

PUBLIC NOTICE OF DESIGNER SELECTION

Designer Selection Board

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

DSB List#:	26-14	
Notice Date:	April 29, 2026	
Submission Deadline:	May 20, 2026	At 2:00 PM
Project Number:	DSBA-64	
Project Title:	Study and Design for General Building Renovations, Repairs, and Upgrades	
Project Location:	Lowell, MA	
Awarding Agency:	University of Massachusetts Lowell (UML)	
Estimated Construction Cost:	Varies per Project: Not to exceed authority delegated pursuant to M.G.L. c. 7C §5, for an individual project.	
Contract Term	Up to six (6) years	
Maximum Fee Per Contract (based on the scope of the work and services authorized, shall not exceed)	\$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 **five (5)** 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
	Other

Immediate Service Authorized	
X	Draft Study
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
X	Other

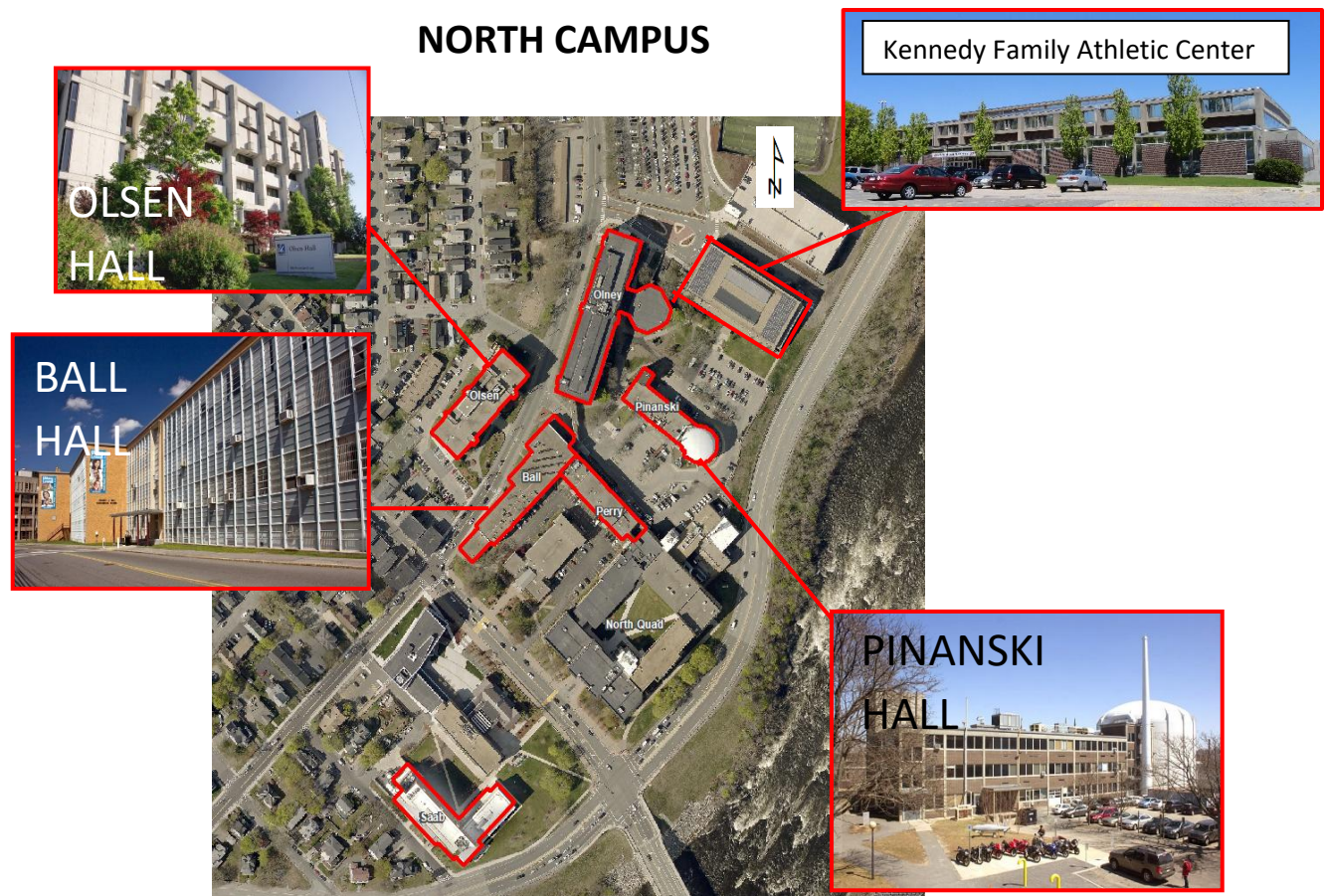
Table of Contents

PUBLIC NOTICE OF DESIGNER SELECTION	1
Designer Selection Board	1
Table of Contents	2
AGENCY INFORMATION	3
OVERVIEW AND SCOPE OF WORK	5
APPLICATION EVALUATION	6
Personnel	6
Evaluation Factors	7
SUPPORTING DOCUMENTS	7
PROCUREMENT REQUIREMENTS	8
DCAMM Designer Guidelines and Procedures	8
Affirmative Marketing	10
Additional Diversity Programs	11
Policies & Procedures	11
CONTRACT REQUIREMENTS	12
CONDITIONS FOR APPLICATION	13
APPLICANTS PLEASE NOTE	13

AGENCY INFORMATION

UMass Lowell is a public research university set in urban, historic, downtown Lowell. The campus is spread across three campus centers (North, South and East campuses) located within a radius of less than three miles from each other. The campus covers over 150 acres along the Merrimack River and has over 4.9 million SF in facilities. UMass Lowell facilities include buildings ranging in age from 6 to 169 years old, and in size from 214 GSF to over 253,000 GSF.

UMass Lowell's campus map is available via this link: <https://www.uml.edu/maps/>



UMass Lowell North Campus

SOUTH CAMPUS



UMass Lowell South Campus

EAST CAMPUS



UMass Lowell East Campus

OVERVIEW AND SCOPE OF WORK

The University seeks architectural House Doctor firms for the preparation of feasibility studies, certifiable studies, schematic plans and final design documents, as well as construction administration services for the replacement, alteration, and modernization of buildings and systems for projects with estimated construction costs of up to \$10,000,000.

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

1. Investigating the nature and challenges or severity of the issues to be addressed under the task order.
2. Documenting existing conditions.
3. Recommending detailed repairs and magnitude of cost for such repairs, including energy costs, sustainability principles, expected remaining useful life of building systems, life cycle costs and total cost of ownership.
4. Proposing alternate methods of repairs for resolution of the problem, including energy-efficient alternatives that incorporate the requirements of Executive Order 594.
5. Developing the preferred solution through schematic design and/or design documents.
6. Preparing construction specifications and documents, cost estimates, and providing construction administration services.

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

1. Feasibility studies
 - a. Preparation of studies suitable for DCAMM certification. Deferred Maintenance project documentation for certification to use DCAMM's Deferred Maintenance Study Template
 - b. Space use/needs analyses and/or programming
 - c. Integration of planning with existing decarbonization plan
2. Design and Construction Administration
 - a. Space/programmatic renovations – including but not limited to laboratories, classrooms, administrative offices, athletic and recreational facilities, food service, and residential halls.
 - b. Building infrastructure upgrades – MEPS systems, structural, and exterior envelope (facades, roofs, doors and windows)

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

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

APPLICATION EVALUATION

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

Personnel

1. Architect (Prime Firm)
 2. Civil Engineer
 3. Mechanical Engineer (M/P)
 4. Fire Protection Engineer
 5. Electrical Engineer
 6. Structural Engineer
 7. Specifications Consultant
 8. Cost Estimator (independent consultant required)
 9. MA Building Code Consultant
 10. Environmental Professional
- The title “Architect” refers to design professionals that maintain a current registration with the Massachusetts Board of Registration of Architects; and
 - The title “Engineer” refers to design professionals that maintain a current registration in any one of the engineering categories governed by the Massachusetts Board of Registration of Professional Engineers and of Land Surveyors; and
 - The title “Environmental Professional” refers to design professionals that can demonstrate requisite experience in environmental regulations planning and design.

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

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

Evaluation Factors

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

1. Projects executed through this contract will be up to \$10M in construction costs; with **most in the \$100K – \$2M range**. Applications shall demonstrate experience with projects of this size in replacement, repair, and modernization of **existing buildings**, as well as renovations of individual labs, suites, or other spaces in this cost range.
2. Demonstrated experience working in **existing and occupied higher education facilities** (academic classrooms, research and teaching laboratories, residential halls, student activity and athletic facilities, offices, administrative, and other support spaces).
3. Firms whose principals and owners are regularly actively engaged as project managers and project architects and have demonstrated experience being the prime designer on publicly bid Chapter 149 and Chapter 30/39M projects in Massachusetts with an ECC of up to \$10M.
4. Demonstrate capacity to provide frequent on-site presence and familiarity with local permitting and construction conditions.
5. 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:
 - a. document the firm's track record for meeting /exceeding DEI goals, highlighting specific project examples;
 - b. 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
 - c. 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.
6. 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.

SUPPORTING DOCUMENTS

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

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

PROCUREMENT REQUIREMENTS

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

DCAMM Designer Guidelines and Procedures

The House Doctor must be familiar with the procedures established in [DCAMM’s Designer Guidelines and Procedures](#)³ (dated 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 \(EO 569\)](#)⁴: Establishing an Integrated Climate Change Strategy for the Commonwealth, and [Executive Order 594 \(EO 594\)](#)⁵ Leading by Example – Decarbonizing and Minimizing Environmental Impacts of State Government. No building study shall be certified for final design unless all means, methods, and commitments required to mitigate the project’s impact on the environment, and the operating agency’s plan for meeting goals of the relevant Executive Orders are documented in the consensus solution, implementation plan and estimated construction cost.

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

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

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

- **BUILDING COMMISSIONING**

DCAMM or 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 DCAMM and the Designer’s team during planning, design and construction to evaluate design proposals and make recommendations to ensure the maintainability and operational efficiency of the new building.

- **ACCESSIBILITY AND UNIVERSAL DESIGN**

The Designer’s team is expected to utilize the [Goals of Universal Design](#)⁶ and must comply, at a minimum, with 521 CMR, The Rules and Regulations of the [Architectural Access Board](#)⁷ as well as the [2010 ADA Standards for Accessible Design](#). The Designer’s team is expected to understand and reflect in its design the civil rights obligations of the Commonwealth under [Title II of the Americans with Disabilities Act](#)⁸ to provide equal access to programs, services, activities and comply with ADA scope requirements for alteration of primary function areas, as applicable. as well as the [2010 ADA Standards for Accessible Design](#). The Designer’s team is expected to understand and reflect in its design the civil rights obligations of the Commonwealth under [Title II of the Americans with Disabilities Act](#)⁹ 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 Template¹⁰ ([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:

⁶ <https://www.buffalo.edu/access/basics/universal-design/goals.html>

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

⁹ http://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm

¹⁰ <https://www.mass.gov/info-details/deferred-maintenance>

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 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 **5.6% MBE and 10.7% 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](#).¹¹

¹¹ <https://www.mass.gov/orgs/supplier-diversity-office-sdo>

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; Ch. 62 of the Acts of 2014

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.

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 Environmental Professional identified above. The Awarding Agency reserves the right to obtain supplemental services through independent consultants who will collaborate with the House Doctor's team. These supplemental services may include, but are not limited to, asbestos inspection and monitoring, and indoor air quality testing and monitoring.

Construction Specifications

The Designer shall utilize the DCAMM Standard Specification.

Cost Estimating

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

Building Information Modeling (BIM)

Building Information Modeling (BIM) will be used in the study, design, and construction phases of the project. The BIM List of Services can be found [here](#).¹² This List of Services document is a general statement of Awarding Agency's current requirements regarding the use of BIM technology in agency projects. The specific requirements regarding use of the BIM will vary depending on the nature of the project, the levels of development delineated in the Awarding Agency's approved BIM Execution Plan for the project, and the diverse purposes for which Awarding Agency will use the BIM during the life cycle of the facility from design through facility operations. In all instances, the language of the project contract(s) will be controlling.

CONTRACT REQUIREMENTS

Awarding Agency may elect to use a customized version of DCAMM's [Contract for House Doctor Services](#).¹³ 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). 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.

¹² <https://www.mass.gov/doc/bim-list-of-services/download>

¹³ <https://www.mass.gov/doc/contract-for-house-doctor-services/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 DSB provides an online registration system that can be accessed [here](#).¹³ 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](#).¹⁴ New users can request credentials through the system [login screen](#).¹⁵

¹⁴ <https://dsb.formverse5.com/FORMVERSESERVER-DSB/WebApp/Login.aspx>

¹⁵ <https://dsb.formverse5.com/FORMVERSESERVER-DSB/WebApp/Login.aspx>