

Next Steps: Hardscape; Landscaping

Total Project Cost (TPC): \$ 137,139,950

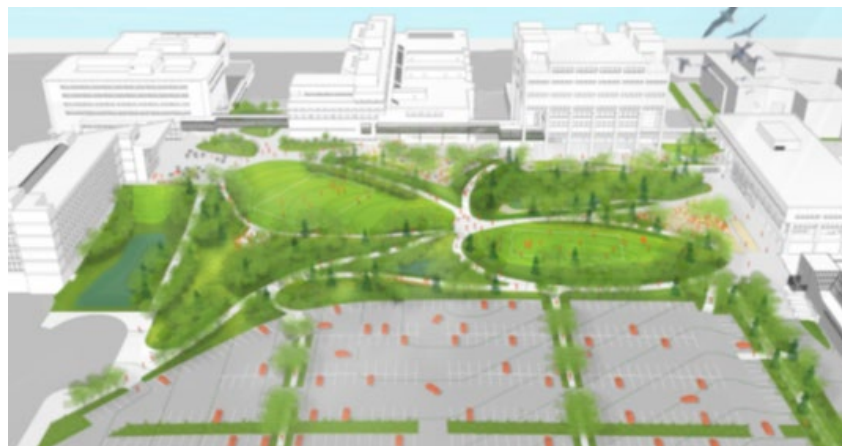
Substantial Completion: 9/14/2023

Project Completion: 12/14/2023

OPM Firm: Hill International

Design Firm: NBBJ Architects

CM (c.149A): Gilbane Building Company



Façade Repairs (UMB)

This major deferred maintenance project is to address serious chronic water intrusion at various brick masonry buildings on campus. Water intrusion has compromised the 40-year-old masonry envelope and negatively affected structural and building systems. This project will repair the most needed Priority 1 conditions.

Project Phase: Study / Schematic Design

Current Status: Study

Next Steps: Schematic Design

Total Project Cost (TPC): \$ 6,500,000

Substantial Completion: TBD

Project Completion: TBD

OPM Firm: Hill International

Design Firm: Jones Architecture

GC (c.149): TBD



Liberal Arts (LARTS) Building Restoration (UMD)

The Liberal Arts and Sciences (LARTS) Renovation 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.

Project Phase: Study / Schematic Design

Current Status: Study

Next Steps: Schematic Design & DCAMM Certification;
CM Procurement

Total Project Cost (TPC): \$ 73,000,000

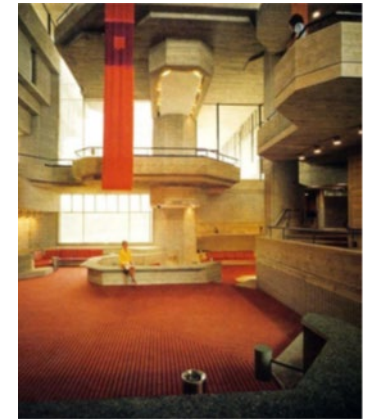
Substantial Completion: 6/30/2026

Project Completion: 6/30/2027

OPM Firm: Leftfield

Design Firm: Sasaki w/ Finegold Alexander (WBE)

CM (c.149A): TBD



Olsen Hall Critical Infrastructure Improvements Phase 2 Projects A & B (UML)

This project is a multiyear, multi-task project focusing on upgrading the systems infrastructure in Olsen Hall. Tasks will be completed over multiple years as funding becomes available. Tasks include Chiller Replacement; South Exhaust Fan & AHU replacement; Chemical Neutralization System; Electrical Substation & Emergency Electric; North Exhaust Fan and North Riser Replacement; Fire Alarm Risers; Hot & Chilled Water System; Non-potable HW, CW, Tempered water, Eyewash systems; and Compressed Air & Vacuum System.

Project Phase: Construction

Current Status: Project A: Substantial Completion
Project B: MEP progressing

Next Steps: Project A: Project Completion
Project B: Equipment; Finishes

Total Project Cost (TPC): \$ 22,745,756

Substantial Completion: 12/28/2023

Project Completion: 2/26/2024

OPM Firm: CSL

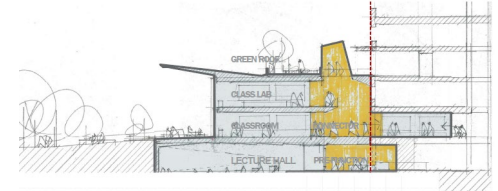
Design Firm: Goody Clancy Architects

CM (c.149A): Walsh Brothers



Olney Instructional Modernization (UML)

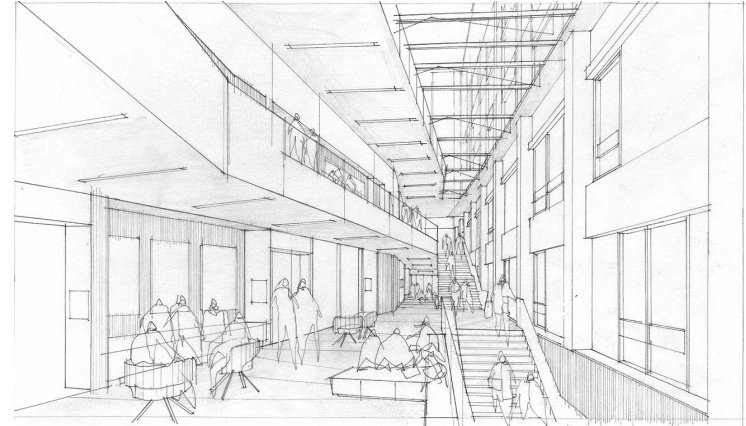
Phase 1 of this multiyear, multi-task project focuses on demolishing the lecture hall appendage on the south side of the building with a new addition that includes new instructional spaces, a new primary north entrance, redesigned loading, a new code compliant chemical handling facility, a shell mechanical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



Project Phase: Study / Schematic Design

Current Status: Schematic Design & DCAMM Certification;
CM Procurement

Next Steps: Design Development



Total Project Cost (TPC): \$ 75,000,000

Substantial Completion: 6/1/2026

Project Completion: 12/1/2026

OPM Firm: Vertex (Compass Project Management)

Design Firm: Goody Clancy Architects

CM (c.149A): Suffolk Construction



Ball Hall Renewal (UML)

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.

Project Phase: Study / Schematic Design

Current Status: Study

Next Steps: Schematic Design; CM Procurement

Total Project Cost (TPC): \$ 30,000,000

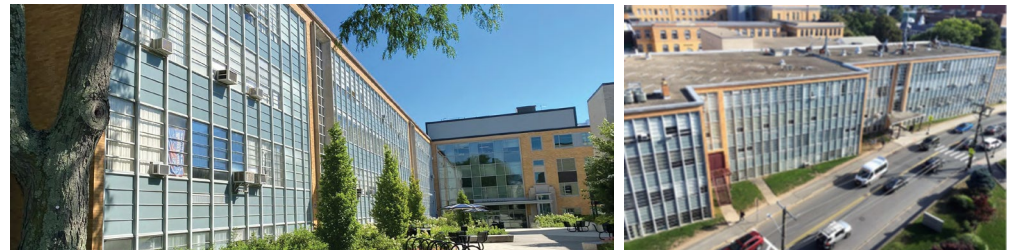
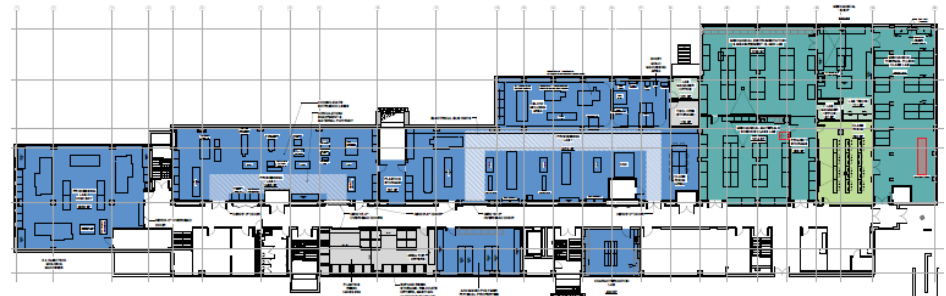
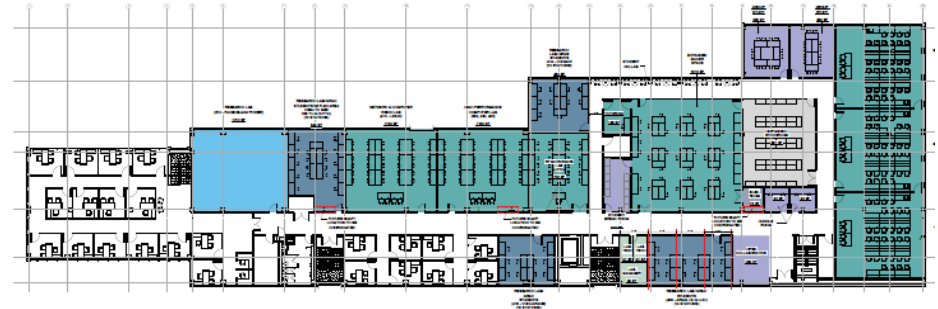
Substantial Completion: 11/6/2025

Project Completion: 4/23/2026

OPM Firm: STV|DPM

Design Firm: Jones Architecture

CM (c.149A): TBD



New Education and Research Building (NERB) (UMCMS)

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.

Project Phase: Construction

Current Status: MEP; Partitions; Interior Stairs; Elevator; Lazare Bridge; Doors/Frames; Exterior Envelope

Next Steps: Finishes; Site; Landscape

Total Project Cost (TPC): \$ 350,000,000

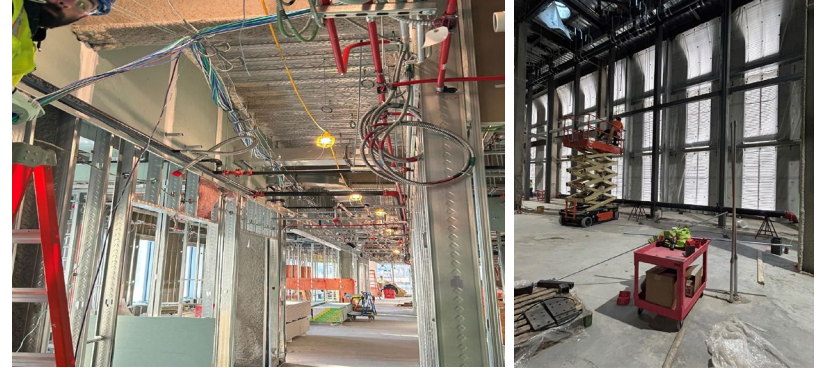
Substantial Completion: 4/1/2024

Project Completion: 8/8/2024

OPM Firm: Terva | Trident (MBE)

Design Firm: ARC w/ ZGF

CM (c.149A): Shawmut Design & Construction



Upcoming Projects



Upcoming Projects 2024

UMass Amherst

Nursing Simulator Lab Addition at Skinner Hall

ECC: \$10,000,000

c.149 (or) c.149A: TBD

Chenoweth Laboratory

Major Renovation & Addition for Food Science

ECC: \$22,000,000

c.149A

LGRC Chemistry Renovation Tower A Floors 9 & 10

Major Lab Renovation

ECC: \$7,500,000

c.149

Upcoming Projects 2024

UMass Amherst

Tobin MEP Upgrades Floors 4, 5, 6

ECC: \$12,600,000

c.149 (or) c.149A: TBD

Flint Renovations

Student Success Center for College of Natural Sciences (CNS)

ECC: \$17,500,000

c.149A

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. Next update will be published following the December 2023 UMass Trustee Approval.**



Questions