

DESIGNER SELECTION BOARD

MINUTES OF THE 978th MEETING, WEDNESDAY SEPTEMBER 11, 2019 AT 8:30 A.M, 21ST FLOOR CONFERENCE ROOM, MCCORMACK BUILDING, ONE ASHBURTON PLACE, BOSTON, MA 02108.

1. ROLL CALL:

The Designer Selection Board Meeting was called to order at 8:30 a.m.

MEMBERS PRESENT:

| | |
|---------------------------------------|----------------------|
| Charles Redmon, FAIA, Chairman | Registered Architect |
| Rebecca Sherer, P.E., Vice-Chairwoman | Registered Engineer |
| Jessica Tsymbal, AIA, LEED AP | Registered Architect |
| Alan Ricks, AIA | Registered Architect |
| Martha Blakey Smith, AIA | Registered Architect |
| Gregory E. Brown, P.E. | Registered Engineer |
| Daniel M. Carson, P.E. | Registered Engineer |
| David A. Chappell, P.E. | Registered Engineer |
| Kenneth Wexler | General Contractor |
| Virginia Greiman | Public Member |
| Janice M. Bergeron | Public Member |

MEMBERS ABSENT:

None

Present for the DSB staff, Bill Perkins, Executive Director, Claire G. Hester, Program Coordinator III and Roberto Melendez, Program Coordinator I.

2. MINUTES OF THE PREVIOUS MEETING:

The minutes of the 977th August 23, 2019 meeting were approved.

On a motion to approve the minutes of the 977th August 23, 2019 meeting by Martha Blakey Smith, seconded by Gregory Brown. Motion was approved unanimously.

3. VISITORS:

| | |
|---------------------|--|
| Kim Plunkett | Courts Capital Planning |
| Derek Richardson | CHA |
| Scott Schilt | DCAMM |
| Anne Brockelman | PDR |
| Tom McCarty | PDR |
| Chang-Ming Yeh | National Center for State Courts (PDR) |
| Ryan Brothers | Advanced Data Risk Management (PDR) |
| Clair Colburn | Finegold Alexander |
| Ryan Senkier | PDR |
| Tom Iskra | BVH (PDR) |
| Jess Charlap | Perkins Eastman |
| Ned Collier | ICON |
| Paul DiGiandomenico | ICON |
| Chris Shumway | Rist Frost Shumway (ICON) |
| Brett Firer | CGL (ICON) |
| Ashley Rao | LWA |
| Josiah Stevenson | LWA |
| Andrea Leers | LWA |
| Kurt Schlauch | Fentress (LWA) |
| Jim Vogel | LWA |
| Courtney Wilson | LWA |
| Youngroo Young | LWA |
| Liz Minnis | DCAMM |
| Jay Mitchell | DCAMM |

4. NEW BUSINESS:

A. DCAMM Capital Plan Presentation

Jay Mitchell, Deputy Commissioner for Project Delivery and Liz Minnis, Deputy Commissioner for Planning presented the DCAMM Capital Plan (attached).

- B. DSB List #19-22, TRC1909 ST1**, Lynn DC – Renovation/Stabilization of Courthouse, 580 Essex Street, Lynn Fee: \$360,000 (Draft Study), Schematic Design & Certifiable Study and Final Design is To Be Negotiated, Ecc: \$21,000,000 to \$28,000,000,

The Board interviewed the following firms for the Lynn DC – Renovation/Stabilization of Courthouse project:

ICON Architecture, Inc.
Leers Weinzapfel Associates Architects, Inc.
Perry Dean Rogers & Partners Architects, Inc.

Scott Schilt, DCAMM Project Manager and Kim Plunkett from Trial Courts were present during the interviews. After a discussion the Board voted to select the following three (3) ranked firms:

Leers Weinzapfel Associates Architects, Inc. (33 points)
ICON Architecture, Inc. (17 points)
Perry Dean Rogers & Partners Architects, Inc. (16 points)

A motion was made by Kenneth Wexler to select the above ranked firms for the Lynn DC – Renovation/Stabilization of Courthouse, seconded by Virginia Greiman. Motion was approved unanimously.

C. Other Business

The Executive Director is reviewing the DSB Regulations along with the A&F legal team. He will send a summarization of the regulations to the members for comment(s).

Formverse is going to have a conference call with Chuck Redmon and Rebecca Sherer on September 12, 2019. It will be recorded and sent to the entire Board.

The meeting on September 25, 2019 is being held at UMass Medical School, Worcester. Rebecca Sherer requested that Public Discourse be added to the end of the Agenda for this meeting.

5. MOTION TO ADJOURN: The Board adjourned at 11:45 a.m.

On a motion to adjourn by Gregory Brown, seconded by Janice Bergeron. Motion was approved unanimously.

6. NEXT MEETING:

WEDNESDAY, September 11, 2019, at 8:30 a.m.

Submitted by: Claire H. Hester

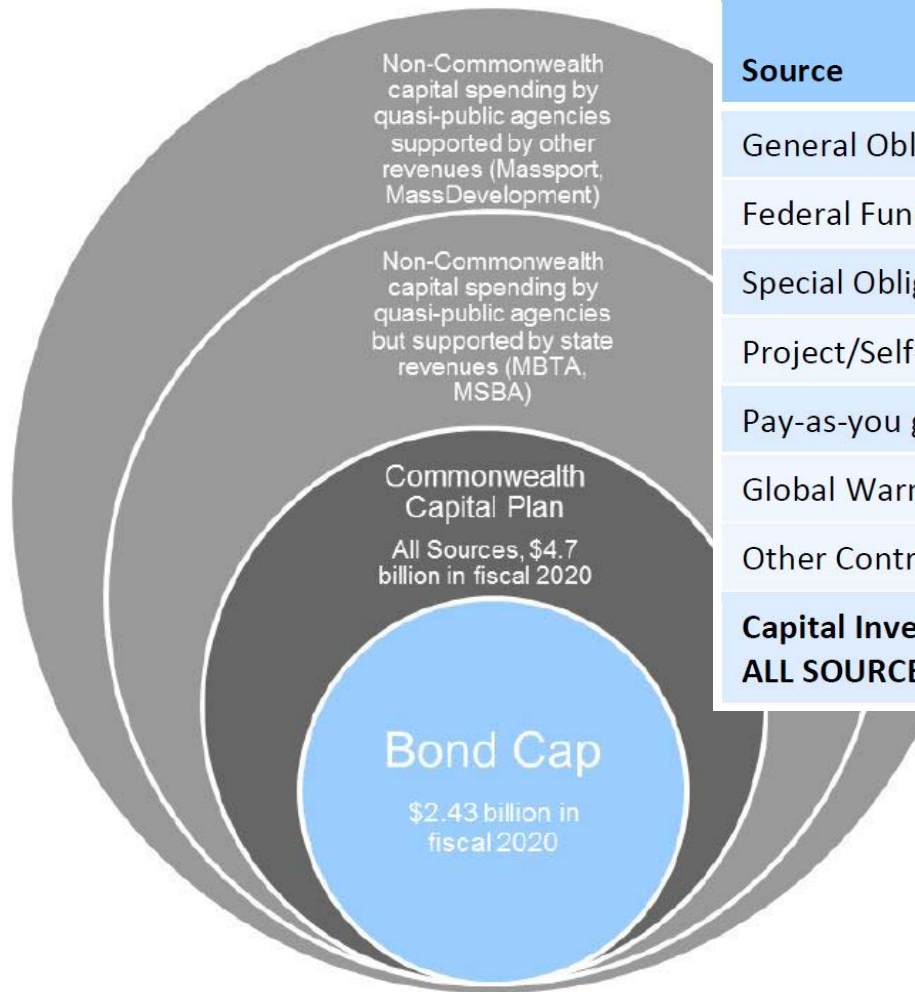
Approved by: Rebecca Sherer



FY20-24 Capital Plan – Designer Selection Board presentation

9 | 11 | 2019

All Capital



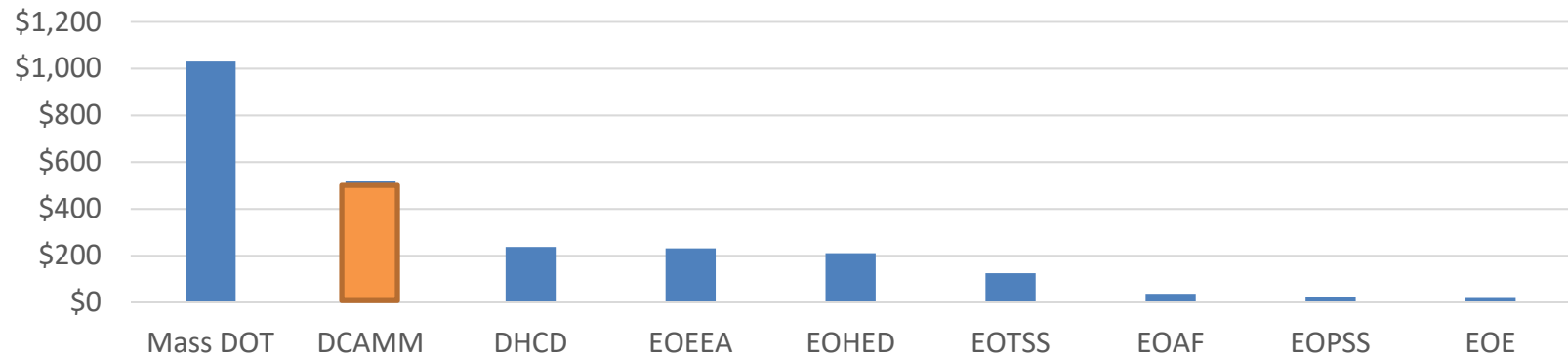
| Source | FY20 (\$M) |
|--|-------------------------|
| General Obligation Bonds | \$2,430.0 |
| Federal Funds | 1,372.2 |
| Special Obligation (CTF) Bonds | 253.6 |
| Project/Self-Funded | 41.1 |
| Pay-as-you go (PAYGO) | 213.4 |
| Global Warming Solutions Trust Fund* | 75.0 |
| Other Contributions (match, private, etc.) | <u>312.3</u> |
| Capital Investment Plan Total ALL SOURCES | <u>\$4,697.6</u> |

<https://budget.digital.mass.gov/bb/cap/fy2020/dnld/fy20capitalplanma.pdf>

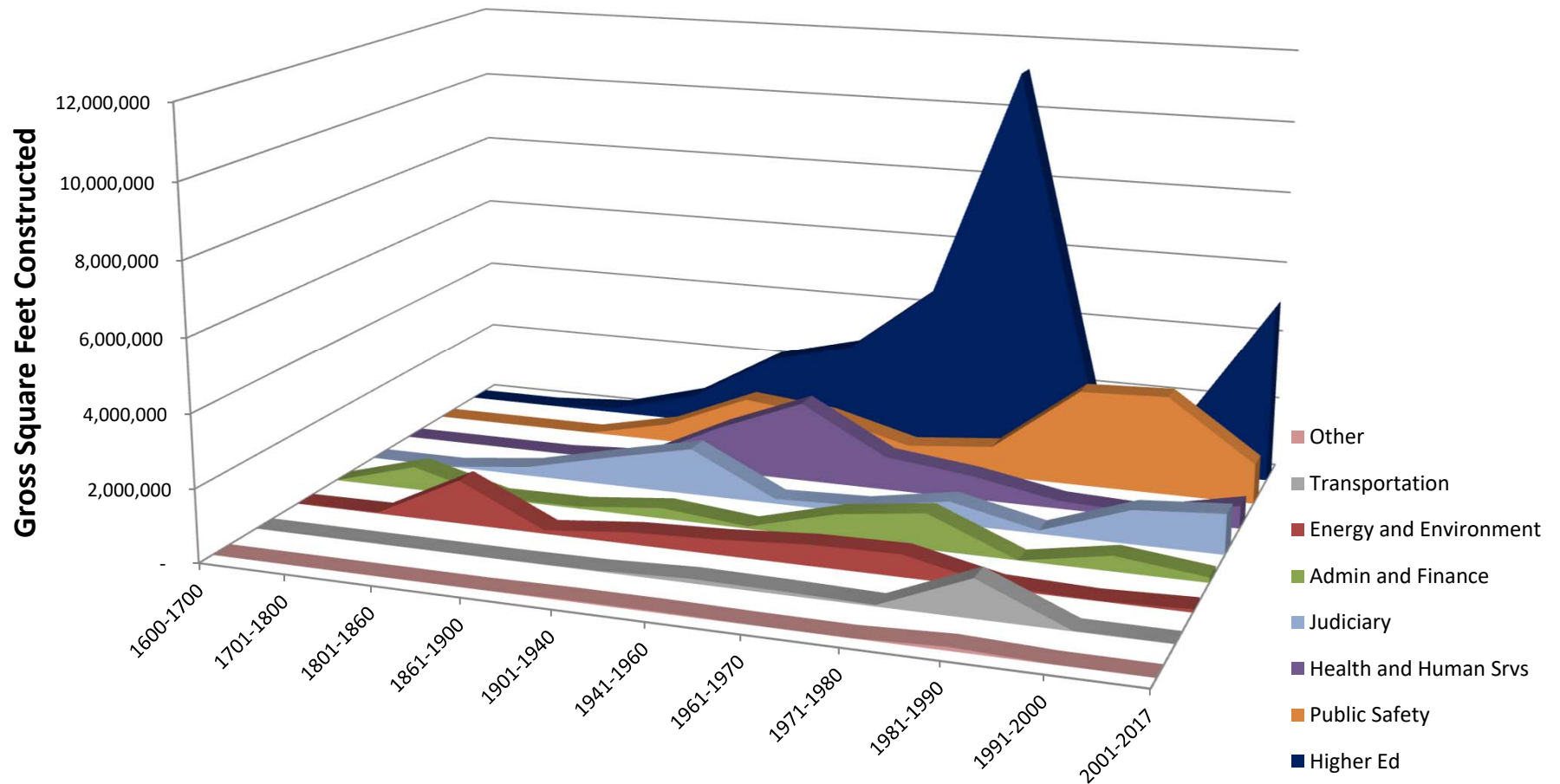
All Capital

| FISCAL YEAR 2020 BOND CAP ALLOTMENT | | |
|--|----------------------|---------|
| CAPITAL AGENCY | FY2020 (\$ millions) | % TOTAL |
| Massachusetts Department of Transportation (MassDOT) | \$1,030.0 | 42.39% |
| Division of Capital Asset Management and Maintenance (DCAMM) | \$517.7 | 21.30% |
| Department of Housing and Community Development (DHCD) | \$237.5 | 9.78% |
| Executive Office of Energy and Environmental Affairs (EOEEA) | \$231.4 | 9.52% |
| Executive Office of Energy and Economic Development (EOHED) | \$210.4 | 8.66% |
| Executive Office of Technology Services and Security (EOTSS) | \$125.2 | 5.15% |
| Executive Office of Administration and Finance (EOAF) | \$36.7 | 1.51% |
| Executive Office of Public Safety and Security (EOPSS)* | \$22.0 | 0.91% |
| Executive Office of Education (EOE)** | \$19.0 | 0.78% |
| Total | \$2,430.0 | |
| * does not include Public Safety Facilities Projects which are funded through DCAMM | | |
| ** does not include Higher Education Facilities Projects, which are funded through DCAMM | | |

FY2020 (\$ millions)



Composition of Active State Building Portfolio by Original Year of Construction

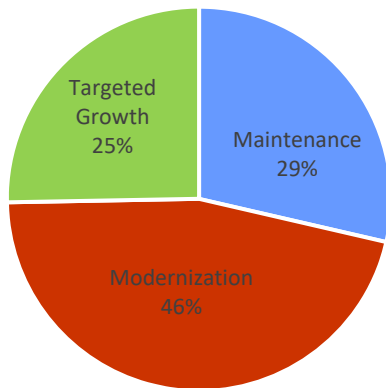


DCAMM Capital Plan

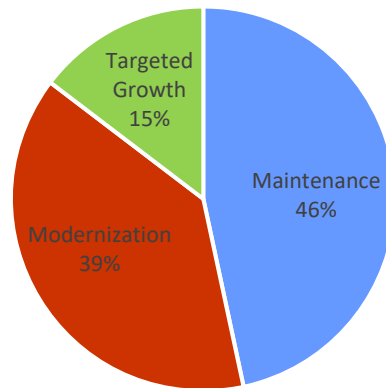
Overall themes:

- Investment based on Agency Strategic Plans
- Data Driven Decisions
- Fix What We Own
- Alternative Solutions
- Resiliency and Sustainability

FY15 Published Plan



FY20 Investment Strategy



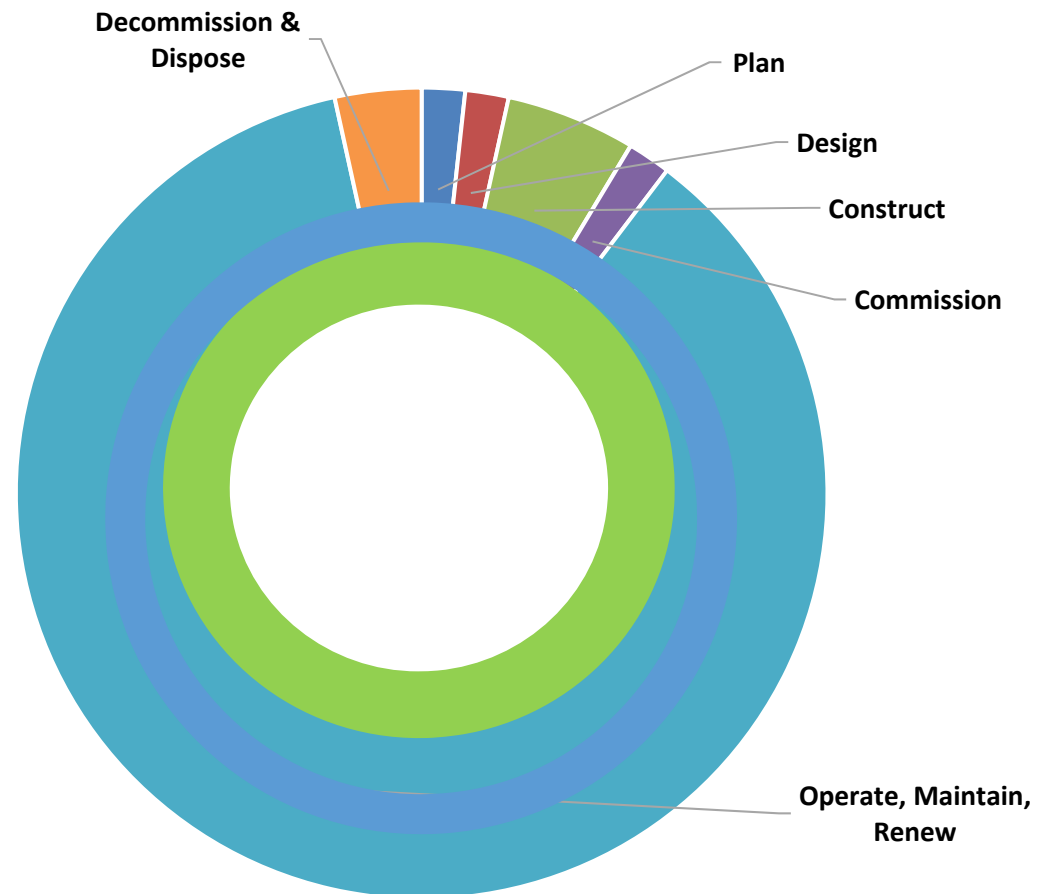
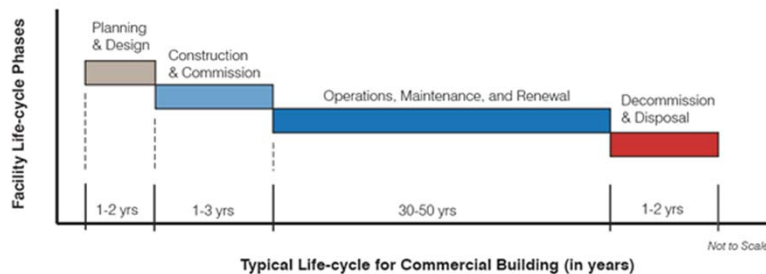
Maintenance (46% FY20)

Modernization (39% FY20)

Targeted Growth (15% FY20)

RESILIENCY and SUSTAINABILITY

- Establish GHG emissions target for 2030
- Address building life cycle
- Integrated into planning/design/construction process
- Resiliency guidelines for vertical
- Planning principles – transportation, fuel, EUI goals, etc.



HIGHER ED

MAJOR PROJECTS:

DESIGN/CONSTRUCTION

- **Roxbury CC – Reno Bldg 2** \$5 M
- **Quinsigamond CC – Lab Reno** \$3.8 M

ON-GOING

Critical Repairs –

Distributed to All Campuses - \$250 M (5 yrs)

Critical Infrastructure –

8 Campuses – Steam and Electrical - \$ 50 M +

PLANNING

MAJOR

- **Berkshire CC One Stop/Roof -** \$ 7 M
- **Bunker Hill CC Bldg E Reno -** \$30 M
- **Cape Cod CC – New Science -** \$38 M
- **Mass Bay CC– New Allied Health -** \$54.5M
- **UMass Dartmouth – SENG Reno -** \$45 M
- **Westfield SU – Parenzo Reno -** \$40 M

Total state HE bond commitment: \$127M

READINESS

- **Massasoit CC – Allied Health**
- **Springfield Tech CC – Building 20**
- **Salem State U – Science**
- **Worcester State U – Student Center**
- **MassArt – Tower Reno**

HIGHER ED

MAJOR PROJECTS:

COMPLETED in FY 19

**Springfield Technical CC - Building 19 Renovation –
\$ 51.9 M**

HCC Marieb Hall – New Life Sciences Center - \$5.3 M

**Roxbury CC – Major Campus Renovations Buildings
3 & 4 - \$42 M**

**UMass Lowell – Energy and Water Conservation –
Design/Build - \$24.8 M**

Accessibility Paving Projects - \$7.3 M



Springfield Tech CC – Bldg. 19



Holyoke Community College – Marieb Hall Renovation



Holyoke Community College – Marieb Hall Renovation

Health and Human Services

MAJOR PROJECTS:

DESIGN/CONSTRUCTION

- **Chelsea SH – CLC** - \$199 M
- **Western MA Hospital** – HVAC - \$30 M
- **Pappas Rehab** – Energy/Water - \$22 M
- **Taunton SH** – Chambers Access - \$ 4 M

PLANNING

- **Newton Pavilion** –\$ 199 M + increase
- **DPH - State Lab, JP** - \$111 M
- **Holyoke SH** – Life Safety - \$6 M
- **DYS Strategic MP** – \$ 500K

REAL ESTATE

- **Chelsea Soldier's Home** - Vets Housing
- **Shattuck Campus** – Supportive Housing

MCI Shirley – new layout – for dining

Health and Human Services

MAJOR PROJECTS:

COMPLETED in FY 19

- **Newton Pavilion Hospital acquisition** - \$93.5 M – completed November 2018
- **Holyoke soldier's Home Walking Path** – \$290K completed in fall 2018



Holyoke Soldiers' Home – Walking Path



Shattuck Hospital at Newton Pavilion



Courts

MAJOR PROJECTS:

DESIGN/CONSTRUCTION

- **Lowell RJC** – New - open 2020! - \$176 M
- **East Brookfield DC** – repairs - \$8.5 M
- **Brighton DC** – renovations - \$13 M
- **Suffolk Highrise** – elevators - \$12 M

PLANNING

- **Quincy** – new regional justice center - \$130 – 150 M
- **Brockton Superior Court** \$30 – 40 M
- **Framingham DC** \$ 8-10 M
- **Lynn District** - \$30 – 40 M
- **Plymouth Trial Courts** – Wareham, Hingham and Plymouth RJC
- **Cambridge PFC** to lease
- 5 yr Critical Repairs collaborative planning



Courts

MAJOR PROJECTS:

Completed in FY 19

- **Haverhill District Court - Renovations - \$9.1 M**



Haverhill District Court



Haverhill District Court - Addition



Haverhill District Court - Renovation

Public Safety

PROJECTS:

DESIGN/CONSTRUCTION

- **State Police**
 - Lower Basin Barracks \$25 M
 - Joint Ops Command GHQ \$5 M
- **CME – Western MA** \$15 M
- **SHERIFFS**
 - **Worcester** – Med/Intake \$25 M
 - **Bristol** – Roof/Security \$ 16 M
- **DOC**
 - **MCI Shirley** Food Service \$17 M
 - **Norfolk** Wastewater \$13 M

PLANNING:

- **Corrections** FCA \$ 3.8 M
- **SHERIFFS**
 - **Essex** Envelope \$7 M;
 - **Essex** Kitchen/Med \$45 M
 - **Worcester** Warehouse \$6 M
 - **Dukes County** – repairs \$2.6 and long-term plan – study
- **Military**
 - **National Guard** – Master Plan
- **Energy:**
 - **MCI Framingham** \$ 30 – 40 M
 - **Suffolk Sheriff** \$7.7

REAL ESTATE

- **National Guard** – Armories - dispose

Public Safety

PROJECTS:

Completed in FY 19

- **National Guard - Facility Conditions Assessment** \$ 570 K - completed in December 2018 for all 40 National Guard Armories
- **Quincy Armory** renovations - \$4.5 M (62% federal funding)



Quincy Armory – circa. 1924



Natick Readiness Center – circa. 2014



Lexington Armory – circa. 1963



Hingham Armory – circa. 1910

ANF

MAJOR PROJECTS:

DESIGN/CONSTRUCTION

- **State House**
 - Telecomm Hub \$ 8 M
 - Water Infiltration \$ 7.1 M
 - Generator/Electrical \$ 7.5 M
- **DUA – Brockton New** \$25 M
- **MITC Energy & Water** \$ 18 M

PLANNING:

- **McCormack** – Immediate Needs \$24 M
- **McCormack Major Reno** - \$500 M +
- **MITC** – increase occupancy - \$10 M +
- **WORKSPACE 2030** – future workspace planning – w/ TSS and HR

ANF

MAJOR PROJECTS:

Completed in FY 19

- **State House - Senate Chamber Renovations** – \$22.6 M
- **State House – Elevator Replacements** - \$12.5 M
- **Deferred Maintenance** – This year we transferred a total of \$28,728,226



State House - Senate Chamber



State House - Senate Chamber

Additional Highlights

Investment Based on Agency Strategic Plans:

- Initiated backlog of 25 new projects \$500M
- Began implementation of Courts strategic plan
- Initiated Workspace 2030

Data Driven Decisions:

- Using FCA's and space utilization for prioritization of capital investment:
 - Higher Ed
 - National Guard
 - Corrections
 - DYS
 - State Police

Fix What We Own:

- Increased overall investment in DM
 - Raised delegation authority from \$2 – 5 M and \$10 M UMass
- Established 5-year DM plans for all Higher Ed
- Initiated HE Accelerated Infrastructure
- \$7.3 Accessibility investment at CC's

Alternative Solutions:

- Chelsea Soldier's Home Housing
- Shattuck Campus Planning