PUBLIC NOTICE OF DESIGNER SELECTION

Designer Selection Board

One Ashburton Place | Boston, MA | 02108
Telephone: 617-727-4046 | www.mass.gov/dsb

DSB List#:	22-28	
Notice Date:	Nov 2, 2022	
Submission Deadline:	Nov 23, 2022	At 2:00 PM
Project Number:	DSBP32	
Project Title:	Study and Design for Building Renovations, Repair, and Upgrades	
Project Location:	UMass Chan Medical School (UMCMS)	
Awarding Agency:	UMass Chan Medical School (UMCMS)	
Available Aggregate Amount	$8,000,000	
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 (based on the scope of the work and services authorized, shall not exceed)	**$2,000,000**	

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 **four (4)** contracts, each with a total value of **$2,000,000** to qualified designers under this contract. 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

- **X** Architect
- Landscape Architect
- Engineer
- Interior Designer
- Programmer
- Construction Manager

Immediate Service Authorized

- **X** Certifiable Building Study
- **X** Schematic Plans and Outline Specifications
- **X** Design Development Plans and Specifications
- **X** Construction Plans and Specifications
- **X** Administration and Construction Contract
- Other

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AGENCY INFORMATION

UMass Chan Medical School (UMCMS) and its partner UMass Memorial Health Care (UMMHC) are the region's academic medical center, committed to excellence in clinical care, teaching and research. It is consistently ranked as one of the best medical centers in the US. The main campus is located in Worcester, MA on 61 acres bordered by Rte. 9 and Lake Quinsigamond.

The Worcester campus is one of the fastest growing academic medical centers in the country and home to the Commonwealth's only public medical school. Together, the School of Medicine, the Graduate School of Biomedical Sciences, and the Graduate School of Nursing offer four masters and thirteen doctoral degree programs. With its clinical partner, UMass Memorial Health Care, UMass Worcester delivers general and specialized medical care to the citizens of Massachusetts.

UMCMS is a national leader in primary care education. The campus is also recognized for its thriving biomedical research enterprise, where internationally known scientists are making advances in a broad range of areas, from HIV and infectious diseases to cancer and diabetes. The school's operations and programs occupy approximately 1 million square feet on the campus. In late 2012, the 500,000 square foot Albert Sherman Centre will be opened to expand the medical school's research capacity and support the school's new learning-center curriculum. UMMHC is a 1,500 bed Level-1 Trauma Center that provides critical care and surgical services. Their operation/programs occupy more than 1.3 million square feet of the available space on campus.

Campus Facilities:

- School/Hospital (1972): 11 floors, type 2 construction/reinforced concrete, I2 occupancy, 1.2msf
- West Parking Garage (1978): 6 levels, 600 cars, hybrid construction, precast tees on steel frame
- Benedict Bldg. (1992): 3 floors, modular construction B occupancy, 66ksf
- Lazare Research Bldg. (2001): 10 floors, steel structure w/ precast concrete panels, B occupancy, 355ksf
- Lakeside Emergency (2006):4 floors, steel structure w/ glazed curtain wall, I2 occupancy, 330ksf
- South Parking Garage (2007):6 levels, precast concrete
- ACC Bldg. (2009): 10 floors, steel structure, B occupancy, 300ksf
- Albert Sherman Ctr. (2012): 10 floors, steel structure with glazed curtain wall, B occupancy, 500ksf
- Plantation Street Parking Garage (2012): 6 Levels, precast concrete
- VA Building (2021): 4 floors, steel structure w/ glazed curtain wall, B occupancy – Outpatient services, 100ksf
- NERB (2024): – Currently under construction for 10 floors, steel structure with glazed curtain wall, B occupancy, 350ksf. The building is equipped with program space for more than 70 principal investigators, an FDA-compliant manufacturing facility, research space, administrative offices, and conference rooms.

Central Power Plant: Original construction took place in 1972 with the first expansion in 2001 and second expansion in 2012. The UMCMS Power Plant is a complex cogeneration plant that produces high pressure steam year-round to provide chilled water cooling, building heat, process steam, and emergency power generation. The plant is mission critical and must maintain a minimum level of power for critical hospital operations and life safety. The installed capacities at the plant are (4) steam driven chillers totaling 12,500 tons; (1) electric chiller totaling 4 tons; (2) 1100 psi boilers totaling 230,000 pph;

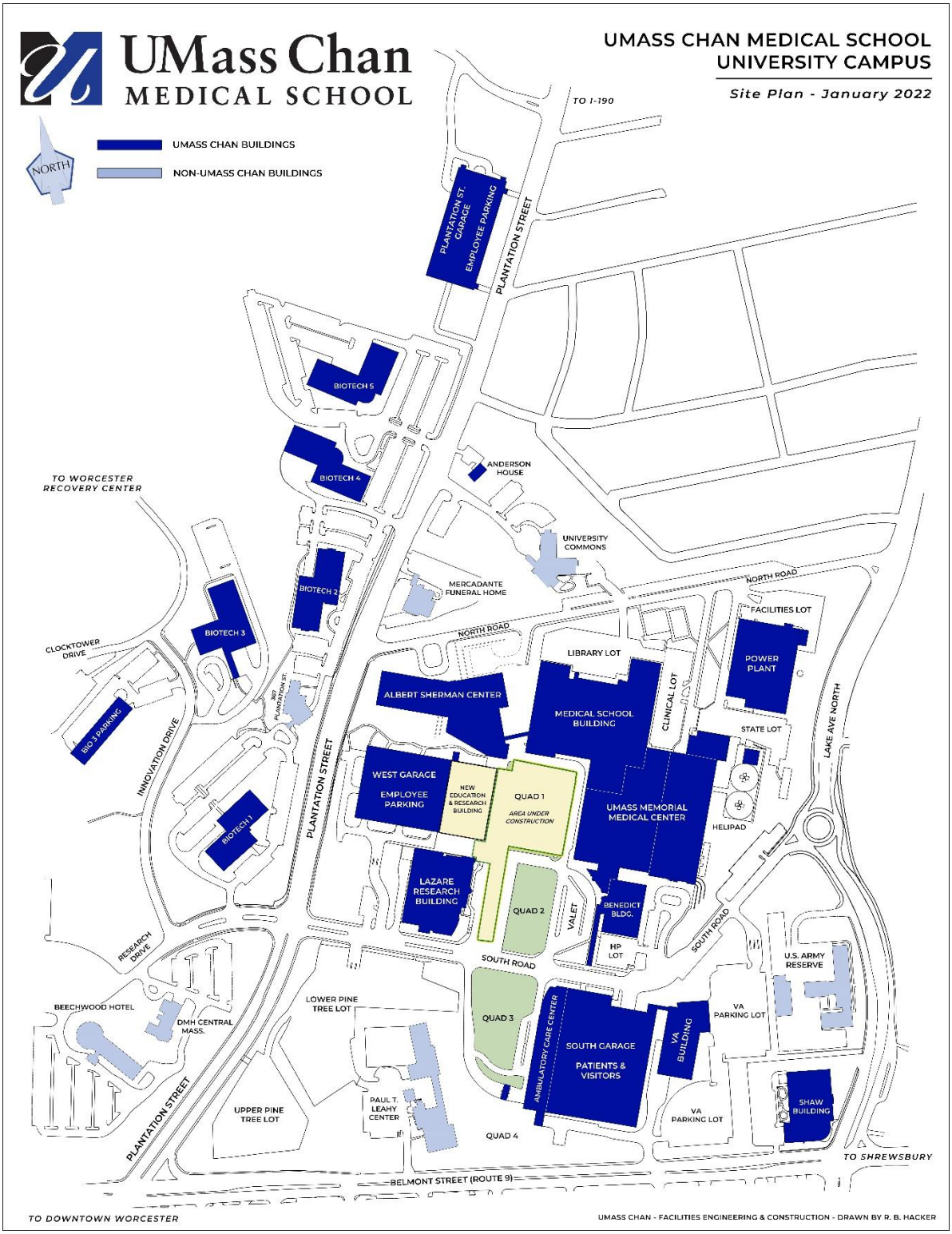
(2) 250 psi boilers totaling 160,000 pph; (3) steam turbines that generate 10 MW of power; (1) gas fired 7.5MW turbine with a heat recovery steam generator (HRSG) at 60,000 pph; and (6) cooling towers. The plant currently supports approximately 2.4MSF of space split between the critical care trauma hospital and medical school/research facilities.

UMCMS Central Power Plant

The New Education and Research Building (NERB): currently under construction on campus, increased the cooling load by 3,000 ton, respectively. As a result, the existing cogeneration facility was expanded to include a new 4,000-ton electric chiller with variable drive pumps. The plant systems with this augmentation supply the campus with sufficient capacity as well as redundancy to maintain critical operations.

UMCMS New Education and Research Building (NERB) Rendering

Campus Map: Click on this link to download a Map of UMass Chan Medical Center Campus



Campus Map of UMass Chan Medical School

PROJECT OVERVIEW

General House Doc Services – varies by project

SCOPE OF WORK

Investigate and identify areas within buildings where renovation or upgrades are required. Projects shall include, but not be limited to renovations/repairs in educational, research laboratory and support areas; ADA compliance and other various renovation/repair projects which are primarily architectural in scope, but which may include mechanical, electrical, structural and civil components. For each project, the selected team will be asked to prepare a scope of work, a fee estimate, and proposed schedule for the project. After review and approval by UMass Chan Medical School (UMCMS), a notice to proceed will be issued to the House Doctor. Firms shall prepare a certifiable study and/or design in detail of the preferred solution to the problem.

The types of services requested will vary by Project. Those services may include, but are not limited to, the following types of projects:

1. Investigating the nature and severity of the problem.
2. Documenting existing conditions.
3. Recommending detailed repairs and magnitude of cost for such repairs.
4. Proposing alternate methods of repairs for resolution of the problem, including energy efficient alternatives.
5. Developing the preferred solution to schematic design and/ or design development.
6. Preparing construction specifications and documents, cost estimates, and providing construction administration for the solution.
7. Structural analysis, design and peer reviews
8. Project commissioning

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.

Asbestos inspection, design and monitoring, and indoor air quality testing and monitoring will be extra services under this contract.

UMCMS Facilities Engineer & Construction

Construction/renovations on the campus are overseen by the UMCMS Facilities Engineering and Construction department. DCAMM has delegated the majority of the design/oversight to this on-site department comprised of registered architects and engineers as well as licensed construction managers. House doctor firms will be utilized to augment this work force based on project load and complexity.

UMCMS Facilities Engineering & Construction project managers will manage and oversee House Doctor firms on all projects awarded by the medical school.

APPLICATION EVALUATION

Applications will be evaluated based on the DSB selection criteria[1] of semi-finalist and finalist appearing on the DSB website. The specific Personnel and Project Experience required is listed below.

Personnel

1. Architect (Prime Firm)
2. Landscape Architect
3. Civil Engineer
4. Mechanical Engineer (M/P/FP)
5. Electrical Engineer
6. Structural Engineer
7. Specifications Consultant
8. Cost Estimator (independent consultant required)
9. MA Building Code Consultant
10. Energy/ Sustainability Consultant
11. Commissioning Project Manager
12. Master Planner
13. Interior Designer
14. Graphic Designer/ Environmental Signage Consultant
15. Accessibility and Universal Design Consultant

- The title "Architect" refers to design professionals that maintain a current registration with the Massachusetts Board of Registration of Architects; and
- The title "Landscape Architect" refers to design professionals that maintain a current registration with the Massachusetts Board of Registration of Landscape Architects; and the title "Landscape Professional" refers to an individual who may not hold a certificate of registration from the Board of Landscape Architects, but can prove requisite experience, education and training that enable them to perform the landscape design services outlined herein; 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.
- The title "Interior Designer" refers to design professionals that demonstrate competence by holding a nationally recognized certification.

[1] https://www.mass.gov/files/documents/2018/12/19/criteria-for-selection-of-semi-finalists-and-finalists-160707.pdf

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. The Prime firm, 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 Prime firm for meeting DCAMM or other agency 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 M/W/VBE firms
    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.

2. Design, renovation and retrofit experience within higher educational institutions, conference and teaching spaces, medical research facilities, animal research facilities, BSL3 laboratory and research facilities.

3. Demonstrated expertise in developing and designing projects within occupied classrooms and research facilities. Successful track record of overseeing projects executed over multiple years and varied funding cycles.

4. Demonstrated expertise as an interdisciplinary team experienced in the design and maintenance of high-rise structures, roofing systems, water proofing systems, and parking garage repairs and upgrades.

5. 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.

PROJECT REQUIREMENTS

Not applicable

PROJECT REQUIREMENTS

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

Affirmative Marketing

MBE/WBE 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 the Awarding Agency 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.

House Doctor Applicants should 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 Awarding Agency projects. See also Evaluation Factors.

In accordance with M.G.L. C.7C, §6 and Executive Orders 526 and 565, Awarding Agency has established minimum MBE and WBE participation goals of **5.4 % MBE and 10.4 % WBE** of the overall value of the study and final design contracts for this Contract/project. Applicants must utilize both MBE and WBE firms whose participation meet these separate participation goals set for the Contract. The separate MBE and WBE participation goals must be met within the list of requested prime and sub-consultants and those MBE and WBE firms with which they team. MBE and WBE firms providing extra services, such as surveying or testing, can also contribute to the MBE and WBE participation on the project.

All applicants must indicate in their applications how it or its consultants will meet these goals and will be evaluated on that basis. Further information about the MBE and WBE Program appears in the "Participation by Minority Owned Businesses and Woman Owned Businesses," in the Commonwealth of

Massachusetts Contract for House Doctor Services at Attachment F, and a list of firms currently MBE or WBE certified appears on the Supplier Diversity Office website.[2]

Applications from MBE and WBE firms as prime consultant are encouraged. Applicants that are themselves MBE or WBE certified may use their participation toward meeting the goal for the certification they hold and will be required to bring participation by additional firm(s) that holds the necessary SDO certifications to meet or exceed the goals on this Contract. Applicants are strongly encouraged to utilize multiple disciplines and firms to meet the MBE and WBE goals. Consultants to the prime can team within their disciplines in order to meet the MBE and WBE goals but must state this relationship on the organizational chart (Section 6 of the application form). Please note that only firms that are currently Massachusetts Supplier Diversity Office certified as MBE or WBE can be credited toward meeting project MBE or WBE goals.

Additional Diversity Programs:

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 Contract for House Doctor Services referenced herein.

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.

Energy, Sustainability and Climate Change Adaptation

Executive Order 569: Establishing an Integrated Climate Change Strategy for the Commonwealth

Tasks undertaken by the House Doctor shall comply with all applicable requirements of Executive Order 569.[3] Project teams will need to complete the Awarding Agency Resilience Checklist and the design requirements of the Resilient MA program (resilientma.org).

[2] https://www.mass.gov/orgs/supplier-diversity-office-sdo

[3] https://www.mass.gov/executive-orders/no-569-establishing-an-integrated-climate-change-strategy-for-the-commonwealth

Executive Order 594: Leading by Example – Decarbonizing and Minimizing Environmental Impacts of State Government

In support of the Commonwealth's commitment to sustainable design, the design team is expected to identify and integrate carbon reduction strategies including, but not limited to, low/no carbon fuel sources, high efficiency measures, and renewable energy sources such as geothermal and solar. Civil and landscape design should emphasize water conservation, integrated storm water management, and low-maintenance ecologically appropriate planting design. Projects undertaken under this contract shall comply with all applicable requirements of Executive Order 594 (EO 594) or the most recent Leading by Example Executive Order[4] (see, especially, Section 3 – Standards for New Construction and Section 4 - Information about requirements for existing buildings).

Building studies may include preliminary estimates of the project's energy use, water use, and greenhouse gas emissions using protocols established by EOEAA or as determined by the Awarding Agency. 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 goals of the relevant Executive Orders are documented in the consensus solution, implementation plan and estimated construction cost.

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. The Commonwealth welcomes innovative design strategies that are usable by the widest range of people operating in the widest range of situations without the need for special or separate design. The House Doctor is expected to utilize the Goals of Universal Design[5] as guidance for applying Universal Design solutions to the project.

Accessibility

The House Doctor's team must comply, at a minimum, with 521 CMR, The Rules and Regulations of the Architectural Access Board Architectural Access Board[6] as well as the 2010 ADA Standards for Accessible Design 2010 ADA Standards for Accessible Design.[7] If the requirements of these two laws differ the House Doctor's team shall comply with the one that provides the greater degree of accessibility.

[4] https://www.mass.gov/executive-orders/no-594-leading-by-example-decarbonizing-and-minimizing-environmental-impacts-of-state-government
[5] https://idea.ap.buffalo.edu/about/universal-design/
[6] https://www.mass.gov/orgs/architectural-access-board
[7] https://www.ada.gov/regs2010/2010ADAStandards/2010ADAstandards.htm

The House Doctor's 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[8] to provide equal access to programs, services, activities and comply with ADA scope requirements for alteration of primary function areas, as applicable. If required on the House Doctor Team, the House Doctor will use its accessibility consultants to provide technical assistance and oversight for accessibility compliance during the study, design, and construction process, including accessibility audits of existing buildings.

The House Doctor will incorporate the work of the accessibility consultant into their construction documents. If an accessibility consultant is assigned, then the House Doctor must review and incorporate the accessibility consultants' findings into their proposed work. Assignment of an accessibility consultant does not relieve the House Doctor, designer, or their code consultant of their obligation to make sure all accessibility requirements are met on the project.

Policies & Procedures

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;
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 DCAMM or the **Awarding Agency**.

DCAMM Procedures

The Designer must be familiar with the procedures established in DCAMM's Designer Procedures Manual[9] (dated August 2008). Applicants are urged to review and become familiar with the following supplemental material, which is available on the DCAMM website.[10]

Workshops

Awarding Agency and the Designer's team will 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 Designer's team will be required at all workshops.

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[8] https://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm
[9] https://www.mass.gov/doc/designers-procedures-manual
[10] https://www.mass.gov/orgs/division-of-capital-asset-management-and-maintenance

Environmental and other supplemental services

Development of any hazardous materials assessments, specifications, and documents will be provided through the Hazardous Materials Consultant design team member identified above. The Awarding Agency reserves the right to obtain supplemental services through independent consultants who will collaborate with the Designer'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[11] and will be submitted in Uniformat II[12] in the study phase and in both Uniformat II to Level 3 and CSI Masterformat in the design phase.

Building Information Modeling (BIM)

Building Information Modeling (BIM)[13] will be used in the study, design, and construction phases of the project. BIM List of Services can be found here.[14]

This List of Services document is a general statement of Awarding Agency's current requirements regarding the use of Building Information Modeling 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.

Building Commissioning

The Awarding Agency may 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 Awarding Agency 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.

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[11] https://www.mass.gov/doc/cost-estimating-manual
[12] https://www.nist.gov/el/fire-research-division-73300
[13] https://www.mass.gov/doc/bim-list-of-services/download
[14] https://www.mass.gov/doc/bim-list-of-services/download

Integrated Project Delivery Approach/Lean Construction Tools

To the extent allowed under the Commonwealth public procurement laws and regulations, Awarding Agency may elect to use some aspects of an Integrated Project Delivery (IPD) approach, as generally described in the AIA document Integrated Project Delivery: A Guide (2007).[15] To the extent the IPD approach and/or Lean Construction Tools conflict with Awarding Agency's contract terms or the laws governing Awarding Agency, then the contract documents and laws shall take precedence. Awarding Agency 's preliminary approach to IPD will use CM procurement with the goal that Awarding Agency, House Doctor, CM, trade partners, and other key stakeholders will work as an integrated project delivery team within the existing statutory and contractual frameworks.

Awarding Agency may elect to use Lean Construction Tools as part of the IPD project delivery approach. The Lean Tools that Awarding Agency may use in connection with the project include Value Stream Mapping, Set Based Design, Target Value Design, A3 Decision-making, and Last Planner™ - (see the Lean Construction Institute Glossary[16] for informational purposes).

CONTRACT REQUIREMENTS

Awarding Agency may elect to use a customized version of DCAMM's Contract for House Doctor Services.[17] A non-customized version is available at: 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).

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.

[15] https://zdassets.aiacontracts.org/ctrzdweb02/zdpdfs/ipd_guide.pdf
[16] https://leanconstruction.org/glossary/
[17] https://www.mass.gov/doc/contract-for-house-doctor-services/download

To help firms meet this requirement, the Designer Selection Board provides an online registration system.[18] 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 has transitioned to a new online system for all of its operations on the Designer Selection Board Portal. We encourage everyone in the design community to enter all their information and start getting used to this powerful new product! The board no longer accepts 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.[19]

[18] https://www.mass.gov/service-details/new-dsb-online-registration-process
[19] https://dsb.formverse5.com/FORMVERSESERVER-DSB/WebApp/Login.aspx