



PUBLIC NOTICE OF DESIGNER SELECTION

Designer Selection Board

One Ashburton Place | Boston, MA | 02108

Telephone: 617-727-4046 | www.mass.gov/dsb

DSB List#:	24-05	
Notice Date:	April 03, 2024	
Submission Deadline:	April 24, 2024	At 2:00 PM
Project Number:	DSBA-16	
Project Title:	Study, Design and Construction Admin Services for the Renovation of Laboratories	
Project Location:	Lowell, MA	
Awarding Agency:	University of Massachusetts Lowell (UML)	
Estimated Construction Cost:	Varies per Project: Not to exceed authority delegated pursuant to M.G.L. c. 7C §5, for an individual project.	
Contract Term	Up to six (6) years	
Maximum Fee Per Contract (based on the scope of the work and services authorized, shall not exceed)	\$1,500,000	

Contract Type: This contract will be a "House Doctor" contract. Multiple projects of the type described in the Project Overview and Scope of Work may be assigned, and fee increments approved, up to the maximum fee per contract. Selection by the DSB under this advertisement does not guarantee that a contract will be executed with any given firm. The Awarding Agency will enter into House Doctor contract(s) with selected firm(s) at its sole discretion, based on the Awarding Agency's needs. The Awarding Agency may award up to **three (3)** contracts, each with a total value of **\$1,500,000** to qualified designers under this contract. The Awarding Authority may assign a House Doctor with which it has signed a contract to perform individual project(s) of the type described in this advertisement directly for another Commonwealth entity.

Prime Firm Requested		Immediate Service Authorized	
X	Architect	X	Draft Study
	Landscape Architect	X	Certifiable Building Study
	Engineer	X	Schematic Plans and Outline Specifications
	Interior Designer	X	Design Development Plans and Specifications
	Programmer	X	Construction Plans and Specifications
	Construction Manager	X	Administration and Construction Contract
	Other	X	Other

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AGENCY INFORMATION

UMass Lowell is a public research university set in urban, historic, downtown Lowell. The campus is spread across three campus centers (North, South and East campuses) located within a radius of less than three miles from each other. The campus covers over 150 acres along the Merrimack River and has over 4.9 million SF in facilities. UMass Lowell facilities include buildings ranging in age from 7 to 170 years old, and in size from 214 GSF to over 253,000 GSF.



OVERVIEW AND SCOPE OF WORK

The University seeks House Doctor Architectural firms for the preparation of feasibility studies, certifiable studies, schematic plans and final design documents, as well as construction administration services for the replacement, alteration, and modernization of lab spaces and systems.

Below is a list of buildings, by campus, with labs.

East Campus

110 Canal (110CAN)

175 Cabot St. (175CAB)

Wannalancit Mills (WAN)

Pulichino Tong Business Center (PTB)

Saab Emerging Technologies & Innovation Center (ETIC)

Shah Hall (SHA)

Southwick Hall (SOU)

North Campus

Ball Hall (BAL)

Dandeneau Hall (DAN)

Falmouth Hall (FAL)

Falmouth Annex (FAA)

Olney Hall (OLN)

Olsen Hall (OLS)

Perry Hall (PER)

Pinanski Hall (PIN)

South Campus

Coburn Hall (COB)

Health & Social Sciences Building (HSS)

Dugan Hall (DUG)

Mahoney (MAH)

Riverview Suites (RIV)

Weed Hall (WEE)

The scope of work may include but is not limited to:

1. Investigating the nature and challenges or severity of the issues to be addressed under the task order.
2. Documenting existing conditions.
3. Meeting with and interviewing end users as appropriate to determine their specific lab needs.
4. Assessing individual lab requirements.
5. Recommending detailed repairs and magnitude of cost for such repairs, including energy costs, sustainability principles, expected remaining useful life of building systems and related life cycle costs.
6. Proposing alternate methods of repairs for resolution of the problem, including energy efficient alternatives.
7. Developing the preferred solution through schematic design and/or design development.
8. Preparing construction specifications and documents, cost estimates, and providing construction administration services.
9. Consideration of Executive Order 594 and decarbonization strategies should be prioritized in all engineering decisions, as applicable.

Selected House Doctors may be engaged to provide services similar to the following types of projects:

1. Feasibility studies and strategic planning

- a. Campus wide lab condition assessments to aid UMass Lowell in planning the future capital program. For example: wet, dry, radiation, computer, research, teaching, robotics, laser, chemical, and biological.
 - b. Preparation of studies suitable for DCAMM certification
 - c. Lab space use/needs analyses and/or programming
 - d. Integration of planning with existing decarbonization plan
2. Design and Construction Administration
 - a. Lab space/programmatic renovations – including but not limited to the following types of laboratories: wet, dry, radiation, computer, research, teaching, robotics, laser, chemical, and biological.
 - b. Building infrastructure upgrades – MEPS systems, structural, and exterior envelope (facades, roofs, doors and windows) as they relate to lab spaces and needs.

All of the above may be expected to include cost estimating, building code analyses, and energy planning. All projects with UMass Lowell will include an iterative design review process that may include end users/stakeholders and impacted campus service providers (Operations, IT, Security, Parking, Life Safety, Environmental Health & Safety, etc.). House Doctors shall be responsive to comments and feedback received during the design review process.

If the selected House Doctor is appointed for final design, the general scope of services will be defined by the certified building study and the current version of the [DCAMM Designer Guidelines and Procedures Manual](#)¹ (dated March 2023).

APPLICATION EVALUATION

Applications will be evaluated based on the DSB criteria for selection of semi-finalist and finalist appearing on [the DSB Website](#).² The application must include resumes for the consultants associated with the specific Personnel and Project Experience listed below. Include resumes for all personnel.

Personnel

1. Architect (Prime Firm)
2. Mechanical Engineer (M/P/FP)
3. Electrical Engineer
4. Structural Engineer
5. Civil Engineer
6. Specifications Consultant
7. Cost Estimator (independent consultant required)
8. MA Building Code Consultant
9. Environmental Consultant

¹ <https://www.mass.gov/info-details/designer-guidelines-and-procedures>

² <https://www.mass.gov/files/documents/2018/12/19/criteria-for-selection-of-semi-finalists-and-finalists-160707.pdf>

- The title “Architect” refers to design professionals that maintain a current registration with the Massachusetts Board of Registration of Architects; and
- The title “Engineer” refers to design professionals that maintain a current registration in any one of the engineering categories governed by the Massachusetts Board of Registration of Professional Engineers and of Land Surveyors; and
- The title “Environmental Consultant” refers to design professionals that can demonstrate requisite experience in environmental regulations planning and design.

Evaluation Factors

Applications will be evaluated based upon the requirements of M.G.L. C. 7C, § 49 and the work listed on DSB Application Form Sections 4 and 5 which illustrate current qualifications in the following areas:

1. Projects executed through this contract will be up to \$10M in construction costs; with **most in the \$100k – \$5 mil. range**. Applications shall demonstrate experience with projects of this size in replacement, repair, and modernization of **lab spaces in existing buildings**, mechanical/HVAC systems, lighting, power, control systems, sprinkler, and fire alarm systems, as well as renovations of individual and/or interconnected labs in this cost range.
2. Demonstrated experience working in **existing and occupied higher education facilities** (various types of research and teaching laboratories).
3. Firms whose principals and owners are regularly actively engaged as project managers and project architects and have demonstrated experience being the prime designer on publicly bid Chapter 149 and 149A in Massachusetts with an ECC of up to \$10M.
4. Key team members will have demonstrated experience in leading and facilitating projects which target high efficiency and climate resiliency in design and systems, including knowledge of Passive House and Net Zero building design principles, resilient design, considerations of site-specific resilience enhancements, decarbonization of fossil fuel systems, the integration of architectural elements and mechanical systems, and strategic electrification.
5. The House Doctor, through their Diversity Focus Statement (in Section 5), shall demonstrate their firm’s implementation of Equity, Diversity, and Inclusion (EDI) principles within its organization and within the design profession. The Statement shall:
 - a. document the firm’s track record for meeting and exceeding EDI goals, including the demonstrated track record of the House Doctor for meeting diversity goals, highlighting in particular prior projects that have met or exceeded these goals;
 - b. specify the firm’s approach toward assembling the team for this project, both with internal staff and the inclusion of Minority Owned Business Enterprise (MBE)/Woman Owned Business Enterprise (WBE)/Veteran Owned Business Enterprise (VBE) firms; and

- c. detail the experience of the working relationships among the team, including a description of the roles and responsibilities among the team members assigned to this project.

SUPPORTING DOCUMENTS

The scope of work for this project is supported by the materials listed below, which are available for review/download on the corresponding websites.

- University of Massachusetts Lowell Website <https://www.uml.edu/>
- University of Massachusetts Lowell Design and Construction e-Library (contains the UMass Lowell Design Standards and frequently used forms) [e-Library Planning Documents](#)
- University of Massachusetts Lowell Smart Spec (instructions for E-Bidding through the online portal BidDocs) <https://www.uml.edu/facilities/planning-design-construction/project-management/forms-e-library.aspx>
- University of Massachusetts Lowell Strategic Plan <https://www.uml.edu/strategic-plan/>
- Most Recent University of Massachusetts Lowell Report Card https://www.uml.edu/docs/Report-Card-2021-Accessible_tcm18-338619.pdf
- University of Massachusetts Lowell Energy Master Plan <https://www.uml.edu/office-sustainability/planning/energy-master-plan.aspx>

PROCUREMENT REQUIREMENTS

Procurement requirements for this public notice include, but are not limited to:

DCAMM Designer Guidelines and Procedures

The House Doctor must be familiar with the procedures established in [DCAMM's Designer Guidelines and Procedures](#)³ (dated March 2023) which provides direction and guidance to Designers who work on DCAMM Projects. This document replaces the August 2008 Designers Procedures Manual and incorporates the Guidelines for the Preparation of Studies for Building Projects.

The document is intended to set clear expectations, improve productivity, enhance communication, and ensure consistency to help Designers translate DCAMM requirements more efficiently into successful design solutions. Designers are expected to adhere to all applicable aspects of the Designer Guidelines and Procedures, including the following areas:

- **ENERGY, SUSTAINABILITY, AND CLIMATE ACTION**

Projects undertaken under this contract shall comply with the applicable requirements of [Executive Order 569 \(EO 569\)](#)⁴: Establishing an Integrated Climate Change Strategy for the Commonwealth,

³ <https://www.mass.gov/info-details/designer-guidelines-and-procedures>

⁴ <https://www.mass.gov/executive-orders/no-569-establishing-an-integrated-climate-change-strategy-for-the-commonwealth>

and [Executive Order 594 \(EO 594\)](#)⁵ Leading by Example – Decarbonizing and Minimizing Environmental Impacts of State Government. No building study shall be certified for final design unless all means, methods, and commitments required to mitigate the project’s impact on the environment, and the operating agency’s plan for meeting goals of the relevant Executive Orders are documented in the consensus solution, implementation plan and estimated construction cost.

- **BUILDING COMMISSIONING**

DCAMM or the Awarding Agency will include an independent third-party building commissioning agent as part of this project. The commissioning agent will develop in collaboration with DCAMM an operations and maintenance plan as a reimbursable expense during the building commissioning phase. The commissioning agent will meet with DCAMM and the Designer’s team during planning, design and construction to evaluate design proposals and make recommendations to ensure the maintainability and operational efficiency of the new building/systems. Finally, the commissioning agent will develop a continuing maintenance and operations plan, to include work that cannot be accomplished in-house like water treatment, specialized filter changes, etc.

- **ACCESSIBILITY AND UNIVERSAL DESIGN**

The Designer’s team is expected to utilize the [Goals of Universal Design](#)⁶ solutions and must comply, at a minimum, with 521 CMR, The Rules and Regulations of the [Architectural Access Board](#)⁷ as well as the [2010 ADA Standards for Accessible Design](#). The Designer’s team is expected to understand and reflect in its design the civil rights obligations of the Commonwealth under [Title II of the Americans with Disabilities Act](#)⁸ to provide equal access to programs, services, activities and comply with ADA scope requirements for alteration of primary function areas, as applicable.

In addition to the general project requirements found in the Designer Guidelines and Procedures Manual, the House Doctor must be familiar with the procedures, project requirements, general conditions and/or requirements of this public notice include, but are not limited to:

Affirmative Marketing

The Commonwealth is committed to helping address the disparity in the participation of minorities and women in design. Along with the MBE and WBE participation which reflect ownership status set forth below, the Designer Selection Board and the **University of Massachusetts Lowell (UML)** are interested in learning about the applicant firm’s approach and commitment to diversity in its HR policy, its overall business practices and in assembling this project team. Firms are encouraged to be creative in assembling their teams by considering dividing the work of a particular discipline, when appropriate, including work it would typically provide in house, partnering, offering opportunities to qualified firms with which it or its consultants have not previously worked or firms that may have less experience

⁵ <https://www.mass.gov/executive-orders/no-594-leading-by-example-decarbonizing-and-minimizing-environmental-impacts-of-state-government>

⁶ <https://idea.ap.buffalo.edu/about/universal-design/> as guidance for applying Universal Design

⁷ <https://www.mass.gov/orgs/architectural-access-board>

⁸ http://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm

working on public projects, and other means that provide additional opportunities for MBE and WBE firms in new ways.

Applicants, as prime firm and team lead may include in their application, under Section 5, a Diversity Focus Statement directly addressing their approach to enhancing diversity in assembling the team for this project, including a clear description of each working relationship, and in their overall HR and business practices. The Designer Selection Board strongly encourages teams composed of firms that expand the overall breadth of different firms working on the **University of Massachusetts Lowell (UML)** projects.

Further information about the MBE/WBE Program appears in the “Participation by Minority Owned Businesses and Woman Owned Businesses,” in the current Commonwealth of Massachusetts Contract for House Doctor at Attachment F, and on the Supplier Diversity Office website:

<http://www.mass.gov/sdo>.

Additional Diversity Programs

Veteran Owned Business Participation Benchmark - Ch. 108 of the Acts of 2012; Executive Order 565

The Commonwealth encourages the participation of Service-Disabled Veteran-Owned Business Enterprises (“SDVOBE”) and Veteran-Owned Business Enterprises (“VBE”) on its design projects. The benchmark for combined SDVOBE and VBE participation on DCAMM and other Executive Branch agencies design projects is 3% of the contract price. Please note that only firms that are currently Massachusetts Supplier Diversity Office certified as SDBOVE and VBE can be credited toward meeting the project SDBOVE and VBE benchmarks.

In addition, the Commonwealth encourages the participation of Disability-Owned Business Enterprises (DOBEs) and Lesbian, Gay, Bisexual, and Transgender Business Enterprises (LGBTBEs) firms on its design projects (see Executive Order 565 -No. 565: Reaffirming and Expanding the Massachusetts Supplier Diversity Program | Mass.gov.

Policies & Procedures

CM at Risk

Certain tasks under this contract may be performed utilizing a construction manager at-risk (CMAR) contract in accordance with M.G.L. c. 149A.

Financial Statement

M.G.L. c. 7C, §51 requires that on public design contracts where the total design fee is expected to exceed \$30,000 and for the design of a project for which the estimated construction cost is expected to exceed \$300,000 the Designer shall:

- a) File its latest CPA or PA audited financial statement with the Awarding Agency, and continue to do so annually throughout the term of the contract; and
- b) Submit a statement from a CPA or PA that states that they have examined management’s internal auditing controls and expresses their opinion regarding those controls to the Awarding Agency.

Workshops

The House Doctor's team may be asked to hold periodic workshops to ensure that critical issues are not overlooked and that all team members have an opportunity to contribute their expertise, to anticipate potential obstacles, to identify potential solutions, and to expedite the decision-making process. Attendance by key members of the House Doctor's team will be required at all workshops.

Environmental and Other Supplemental Services

Development of any hazardous materials assessments, specifications, and documents will be provided through the Environmental Professional design team member identified above. The Awarding Agency reserves the right to obtain supplemental services through independent consultants who will collaborate with the House Doctor's team. These supplemental services may include, but are not limited to, asbestos inspection and monitoring, and indoor air quality testing and monitoring.

Construction Specifications

The Designer shall utilize the DCAMM Standard Specification.

Cost Estimating

Cost estimates, cost models, and estimator participation in both the study and the design phases shall meet the requirements of the current DCAMM Cost Estimating Manual and will be submitted in Uniform II in the study phase and in both Uniformal II to Level 3 and CSI Masterformat or other mutually agreeable format in the design phase.

Building Information Modeling (BIM)

Building Information Modeling (BIM) will be used in the study, design, and construction phases of the project. The BIM List of Services can be found [here](#).⁹ This List of Services document is a general statement of Awarding Agency's current requirements regarding the use of BIM technology in agency projects. The specific requirements regarding use of the BIM will vary depending on the nature of the project, the levels of development delineated in the Awarding Agency's approved BIM Execution Plan for the project, and the diverse purposes for which Awarding Agency will use the BIM during the life cycle of the facility from design through facility operations. In all instances, the language of the project contract(s) will be controlling.

CONTRACT REQUIREMENTS

Awarding Agency may elect to use a customized version of DCAMM's [Contract for House Doctor Services](#).¹⁰ A non-customized version is available at <https://www.mass.gov/doc/contract-for-house-doctor-services/download>

⁹ <https://www.mass.gov/doc/bim-list-of-services/download>

¹⁰ <https://www.mass.gov/doc/contract-for-house-doctor-services/download>

Applicants are advised that certain documents are required as a condition of contract execution, including, without limitation, evidence of professional liability insurance in an amount equal to the lesser of \$5,000,000 or 10% of the Project's Fixed Limit Construction Cost, but in no event less than \$250,000 per claim (i.e., minimum coverage of \$250,000 up to \$5,000,000 per claim depending on the construction cost). Evidence of pollution liability coverage in compliance with the Contract requirements may be carried by the Hazardous Materials Consultant identified above. All other coverage must be carried by the House Doctor.

CONDITIONS FOR APPLICATION

Before a designer can apply for a project within DSB jurisdiction, they must file a written "disclosure statement" in accordance with M.G.L. c. 7C, § 48. The statement provides the basis for the DSB informational database and verifies that the designer meets certain general qualification and ownership requirements detailed in M.G.L. c. 7C, §§ 44 and 48. To help firms meet this requirement, the DSB provides an online registration system that can be accessed [here](#).¹¹ Firms must register on this platform to submit the required disclosure statement; paper disclosure statement submissions are no longer accepted. As part of applying for a particular project, firms must verify that the information provided remains accurate and up-to-date or, if necessary, submit updated information.

APPLICANTS PLEASE NOTE

Applicants are required to use the [Designer Selection Board Online Portal](#).¹² New users can request credentials through the system [login screen](#).¹³

¹¹ <https://www.mass.gov/service-details/dsb-online-registration-process>

¹² <https://dsb.formverse5.com/FORMVERSESERVER-DSB/WebApp/Login.aspx>

¹³ <https://dsb.formverse5.com/FORMVERSESERVER-DSB/WebApp/Login.aspx>