



PUBLIC NOTICE OF DESIGNER SELECTION

Designer Selection Board

One Ashburton Place, Room 1004, 10th Floor | Boston, MA | 02108

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

DSB List#: 19-11

Notice Date: March 6, 2019

Submission Date: March 27, 2019 At 2:00 PM

Project Number: UMA19-29

Project Title: Rapid Response – Study and Design of Architectural Repairs/Renovations

Project Location: Amherst, Massachusetts

Awarding Agency: University of Massachusetts Amherst (UMass Amherst)

Available Aggregate Amount: \$3,000,000

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, excluding reimbursables, based on the scope of work and services authorized, shall not exceed: \$1,000,000

Prime Firm Requested:

- ☒ Architect
- ☐ Landscape Architect
- ☐ Engineer
- ☐ Interior Designer
- ☐ Programmer
- ☐ Construction Manager
- ☐ Other:

Immediate Services Authorized:

- ☒ Certifiable Building Study
- ☒ Schematic Plans and Outline Specifications
- ☒ Design Development Plans and Specifications
- ☒ Construction Plans and Specifications
- ☒ Administration of Construction Contract
- ☐ Other:

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 **\$1,000,000** to qualified designers under this contract.

AGENCY INFORMATION

The University of Massachusetts Amherst (UMass Amherst) is the Commonwealth's flagship campus, nationally ranked public research university. It encompasses 1,450 acres in Amherst and Hadley in Western Massachusetts. UMass Amherst has over 250 major buildings, 23,500 students, 7,80 graduate students, and roughly 3,000 faculty and staff. The University manages its own design and construction projects within the delegated authority of DCAMM. The University operates a House Doctor program with multiple disciplines and consultant services that includes over 70 individual contracts.

PROJECT OVERVIEW

The Rapid Response for Architectural Repairs and Renovations services contract is an "On Call" contract that will be used by the University of Massachusetts Amherst to perform principally emergency or urgent response to preserve, protect, repair, or renovate facilities throughout campus. The firm is expected to respond from time to time in less than 24 hours to a University request for assistance.

The Consultant will be expected to provide (as applicable) interim and final proposed solutions, studies, cost estimates, final design services, construction contract administration, construction site visits on a periodic basis, and final acceptance and punchlist oversight of the contractor's work in conformance with University design standards and guidelines.

Potential projects reflect the full range of facilities and building types on a campus of Higher Education, and can include projects in the following buildings or facilities: classroom, offices, residential life, elevators, auditoriums, sports and recreational facility renovations, dining services, administration spaces, libraries, and health services. Respondents may not have experience in all categories, but the combined experience of all the selected consultants will be evaluated to these categories of potential projects.

SCOPE OF WORK

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

1. The rapid Response program is intended to provide the University with access to the appropriate design professionals to assist in quick addressing problems or projects which arise on campus and require answers rapidly and to provide design services for smaller projects which cannot be cost effectively performed by firms located at greater distance. Some examples of the types of work expected are:
 - a. Assessment and design of temporary repair in an emergency situation such as the failure of marble cladding on a facade.
 - b. Architectural access accommodation for a new student or someone on campus who has become disabled.
 - c. Design of modifications necessary to accommodate a new piece of laboratory equipment.
 - d. A quick schematic design for presentation to a potential donor.
 - e. The design and documentation of small renovations for in-house construction.
2. Definitions:
 - a. Business Day: Monday through Friday 8:00 AM to 5:00 PM, excluding Federal and State Holidays.
 - b. Prime sub-consultants: Mechanical, Electrical and structural sub-consultants.
 - c. Contact: Communication to the Prime consultant's office via phone and confirmed by fax, or email.
3. Rapid Response is defined as follows:

- a. In emergency situations in which the University's representatives indicates that the risk of injury to persons or damage to a facility is high, the Prime consultant and appropriate Prime sub-consultants as indicated by the University's representatives, will meet at the site within one half business day of the contract.
 - b. In non-emergency situations, the Prime consultant and appropriate Prime sub-consultants, will meet on campus with the University representative within one business day of the contract, or as scheduled by the University representative.
4. Investigating the nature and severity of the problem.
 5. Documenting existing conditions.
 6. Programming for space utilization and best fit to accommodate facility constraints, academic and research requirements
 7. Recommending detailed renovation requirements and magnitude of cost for such repairs.
 8. Proposing alternate methods of renovation, fit-out, and modernization for satisfying programmatic needs, including energy efficient alternatives.
 9. Developing the preferred solutions to schematic design and/ or design development.
 10. Preparing construction specifications and documents, cost estimates, and providing construction administration for the solution.

Consideration in the analysis should include energy costs, sustainability principles, expected remaining useful life of building systems and related life cycle costs. Particular attention should be paid to the constructability, reliability, durability and maintainability of building systems and materials.

If the selected designer is appointed for final design, the General Scope of Work will be defined by the certifiable building study and the current version of the DCAMM Designer Procedures Manual.

SUPPORTING DOCUMENTS

The scope of work for this project is supported by the materials listed below, which are available for review and download on the Designer Selection Board website.

- University of Massachusetts Amherst Design Standards
<https://www.umass.edu/dcm/design-guidelines>

PROJECT REQUIREMENTS

Project requirements, general conditions and/or requirements of this public notice include, but are not limited to:

Affirmative Marketing

MBE/WBE Participation

In accordance with M.G.L. C.7C, §6 and Executive Orders 526, 559 and 565, **UMass Amherst** has established a minimum combined MBE/WBE participation goal of 17.9% of the overall value of the study and final design contracts for this project. Applicants must utilize a mix of both MBE and WBE firms whose participation, when added together, meets the overall combined goal set for the Contract. The combined goal requires a reasonable representation of both MBE and WBE firm participation. The Combined MBE/WBE goal must be met within the list of requested prime and sub-consultants. All applicants must indicate in the prime firm's application how they or their consultants will meet these goals and will be evaluated on that basis.

Further information about the MBE/WBE Program appears in the "Participation by Minority Owned Businesses and Woman Owned Businesses," in the Commonwealth of Massachusetts Contract for Study, Final Design, and Construction Administration Services (October 2017) at Attachment C, and on the Supplier Diversity Office website: <http://www.mass.gov/sdo>. Applications from MBE and WBE firms as prime consultant are encouraged. Applicants that are themselves MBE or WBE certified will be required to bring a reasonable amount of participation by a firm(s) that holds the certification which is not held by the applicant to the project.

Proposed MBE/WBE participation plans that include solely MBE or solely WBE participation, or have only nominal participation by one or the other to meet the combined goal, will not be considered responsive. Applicants are strongly encouraged to utilize multiple disciplines and firms to meet the MBE/WBE goal. Consultants to the prime can team within their disciplines in order to meet the MBE/WBE goal, but must state this relationship on the organizational chart (Section 6 of the application form).

Additional Diversity Program:

Veteran Owned Business Participation Benchmark - Chapter 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 as set forth in the standard DCAMM Study and Design Contracts referenced above.

Energy & Sustainability

Executive Order 484: Leading by Example – Clean Energy and Efficient Buildings

Projects undertaken under this contract shall comply with all applicable requirements of Executive Order 484 (EO 484): see <http://www.mass.gov/anf/docs/dcam/dlforms/energy/energy-eo484-final.pdf>.

All building studies shall include preliminary estimates of the project’s energy use, water use, and greenhouse gas emissions using protocols established by EOEA or as determined by DCAMM. No building study shall be certified for final design unless all means, methods, and commitments required to mitigate the project’s impact on the operating agency’s plan for meeting EO 484’s goals are documented in the consensus solution, implementation plan and estimated construction cost.

LEED Certification

This project shall be certifiable at a level of Silver or higher, including Mass LEED Plus requirements. All measures proposed to achieve a LEED rating shall be incorporated into Final Design as part of the Designer’s base fee; administration of the certification process by the Designer during the Final Design and Construction phases of the project will be considered an extra service.

Universal Design/Accessibility

Universal Design

Design solutions provided under this contract are expected to meet the diverse and changing needs of users across age, ability, language, ethnicity and economic circumstance. **UMass Amherst** welcomes innovative design strategies that are usable by the widest range of people operating in the widest range of situations without special or separate design.

Accessibility

The consultant’s design must comply, at a minimum, with 521 CMR, The Rules and Regulations of the Architectural Access Board (<http://www.mass.gov/ocabr/government/oca-agencies/dpl-lp/opsi/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations.html>), as well as the 2010 ADA Standards for Accessible Design (<http://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm>). When the requirements of these two laws differ the consultant shall comply with the one that provides the greater degree of accessibility. The consultant is also expected to understand and reflect in its design the civil rights obligations of the Commonwealth under Title II of the Americans with Disabilities Act (http://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm) to provide equal access to programs, services, activities and comply with ADA scope requirements for alteration of primary function areas, as applicable. **UMass Amherst** will utilize an expert third party, such as DCAMM’s Statewide Accessibility Initiative, to provide technical assistance and oversight for accessibility compliance during the study, design and construction process, including accessibility audits of existing buildings.

Financial Statement

Chapter 7C, Section 51 requires that on public design contracts where the total design fee is expected to exceed \$30,000 or 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 Division of Capital Asset Management and Maintenance (DCAMM), and continue to do so annually throughout the term of the contract;
- 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 **UMass Amherst**.

DCAMM Procedures

The designer will follow the procedures established in DCAMM's Designer Procedures Manual dated August 2008 (<https://www.mass.gov/files/documents/2017/12/19/designers-procedures-manual-aug08.pdf>). Applicants are urged to review and become familiar with the following supplemental material, which is available on the web at: (<http://www.mass.gov/dcam>).

Environmental and other supplemental services

UMass Amherst reserves the right to obtain supplemental services through independent consultants who will collaborate with the Prime Firm and the Design Team. Asbestos inspection, design and monitoring, and indoor air quality testing and monitoring will be extra services under this contract.

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 Unifomat II in the study phase and in both Unifomat II to Level 3 and CSI Masterformat in the design phase. The Cost Estimating Manual can be found at <https://www.mass.gov/files/documents/2017/12/19/cost-estimating-manual.pdf> and Unifomat II can be found at <http://fire.nist.gov/bfrlpubs/build99/PDF/b99080.pdf>.

CONTRACT REQUIREMENTS

Contract for House Doctor Services

Appointed applicants will sign a standard *Contract for House Doctor Services* (October 2017) ("House Doctor Contract"). Once a House Doctor Contract is executed with a selected applicant, DCAMM will solicit proposals from the House Doctor related to specific projects and issue Notices to Proceed for agreed upon scopes of work as set forth in the House Doctor Contract.

https://www.mass.gov/files/documents/2018/12/03/contract-for-house-doctor-services-rev-18-11-29_0.pdf

Exhibit A - B of the House Doctor Contract sets forth specific terms and conditions for the scope of services.

The designer must prepare studies for all projects under this contract with ECC >\$300 K, and all building studies must be certified by the DCAMM Deputy Commissioner before final design can proceed.

No costs shall be incurred or work performed before all contract documents are properly executed and a project Notice to Proceed is issued in accordance with the terms of the contract.

CONDITIONS FOR APPLICATION

The applicant's current or updated Master File Brochure must be on file with the Board prior to the date of application. As a condition of application, each applicant, if selected for the new project, agrees to carry 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 in accordance with the Design Contract (i.e., minimum coverage of \$250,000 up to \$5,000,000 depending on the construction cost).

APPLICATION EVALUATION

Applications will be evaluated based on the DSB criteria for selection of semi-finalist and finalist appearing on the DSB website <https://www.mass.gov/files/documents/2018/12/19/criteria-for-selection-of-semi-finalists-and-finalists-160707.pdf>. The specific Personnel and Project Experience required is listed below.

PERSONNEL

1. Architect (Prime Firm)
2. Mechanical Engineer (M/P/FP)
3. Electrical Engineer
4. Structural Engineer
5. Specifications Consultant
6. Cost Estimator (Independent Consultant)
7. MA Building Code Consultant (Independent Consultant)

If a discipline listed above is required to be registered by the Massachusetts Division of Professional Licensure, Applicants and Consultants shall be registered in the Commonwealth of Massachusetts in their respective disciplines.

PROJECT EXPERIENCE

Applications will be evaluated based upon the requirements of M.G.L. Ch. 7C §49 and the work listed on DSB Application Form Sections 8, 9 AND 10 which illustrate current qualifications in the following areas:

1. Demonstrated experience in Feasibility studies, design, and construction administration of repairs and renovations of:
 - a. Emergency repairs to building structures
 - b. Institutional, educational, and medical facilities
2. On call design service contracts for regional institutions or organizations.
3. Demonstrated experience in the renovation/modernization of residential and student activity facilities including dining facilities for institutions of higher education.
4. Demonstrated experience in the repair of mechanical and electrical systems.
5. Code Consultant to have demonstrated experience with code deficiencies in projects involving renovation and retrofit of existing state-owned non-code conforming higher education, research facilities, and experience in Universal Access under MAAB.

APPLICANTS PLEASE NOTE

Please use the latest [DSB Application Form \(Updated July 2016\)](#) and follow the [General Instructions for Filing Applications](#).

Application Update: Please submit One Original, with the Sub-Consultant Acknowledgement forms and SDO Certification letters (by mail or hand delivered) and please email an electronic copy of the application form (do not include the Sub-Consultant Acknowledgment forms and SDO Certification letters) to applications.dsb@massmail.state.ma.us

Applications that are incomplete will be rejected. Applications that are submitted on a form other than **DSB Application Form (Updated July 2016)** may be rejected as non-compliant and not be considered by the Board. Applications received at the DSB Office after the advertised deadline will not be considered.