



## PUBLIC NOTICE OF DESIGNER SELECTION

### Designer Selection Board

One Ashburton Place | Boston, MA | 02108

Telephone: 617-727-4046 | [www.mass.gov/dsb](http://www.mass.gov/dsb)

DSB List#:	25-23		
Notice Date:	August 20, 2025		
Submission Deadline:	September 10, 2025	At 2:00 PM	
Project Number:	DSBA-45		
Project Title:	Study and Design for Mechanical, Electrical, & Plumbing Renovations, Repair and Upgrades		
Project Location:	Statewide		
Awarding Agency:	Department of Developmental Services (DDS)		
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 **six (6)** contracts, each with a total value of **\$1,500,000** 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		Immediate Service Authorized	
	Architect	<b>X</b>	Draft Study
	Landscape Architect	<b>X</b>	Certifiable Building Study
<b>X</b>	Engineer (Mechanical)	<b>X</b>	Schematic Plans and Outline Specifications
	Interior Designer	<b>X</b>	Design Development Plans and Specifications
	Programmer	<b>X</b>	Construction Plans and Specifications
	Construction Manager	<b>X</b>	Administration and Construction Contract
	Other		Other

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## AGENCY INFORMATION

The Department of Developmental Services (DDS) is an agency within the Executive Office of Health and Human (EOHHS). DDS's mission is to create innovative and genuine opportunities for individuals with intellectual and developmental disabilities to participate fully in their communities and meaningfully engage as valued members. DDS works with adults to connect them with an array of employment and day program supports, community living and other residential aid, and family support. DDS works with children to provide family support and supplement educational services through specialized programs. Services are individualized and planned using a person-centered approach which directly correlates to the specialized residential homes and treatment facilities.

DDS has a Central (administrative) Office located in Boston and two main campus located in Danvers and Wrentham. Facilities located at DDS Regions include but are not limited to:

### **Department of Developmental Services Northeast Region**

- Hogan Regional Center, 450 Maple St, Hathorne, MA 01937
- GLE Homes various locations – approx. qty 20

### **Department of Developmental Services Metro Region**

- Wrentham Developmental Center, 131 Emerald St, Wrentham, MA 02093
- GLE Homes various locations – approx. qty 20

### **Department of Developmental Services Southeast Region**

- GLE Homes various locations – approx. qty 20

### **Department of Developmental Services Central / West Region**

- GLE Homes various locations – approx. qty 20

### **Locations and Estimated Percentage of Work:**

- Wrentham Developmental Center – 30%
- Hogan Regional Center – 30%
- Group Living Environments / Homes: 40%
  - Approx. 75 homes statewide as of 2025.
  - Acquisitions of an additional 20 homes statewide by 2030.

Estimated percentages of work and the locations of work are subject to change.

Projects are managed by the Department of Developmental Services *Central Office of Engineering and Facilities* which consist of a small team of experienced engineers.

## OVERVIEW AND SCOPE OF WORK

DDS is seeking House Doctor engineering services for building and site renovations, repairs and improvements. Services desired may include, but are not limited to:

- Mechanical (HVAC, refrigeration, steam and hot water boiler systems)
- Electrical (service distribution, high voltage, switch gears)
- Elevator and platform lifts

- Fire Protection (alarm, detection, and suppression)
- Plumbing systems (domestic & sanitary)
- Emergency Power Systems & Co-Generation
- Building Management System, and Controls.

Qualified candidates can be all inclusive discipline or provide a system specific specialty (ex. Elevators).

Project types may include, but are not limited to inspection, recommendation, preparation of certifiable studies (DCAMM Deferred Maintenance Study Template), feasibility reports, schematic plans, final design documents, cost estimates, retro-commissioning, and construction administration services for a variety of renovations, improvements, and modernization of facility operating systems and infrastructure with integration of current building codes, energy analysis energy efficiency, electrification, and climate resilience.

Consideration in the analysis should include decarbonization and electrification of systems, 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. Projects will incorporate the principles of Executive Order 594, including decarbonization, energy conservation for building designs, maximizing indoor air quality, 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.

The design team would be required to provide technical advice, creative problem solving, accurate Massachusetts Building Code reviews and accessibility code compliance, in addition to completing study and design documentation, bidding documents and administration, construction administration, and project oversight.

## **SCOPE OF WORK**

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

1. Investigating the nature and challenges or severity of the issues under the task order.
2. Documenting existing conditions.
3. Studies of mechanical and electrical systems, analysis of options/alternatives for repairs/replacement, life cycle cost analyses, and applications to utility incentive programs for projects with reasonable paybacks.
4. Recommending detailed repairs and magnitude of cost for such repairs, including energy costs,
5. Decarbonization and 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 and climate resiliency options that would address Executive Order 594.
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. Planning and design to improve climate resilience (e.g., stormwater, flooding, heat waves) to reduce operating carbon emissions through low/no carbon fuels.

10. Evaluating re-use suitability, permitting, and related code analysis, investigation of needed repairs, and preliminary cost estimates.
11. Consideration of Executive Order 594 and decarbonization strategies should be prioritized in all Architecture decisions, as applicable.
12. Project commissioning.

Analyses 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 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](#)<sup>1</sup> (dated May 2024).

## APPLICATION EVALUATION

Applications will be evaluated based on the DSB criteria for selection of semi-finalist and finalist appearing on [the DSB Website](#).<sup>2</sup> 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. Mechanical Engineer (M/P) (Prime)
  2. Architect
  3. Fire Protection Engineer
  4. Electrical Engineer
  5. Structural Engineer
  6. Specifications Consultant
  7. Cost Estimator (independent consultant required)
  8. MA Building Code Consultant
  9. Environmental Professional
- 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 “Architect” refers to design professionals that maintain a current registration with the Massachusetts Board of Registration of Architects; and
  - The title “Environmental Professional” refers to design professionals that can demonstrate requisite experience in environmental regulations planning and design.

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

<sup>2</sup> <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:

•	Demonstrate team experience with repair, renovation and modernization projects for mechanical systems, plumbing systems, electrical systems, fire and life safety systems, energy management systems and controls that include the study, design, construction administration and retro commissioning of new and existing systems in occupied buildings.
•	Prior work experience that demonstrates the design teams' ability to complete a certifiable deferred maintenance study, biddable construction documents, and specifications within the stated timeline using DCAMM guidance documents.
•	Demonstrated familiarity with Commonwealth of Massachusetts Public Bidding requirements MGL c. 149, ss. 44A-44H and/or c. 30 s. 39M, and/or c. 25A, s. 11C. and demonstrated ability to work as a team with similar state public agencies (DCAMM, EHS, DOC, PDH, DCR, etc.), owner project manager and selected construction firm to deliver a top quality construction projects with an estimated construction cost up to \$5M.
•	The prime and their key team members demonstrate experience with designing fossil fuel free HVAC, low temperature hot water systems, and low carbon fuel systems including energy efficiency, climate resilience, Passive House principles, Net Zero buildings, and the reduction of embodied carbon. Teams should demonstrate the use of metrics to measure progress toward specific design goals. When needed, expertise can be augmented by specific additions to the team.
•	<p>The House Doctor, through their Diversity Focus Statement (in Section 5), shall demonstrate their firm's implementation of Diversity, Equity, and Inclusion (DEI) principles within its organization and within the design profession. The Statement shall:</p> <ol style="list-style-type: none"> <li>document the firm's track record for meeting /exceeding DEI goals, highlighting specific project examples;</li> <li>summarize the firm's approach toward assembling an inclusive team. Focus on the roles and responsibilities of diverse internal staff assigned and the SDO certified consultants. If two firms are partnering include the distribution of the work with the partnering firms; and</li> <li>describe the prime design firm's approach to DEI in terms of ownership, staffing, mentorship, equity in salary, and outreach efforts to broaden participation of underrepresented firms working on public projects.</li> </ol>

## 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](#)<sup>3</sup> (dated May 2024) which provides direction and guidance to Designers who work on DCAMM Projects. This document replaces the March 2023 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 \(EO 569\)](#)<sup>4</sup>: Establishing an Integrated Climate Change Strategy for the Commonwealth, and [Executive Order 594 \(EO 594\)](#)<sup>5</sup> 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 may add an independent third-party building commissioning agent as part of the project team. The commissioning agent will develop in collaboration with DDS an operations and maintenance plan as a reimbursable expense during the building commissioning phase. The commissioning agent will meet with DDS 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.

- **ACCESSIBILITY AND UNIVERSAL DESIGN**

The Designer's team is expected to utilize the [Goals of Universal Design](#)<sup>6</sup> solutions and must comply, at a minimum, with 521 CMR, The Rules and Regulations of the [Architectural Access Board](#)<sup>7</sup> as well

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

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

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

<sup>6</sup> <https://idea.ap.buffalo.edu/about/universal-design>

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

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](#)<sup>8</sup> to provide equal access to programs, services, activities and comply with ADA scope requirements for alteration of primary function areas, as applicable.

## Deferred Maintenance Study Template

### Study Format for DCAMM Certification

DCAMM strongly encourages House Doctors that are retained by **Awarding Agency** to prepare Deferred Maintenance project documentation for certification to use DCAMM's Deferred Maintenance Study Template<sup>9</sup> ([Deferred Maintenance | Mass.gov](#)). The use of alternate formats or templates in the preparation and submission of a study for certification by DCAMM may result in the delay of study certification and in additional costs for the Awarding Authority.

In addition to the general project requirements found in the Designer Guidelines and Procedures document, and the Deferred Maintenance Study Template, the Designer 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

AMP law, c. 7C, s.6 applies to two categories of projects 1) DCAMM projects, and 2) state funded municipal projects. All other governmental agencies or entities are asked and given the choice/option to adopt AMP goals. While client agencies are not required to adopt MBE and WBE goals, DCAMM strongly encourages agencies to set goals to further Commonwealth's AMP goals.

### 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 DSB 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 with firms that may have less experience working on public projects, and other means that provide additional opportunities for underrepresented firms in new ways and broadening the breadth of firms working on Awarding Agency projects.

Applicants, as prime firm and team lead should include in their application, under Section 5, a Diversity Focus Statement directly addressing their approach to enhancing diversity and its commitment to

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<sup>8</sup> [http://www.ada.gov/regs2010/titleII\\_2010/titleII\\_2010\\_regulations.htm](http://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm)

<sup>9</sup> <https://www.mass.gov/info-details/deferred-maintenance>



broadening participation by actively engaging and including underrepresented subconsultants on their project teams.

In accordance with M.G.L. C.7C, §6 and Executive Orders 565 and 592, the **Awarding Agency** has established minimum MBE and WBE participation goals of **4.7% MBE and 9.4% WBE** of the overall value of the study and final design contracts for this Contract.

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 participation program appears in the “Participation by Minority Owned Businesses and Woman Owned Businesses,” in the Commonwealth of Massachusetts Contract for House Doctor Services at Exhibit F, and a list of firms currently MBE or WBE certified appears on the [Supplier Diversity Office website](#).<sup>10</sup>

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 Supplier Diversity Office 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 in Section 5 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 Goal – Ch. 108 of the Acts of 2012; Executive Order 599**

The Commonwealth promotes and monitors the participation of Service-Disabled Veteran-Owned and Veteran-Owned Business Enterprises (collectively “VBE”) on its design projects. The goal for 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 can be credited toward meeting the project VBE goal.

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<sup>10</sup> <https://www.mass.gov/orgs/supplier-diversity-office-sdo>

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**

### **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 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 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.

## **CONTRACT REQUIREMENTS**

Awarding Agency may elect to use a customized version of DCAMM's [Contract for House Doctor Services](https://www.mass.gov/doc/contract-for-house-doctor-services/download).<sup>11</sup> A non-customized version is available at <https://www.mass.gov/doc/contract-for-house-doctor-services/download>

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<sup>11</sup> <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](#).<sup>13</sup> 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.

No fewer than three (3) public agency evaluations or private sector references completed within the past five years are required to be submitted with the application. All evaluations and references should be submitted through the [Designer Selection Network](#) for attachment to the application. The Designer Selection Board and Agencies reserve the right to check additional evaluations and references as part of the application review process.

In addition to the criteria described in the public notice, the Designer Selection Board will review the applications in pursuit of the principles described in [M.G.L. c. 7C, §44 \(a\)](#).

## APPLICANTS, PLEASE NOTE

Applicants are required to use the [Designer Selection Network Portal](#).<sup>12</sup> New users can request credentials through the system [login screen](#).<sup>13</sup>

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

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