



PUBLIC NOTICE OF DESIGNER SELECTION

Designer Selection Board

One Ashburton Place, Room #1018A, 10th Floor | Boston, MA | 02108
Telephone: 617-727-4046 | www.mass.gov/dsb

DSB List#: 21-17

Notice Date: June 30, 2021

Submission Deadline: July 21, 2021 **At 2:00 PM**

Project Number: 21-007

Project Title: New Bedford State Pier (NBSP) Building #2 Warehouse

Project Location: 49 State Pier, New Bedford, MA 02740

Awarding Agency: Massachusetts Development Finance Agency (MDFA)

Estimated Construction Cost: \$1,700,000

Fee for: Study/Schematic Design To be Negotiated

Final Design To be Negotiated

Contract Type:

☒ Study & Design Services

Immediate Services Authorized:

☒ Schematic Plans and Outline Specifications

☐ Certifiable Building Study

☐ Other:

Prime Firm Requested:

☒ Architect

☐ Landscape Architect

☐ Engineer

☐ Interior Designer

☐ Programmer

☐ Construction Manager

☐ Other:

It is intended that the following continued services will be required of the selected Design Team following completion of the certified study and notification of the Board in accordance with M.G.L. c. 7C.

☒ Design Development Plans and Specifications

☒ Construction Plans and Specifications

☒ Administration of Construction Contract

☐ Other:

AGENCY INFORMATION

Massachusetts Development Finance Agency (“MassDevelopment” or “Agency”) is a body politic and corporate created by the Commonwealth of Massachusetts to help foster economic development across the Commonwealth. The Agency is governed by an eleven-member Board of Directors. MassDevelopment prides itself on a team-oriented, solutions-based approach to economic development. The Agency provides its clients with entrepreneurial solutions to complex real estate projects and financing options that create economic opportunities in Massachusetts.

MassDevelopment is currently involved in multiple, ongoing planning, development and real estate projects throughout the Commonwealth. Some of these projects are undertaken on MassDevelopment’s own behalf and some are undertaken in partnership with other entities including cities and towns, local and regional economic development agencies, and other state agencies. These projects frequently involve the reuse or redevelopment of underutilized and/or blighted property.

The Commonwealth of Massachusetts, through the Department of Conservation and Recreation (“DCR” or “Owner”), owns the New Bedford State Pier (“NBSP”). The Agency is managing the NBSP through a Memorandum of Agreement with DCR.

Jacobs Project Management Co. is under contract with MassDevelopment as the Owner’s Project Management (“OPM”) firm. Throughout all phases of design, the OPM will work with MassDevelopment and the selected design team and provide the services, which include, but are not limited to: conduct regular project meetings, log progress, track project schedule and overall budget.

PROJECT OVERVIEW

By way of background, Building 2 at NBSP was initially constructed as an unconditioned dry warehouse. DCR and the Department of Capital Asset Management and Maintenance (“DCAMM”) refrigerated the warehouse to accommodate perishable products. Initially completed in October 2017, the refrigeration component of Building 2 at the NBSP appeared to achieve the objective of modifying an unconditioned dry warehouse into a temperature-controlled environment able to maintain an interior temperature of 40 degrees intended to provide 26,000 square feet of refrigerated cargo storage for perishable products. However, in modeling the operations of a large cargo vessel unloading perishable product during the summer months of 2018, significant condensation within the warehouse was identified. This conversion was based on maintaining the existing building envelope and installing a secondary inner-envelope “cooler” and associated refrigeration system.

Therefore, the envisioned “Project” at Building 2 shall be designed and renovated to provide year-round (365 days per year) cooling to a minimum interior temperature of 38 degrees and up to a maximum exterior temperature of 95 degrees, while maintaining humidity levels appropriate for the storage of perishable produce such as citrus, fruits, and vegetables. The cooling parameters must take into consideration the offloading of refrigerated cargo being a constant 3 to 4 day operation requiring east wharf cargo doors to remain open for up to 12 hours each day.

2018 Building Study

MassDevelopment engaged a forensic engineering team, led by Lerner/Ladds+Bartels, Inc., doing business as LLB Architects (“LLB Architects”), to identify the potential warehouse deficiencies causing the condensation. LLB Architects submitted the New Bedford State Pier Reefer Study 2019 Draft Report, dated May 14, 2019 (“Reefer Study”), which included SGH (Simpson Gumpertz & Heger). The Reefer Study is provided as an attachment hereto and shall serve as the basis for a potential solution from the selected design team.

The Reefer Study identified that the warehouse as currently configured cannot provide the intended use of year-round refrigerated storage of perishable product due to the building and building systems configuration, excess envelope infiltration, and the absence of dehumidification. LLB’s detailed analysis of this structure proposed various remediation options that call for the replacement of various installed components. The analysis also

identified possible revisions with estimated costs up to \$1.7M that would improve the existing conditions to extend use throughout the year with operational restrictions, in lieu of a complete replacement of the building with a fully engineered design, see attached report for further details.

SCOPE OF WORK

MassDevelopment is seeking a qualified team to provide comprehensive design and engineering services to determine a solution that meets MassDevelopment and DCR's objectives – flexible refrigerated warehouse space that can provide year-round (365 days per year) use of Building #2. The solution shall not impact the current operational requirements of the offloading process. It should be as energy efficient as possible in order to reduce yearly operational costs. MassDevelopment intends to engage with a design partner for the entire lifecycle of the project; however, the initial engagement will be limited to achieving schematic phase approval. MassDevelopment reserves the right to continue with the selected design team into the following phases. After completion and approval of schematic design, MDFA will present the option of negotiating a full-service agreement with the selected design firm to complete the construction documents—this option is pending future authorizations that may also include bid phase services and construction administration.

The tasks identified below are representative for the purposes of this advertisement and are by no means fully inclusive.

Task 1 – Review Previous Building Study Reports

Task 2 – Existing Conditions Documentation and Analysis

Task 3 – Operational Flow Diagrams

Task 4 – Development & Evaluation of Solutions

Task 5 – Produce schematic design package, cost estimate and specification outline

Potential Task 6 – If elected by MassDevelopment, produce final design package and assist with procurement support services such as design development, construction documents, procurement of construction team (bid phase) and construction administration.

Task 1- Review Previous Building Study Reports

The selected design team shall review the conditions, assumptions, requirements, and goals identified as part of the 2019 Reefer Study as well as review other materials pertinent to the project. As part of this review process, the design team shall identify and acknowledge all requirements for the project. These may include but not limited to:

- Project-Specific Goals and Requirements
- MassDevelopment and DCR's Specific Goals and Requirements
- Building-Specific Requirements/Systems
- Site-Specific Requirements
- Technical Requirements
- Operational Requirements

Task 2 – Existing Conditions Documentation and Analysis

See attached Exhibit – New Bedford State Pier Site / Floor Plan. It shall be the responsibility of the designer(s) to survey the existing conditions and accurately capture the existing reality of the facility.

Task 3 – Operational Flow Diagrams (OFDs)

The Design Team shall provide graphical delineation of the operation requirements utilizing OFDs.

The design team shall illustrate recommended flow of operation in and around the existing warehouse. The illustrations shall include but not limited to the following aspects of building use:

1. Water-side warehouse loading from a vessel with perishable product
2. Land-side loading docks operation
3. The design shall consider latent heat loads from the potential perishable product that will be stored
4. The hand-off point from dock workers to warehouse teams; this transition occurs at the east wharf overhead doors edge of wharf/warehouse
5. The designer shall consider the frequency of door openings as part of the hauling operation as well as the optimum operation that minimizes the infiltration of exterior air.
6. The design shall consider the type of perishables that may be stored and environmental criteria conditions (min/max) to maximize use of facility year-round.

Task 4 – Development & Evaluation of Alternative Solutions

This phase of the Schematic Design will focus on developing and analyzing meaningful alternatives for this project. These scenarios will define and prioritize the deficiencies in the building and the site as well as identify the best and most cost-effective approach to achieve the goals of MassDevelopment and DCR.

- Create and analyze viable alternatives for implementing the recommended solution and/or in phases. Alternatives may involve but are not necessarily limited to:
 - Repairs to existing mechanical system.
 - Remediation of the existing “box within a box” envelope.
 - Removal and installation of a new box-within-a-box while remediating the existing mechanical system.
 - Vestibule intervention and integration of a climate-controlled loading dock.
 - Sustainability options to reduce energy costs such as Passive House Techniques if appropriate.
 - Building Information Systems clash detection analysis.
- Provide floor plans of various alternatives. These plans shall incorporate the different options from the operational flow diagram (OFD).
- Provide evaluation matrix indicating pro’s and con’s of each alternative to include construction costs and yearly operational energy costs associated with each alternative.
- Indicate any existing constraints and limits of operation.
- At the close of this task the consultant will propose the preferred alternative in consultation and agreement with Mass Development and DCR.

Task 5 – Produce schematic design package of preferred alternative, including schematic level cost estimate and specification outline

For definition of Schematic Design, refer to [Exhibit “X” - Schematic Design Checklist](#)

Potential Task 6 – If elected by MassDevelopment, produce final design package and assist with procurement support services such as design development, construction documents, procurement of construction team (bid phase) and construction administration.

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. Building Envelope Consultant
 3. Mechanical Engineer (M/P/FP)
 4. Electrical Engineer
 5. Industrial Engineer
 6. Specifications Consultant
 7. Cost Estimator (independent consultant required)
 8. MA Building Code Consultant
 9. Structural Engineer
 10. Civil Engineer
 11. Sustainability Consultant
- 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.

EXPERIENCE FACTORS

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

1. Diversity Focus Statement (Section 5 of DSB Application): Approach to enhancing diversity in assembling the team for this project and the inclusion of firms that expand the overall breadth of different firms working on MassDevelopment projects including description of specific working relationships and responsibilities between and amongst team members for both MBE/WBE firms and those with which they will be teaming.
2. Demonstrated experience with similar project types, including but not limited to Industrial Sized Refrigerated Warehouses on the northeastern coast, and/or facilities requiring a controlled environment in extreme conditions.
3. The Design team’s combined experience shall demonstrate experience and expertise in the following areas:
 - Industrial waterfront development
 - Architectural-engineering design of comparable manufacturing plants incorporating high performance building enclosures, and mechanical and other operating systems
 - Design of industrial refrigeration systems
 - Sustainability analysis including measurement of intended and actual outcomes
 - Industrial manufacturing process analysis
 - Environmental permitting, and public review and approval of complex waterfront projects

SUPPORTING DOCUMENTS

The scope of work for this project is supported by the materials listed below.

- **New Bedford State Pier Refrigerated Warehouse Study (5.14.19)**
<https://www.mass.gov/doc/new-bedford-state-pier-reefer-study-2019-optimized/download>
- **New Bedford State Pier Site-First Floor Plan (2.1.21)**
<https://www.mass.gov/doc/nbsp-site-plan/download>

PROJECT REQUIREMENTS

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

Affirmative Marketing – Diverse Business Enterprise Participation

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 goals which reflect ownership status set forth below, the Designer Selection Board and DCAMM 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 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, should include in their application, under Section 10, 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 DCAMM projects. See also Evaluation Factors.

Please see Attachment F to the form Designer Services Contract for MassDevelopment's DBE Program guidelines.

Accessibility

The Design Team 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 Design Team shall comply with the one that provides the greater degree of accessibility. The Design Team 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.

Financial Statement

Chapter 7C, Section 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 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 MassDevelopment.

Workshops

MDFA and the Design Team will hold periodic workshops to ensure that critical issues are addressed 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 Design Team members will be required at all workshops.

Environmental and other supplemental services

MDFA reserves the right to obtain supplemental services through independent consultants who will collaborate with the Prime Firm and the Design Team.

Construction Specifications

The designer shall utilize the CSI MasterFormat for Specification Outline.

Cost Estimating

Cost estimates, cost models, and estimator participation in both the study and the design phases shall be submitted in CSI Masterformat. The Cost Estimating Manual can be found at <https://www.mass.gov/files/documents/2017/12/19/cost-estimating-manual.pdf> and Uniformat II can be found at <http://fire.nist.gov/bfrlpubs/build99/PDF/b99080.pdf>.

Building Commissioning

MDFA may include an independent third-party building commissioning agent as part of this project. The commissioning agent will develop in collaboration with MDFA an operations and maintenance plan as a reimbursable expense during the building commissioning phase. The commissioning agent may be asked to work with MDFA's team during planning, design and construction to evaluate the design solution and make recommendations to ensure the maintainability and operational efficiency of the completed project.

CONTRACT REQUIREMENTS

The selected applicant will execute MassDevelopment's Designer Services Contract, without revisions or modifications. The Designer Services Contract is available for review and download on the Designer Selection Board website <https://www.mass.gov/media/2267656/download>.

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 Designer Selection Board provides an online registration system that can be accessed at <https://www.mass.gov/service-details/new-dsb-online-registration-process>. 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

The Designer Selection Board is transitioning to a new online system for all of its operations on the AUTOCENE Enterprise Automation Platform. We encourage everyone in the design community to enter all their information and start getting used to this powerful new product! As of September 30, 2020, we will no longer be accepting jurisdictional applications through our old application system and all new applications must be completed within Autocene. New users can request credentials through the system login screen: <https://dsb-dev.formverse5.com/FORMVERSESERVER-DSB/WebApp/Login.aspx?ReturnUrl=%2fFORMVERSESERVER-DSB%2fWebApp%2fHome.aspx>.