

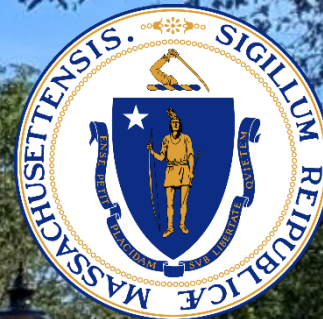


# **PERSPECTIVES: FY2026 DCAMM CAPITAL PLAN and the BRIGHT ACT**

**11.5.2025**

**A Conversation with Peter Brigham,  
Deputy Commissioner on Planning**







- Agency Overview
- Capital Plan
- Discussion



Created by the Massachusetts Legislature in 1980 to promote quality and integrity in the management and construction of the Commonwealth's capital facilities and real estate assets, DCAMM strives to achieve the best solutions for the many stakeholders while meeting the Commonwealth's goals.

- Facilities Planning
- Project Delivery
- Property Management
- Real Estate Services
- Access & Opportunity
- Contractor Services

**We work with state agencies** to create and manage forward-thinking, sustainable buildings to meet the needs of the Commonwealth's citizens and help achieve a zero-carbon future.

**We are partners with fellow agencies** to help them meet their strategic needs with fiscally responsible building and real estate solutions.

**We support the growth of the Commonwealth's economy** and actively engage with private sector partners to make it easier to do business with the Commonwealth.

**We work to expand access, opportunity and equity** to create more inclusive services, planning and outcomes for all the citizens of the Commonwealth.



# Who we are

**DCAMM is a professional, technical agency with a diverse vocational make-up including**, construction, registered professional engineering, architecture, planning, real estate & leasing, legal services, facilities management, human resources, finance & administration, information technology, laborers & licensed skilled trades

## Capital Planning and Project Delivery

- Strategic capital planning
- Design and construction for new buildings, major renovations, repairs
- Energy efficiency retrofits and installation of renewables
- Resilience planning
- Accessibility planning & improvements

## Facility & Asset Management

- Property operations, including management of surplus real estate
- Energy/sustainability/climate
- Space Planning & Interior Design
- Environmental services
- Technical assistance (training, contracting, and env. requirements)

## Real Estate

- Acquisitions for all agencies, including sites for new buildings
- Disposition of surplus property and leasing/ licensing access to properties
- Leasing/ Lease Management
- Statewide Office Occupancy Strategy

## Other Responsibilities

- MBE/WBE/VET– statewide goals and compliance on DCAMM projects
- Emergency waiver requests
- Statewide CAMIS and MASSETS state property inventory report





## Climate Action



## Housing



## Future of Work



- Enabling Technology
- New Space Standards
- Updated Telework Policies
- Enterprise Operational Solution



# Agency Focus on Decarbonization and Climate Resilience



DCAMM's current planning, design, and construction portfolio includes...

**60+ Projects Reducing  
EUI**

**16 Projects  
Advancing Fossil Fuel  
Free**

**14 LEED Buildings**

**613 Ground Source  
Wells  
(74 wells recently completed)**





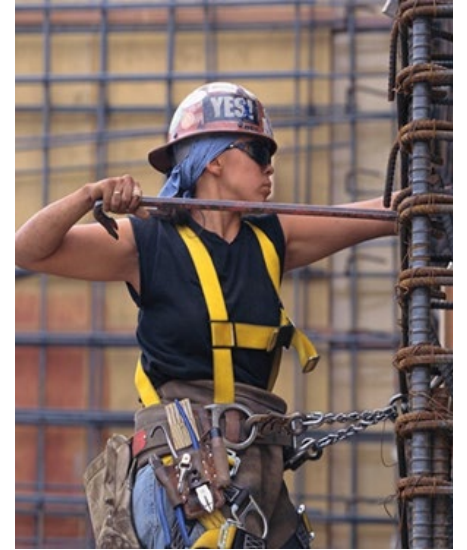
# DCAMM Initiatives to Expand Access and Opportunity

## Education and Outreach For Design and Construction Firms:

- To expand the pool of MBE/WBE, VBE and other firms, educate firms bidding public work on these programs, and provide technical support
- Public Construction Outreach Informational seminars for small, emerging, MBE, WBE, VBE and other businesses held regularly.
- Support public and industry partners seeking information on Affirmative Marketing Program, minority and women workforce, and Veteran business programs.

## DCAMM Certification and Compliance

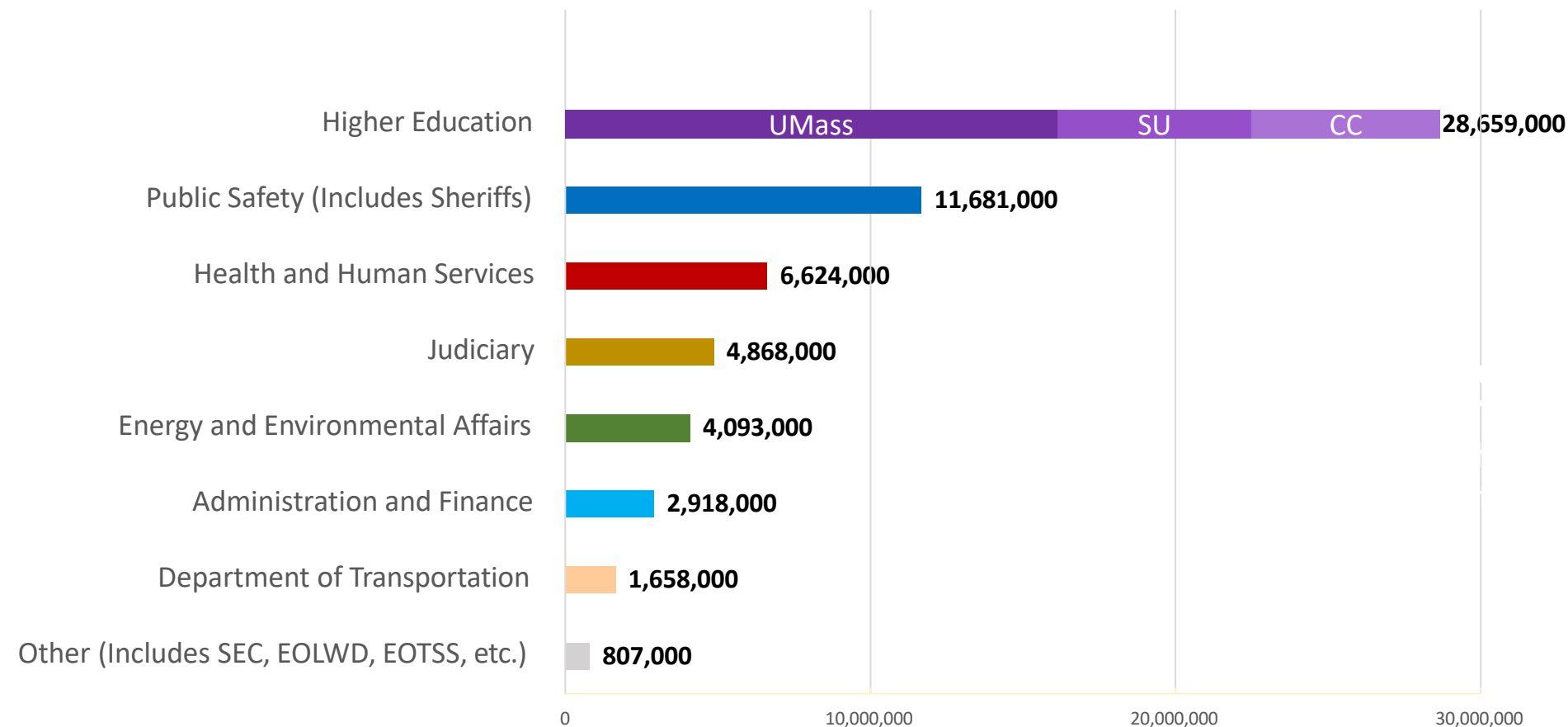
- Set MBE/WBE and VBE goals on a project-by-project basis
- Provide oversight and input on meeting goals





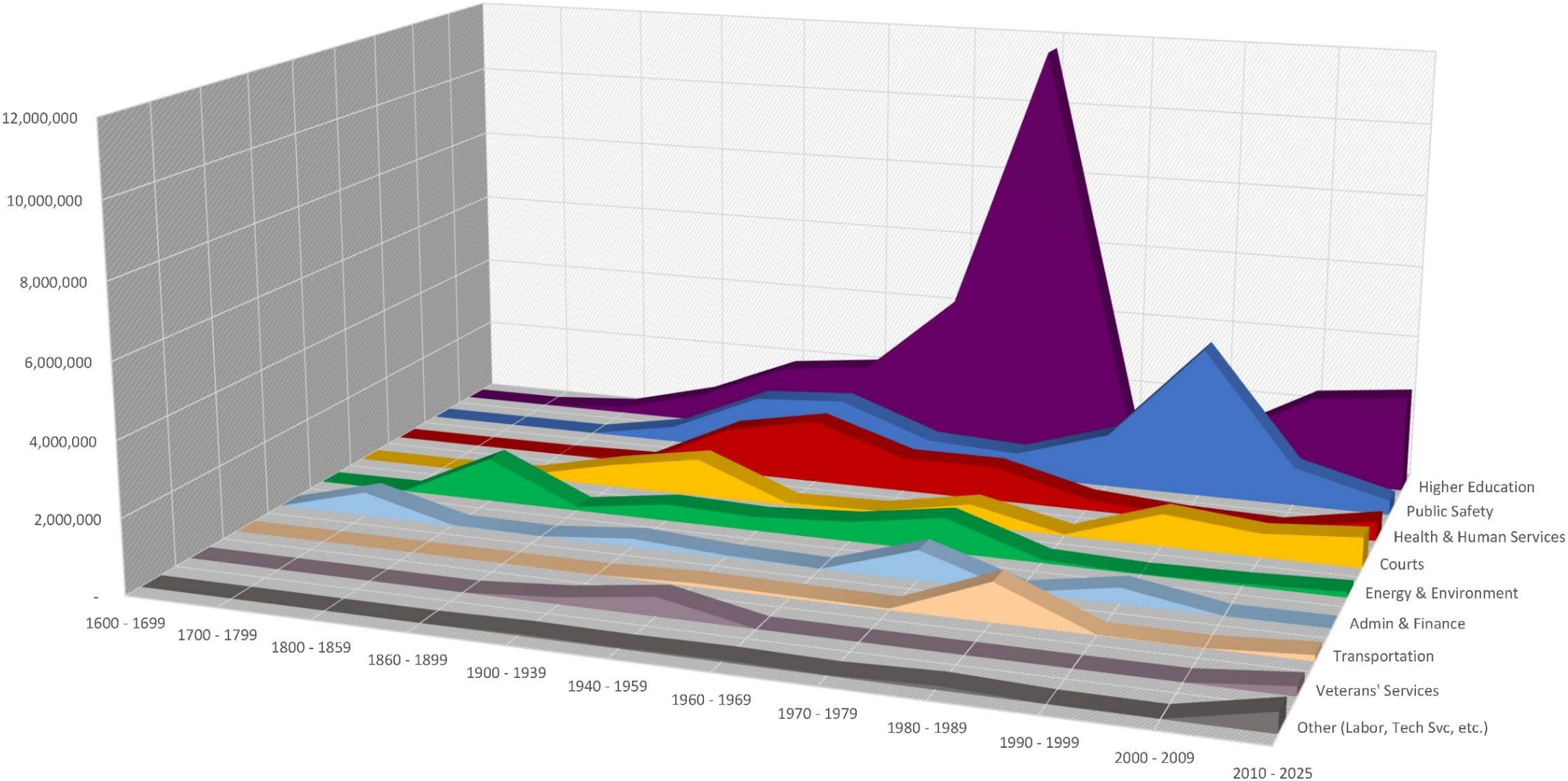
# DCAMM Portfolio Size

DCAMM oversees the capital planning for over 1,700 major buildings comprising 61 million GSF





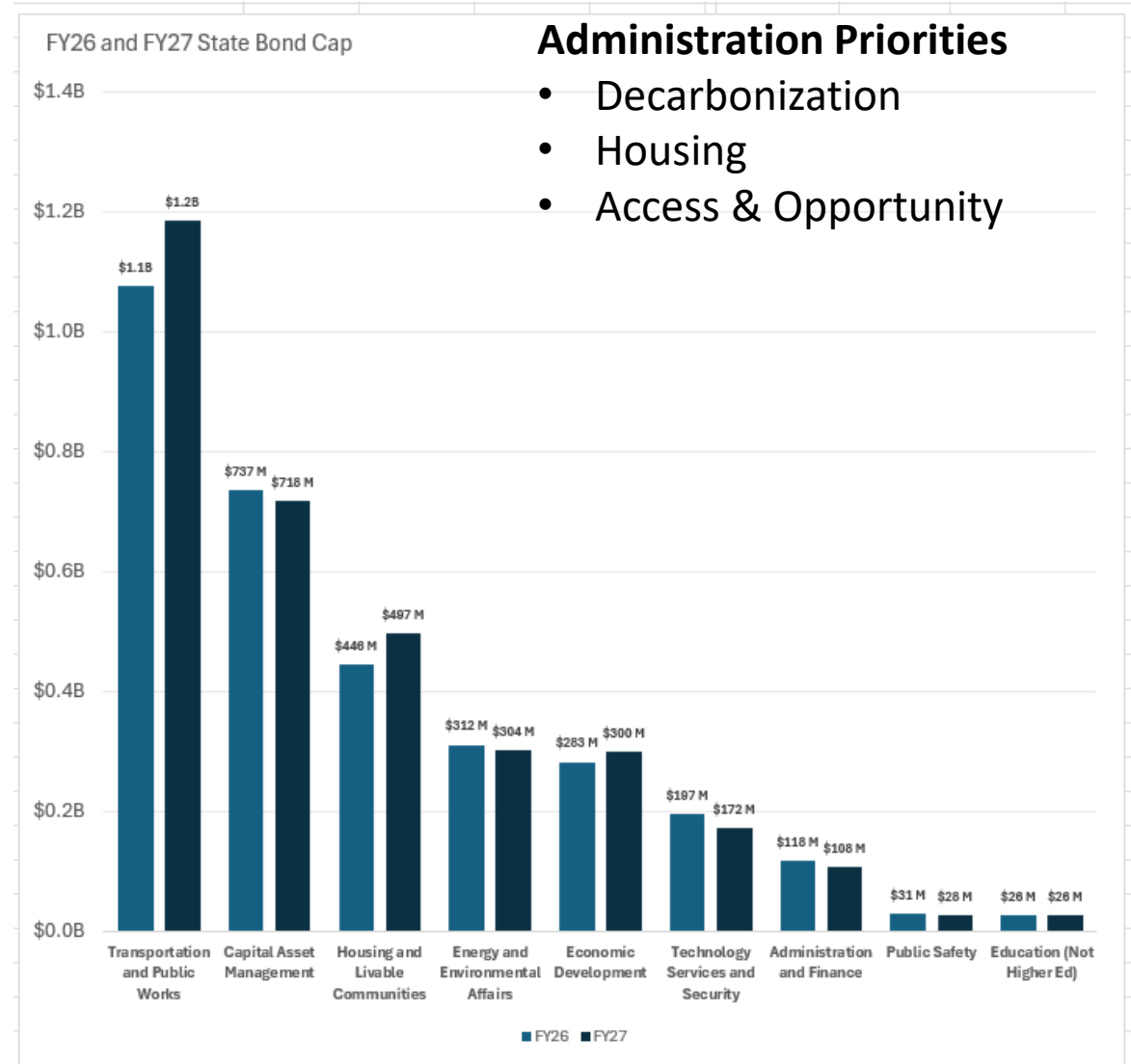
# DCAMM Portfolio Age





# State Capital Investment Plan FY26

	State Bond Cap					
Capital Agency	FY26	FY26%	FY27	FY27%	FY26-FY30	FY26-FY30 %
Transportation and Public Works	\$1.1B	33%	\$1.2B	36%	\$5,853 M	35%
<b>Capital Asset Management</b>	<b>\$737 M</b>	<b>23%</b>	<b>\$718 M</b>	<b>22%</b>	<b>\$3,559 M</b>	<b>21%</b>
Housing and Livable Communities	\$446 M	14%	\$497 M	15%	\$2,344 M	14%
Energy and Environmental Affairs	\$312 M	10%	\$304 M	9%	\$1,562 M	9%
Economic Development	\$283 M	9%	\$300 M	9%	\$1,483 M	9%
Technology Services and Security	\$197 M	6%	\$172 M	5%	\$935 M	6%
Administration and Finance	\$118 M	4%	\$108 M	3%	\$556 M	3%
Public Safety	\$31 M	1%	\$28 M	1%	\$153 M	1%
Education (Not Higher Ed)	\$26 M	1%	\$26 M	1%	\$132 M	1%
<b>TOTAL</b>	<b>\$3.2B</b>	<b>100%</b>	<b>\$3.3B</b>	<b>100%</b>	<b>\$16.6B</b>	<b>100%</b>





# FY26 Capital Investment Plan

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- FY26 Total Bond Cap - \$3.2 Billion. FY27 Total Bond Cap - \$3.3B
  - Largest portion is MassDOT
  - \$110M increase over FY25
  - 12% increase in housing investment
  - 5% increase in economic development
- DCAMM's FY26 cap set at \$737M (2% increase)
  - **More than 95% of FY25 DCAMM cap committed to active project and program commitments**
  - Largest projects are Holyoke Veterans' Home, Shattuck Hospital, and DPH Lab
- Higher Education investments
  - Continues commitment to critical repairs program and all active capital projects
  - **\$227M in FY26, a \$70.5M or 45% increase over FY25**
  - Continues funding for implementation of decarbonization roadmaps



# Capital Investment Plan Overview

PLAN BY CAPITAL AGENCY

## Capital Asset Management

By Year

By Source

FY2026

FY2027

FY2026-FY2030 Total

View By Beneficiary Agency

View By Plan Item

Starting this year:

- A&F has moved to publishing 2 years of CIP, instead of 1
- The CIP is available at <https://budget.digital.mass.gov/capital/fy26/>

	Beneficiary Agency	State Bond Cap	Non-Bond Cap	Operating Funds	Federal Funds	Other Funds	Total
▼	Trial Court	31,858,600	0	0	0	0	31,858,600
▼	County Sheriffs' Departments	50,355,000	9,000,000	0	0	0	59,355,000
▼	Capital Asset Management and Maintenance	135,804,128	1,000,000	0	0	14,200,000	151,004,128
▼	Exec Office of Health & Human Services	166,099,405	0	0	0	6,200,000	172,299,405
▼	EO of Veterans' Services	35,900,000	0	0	117,046,653	0	152,946,653
▼	State Universities & Community Colleges	227,020,869	3,300,000	0	2,153,437	90,481,696	322,956,002
▼	Public Safety Agencies	89,887,000	8,760,000	0	30,809,554	9,303,000	138,759,554
	Total	736,925,002	22,060,000	0	150,009,644	120,184,696	1,029,179,342





# Capital Investment Plan Overview

View By Beneficiary Agency		View By Plan Item
^	State Universities & Community Colleges	227,020,869
B677	Higher Education Infrastructure, Critical Repairs and Deferred Maintenance	68,690,000
B678	Higher Education Major Capital Projects	117,625,869
B679	Higher Education Decarbonization Implementation	40,380,000
B680	Higher Education Facilities Planning and Space Utilization	325,000

Starting this year:

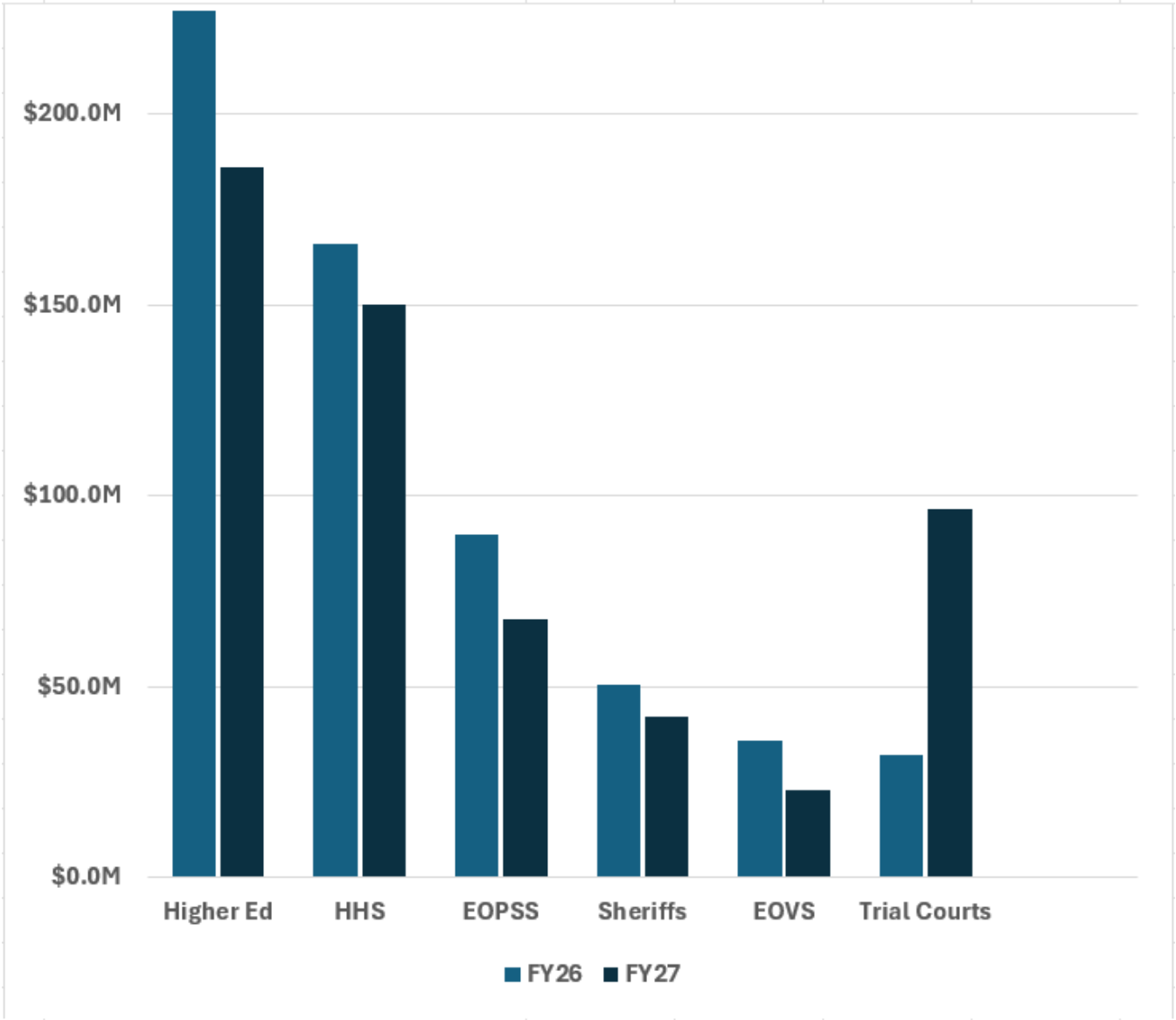
- The CIP is organized around thematic categories which include:
  - Deferred Maintenance and Critical Repairs
  - Decarbonization
  - Capital Projects
  - Planning and Space Utilization





# DCAMM Capital Investment Plan FY26, FY27

State Bond Cap		
Agency	FY26	FY27
Higher Ed	\$227.0M	\$186.0M
HHS	\$166.1M	\$150.2M
EOPSS	\$89.9M	\$67.8M
Sheriffs	\$50.4M	\$42.2M
EOVS	\$35.9M	\$22.9M
Trial Courts	\$31.9M	\$96.6M





- **DCAMM Commissioner Testimony to the Joint Committee on Higher Education (June 03, 2025)**

DCAMM manages 60M+ sq. ft. of state buildings; nearly half are on 29 public higher education campuses, with \$25B in documented capital needs across higher ed institutions. The BRIGHT Act is a **critical, generational investment** to modernize facilities, reduce emissions, and address deferred maintenance.

- **Urgency & Challenges**

- Campuses face **three major facility challenges**:
  - Outdated infrastructure
  - Climate mandates: 95% reduction in fossil fuel use by 2050
  - Massive backlog of deferred maintenance
- Higher ed buildings = **2/3 of operational carbon emissions** from DCAMM portfolio.
- Without BRIGHT Act: 75% of capital funds would go to decarbonization alone through 2050—**unsustainable and at the expense of other state needs**.

- **Call to Action**

- Most public college buildings date to the 1950s–70s; **not built for the current climate or student needs**.
- Construction costs have nearly **doubled since 2020**—delays only increase the price.
- BRIGHT Act leverages **fair share revenues** to tackle these needs **without sacrificing other priorities**.
- A rare chance to invest in students, campuses, and Massachusetts' future workforce.



# Applied Learning Spaces Modernization

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[Healey-Driscoll Administration Launches \\$14.5 Million Program to Upgrade Lab Facilities on Public Higher Education Campuses | Mass.gov](#)

## Program Goals:

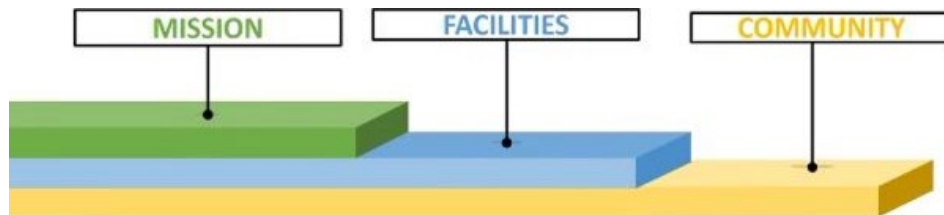
- Renovate instructional spaces to meet current and future needs for dynamic and effective learning
- Support workforce development and student outcomes
- Help institutions sustain enrollment
- Reinforce core programs that differentiate each school from peers and competitors

## Project Scale and Program Funding:

- Typical project footprint: 1,200-3,000 square feet of instructional labs, studios, and other applied learning facilities
- Total Project Cost: approx. \$5,000,000 (includes code and infrastructure upgrades)
- Study and Design – Up to **\$500,000 per institution**, which must be fully expended by **June 30, 2028**
- Construction funding is subject to passage of the **BRIGHT Act**
- Institutions may contribute matching funds (must be committed prior to study certification).



- Housing Goals:
  - [Executive Order 623](#) - Identifying Opportunities for the Use of Surplus and Underutilized Land for Housing
  - DCAMM and the Executive Office of Housing and Livable Communities were tasked with identifying surplus and under-utilized state-owned real property that could potentially be made available for housing development.
- Real Estate Opportunities:
  - Leverage real estate value to meet HE campus needs outside of CIP constraints.
- Recent successful auctions: State Land for Homes Initiative



## Healey-Driscoll Administration auctions five properties for housing development

Formerly state-owned land will be turned into homes through State Land for Homes

FOR IMMEDIATE RELEASE:  
9/12/2025

Division of Capital Asset Management and Maintenance  
Executive Office of Housing and Livable Communities

**NEWTON, MA** — On Wednesday, the Healey-Driscoll Administration held its first auction of state-owned surplus property for housing development under Governor Healey's [State Land for Homes](#) initiative. The Division of Capital Asset Management and Maintenance (DCAMM) put five underutilized and vacant state-owned parcels totaling almost 25 acres of land up for auction, performed by JJ Manning Auctioneers, on September 10<sup>th</sup>. The auction resulted in the sale of all five parcels, generating a total of \$2.9 million in revenue and ensuring that underutilized former state-owned land will be developed into housing in the towns of Wilmington, Westborough, Northborough, Templeton and Phillipston.

"This auction is an important milestone in our efforts to make state-owned land available for housing development, so we can get more reasonably priced homes built more quickly in this state," said **Governor Maura Healey**. "I'm proud of the team at DCAMM for the progress they have been making on our State Land for Homes Initiative, from putting vacant lots in [Bridgewater](#) and [Bedford](#) out to bid to hosting this successful auction, and I'm grateful for all of the developers who have stepped up to build on these lands."

Each parcel that was sold with the sale price is listed below. The buyers now have a 30 day due diligence period before closing.

- Lyman St., Westborough - A 5.8 acre parcel
  - Sold for **\$1.125 million**
- 0 Lyman St., Northborough - A 5.45 acre parcel
  - Sold for **\$550,000**
- Salem St., Wilmington - A 2.5 acre parcel
  - Sold for **\$625,000**
- 0 Royalston Rd., Templeton - A 5.8 acre parcel
  - Sold for **\$265,000**
- 461 Freight Shed Rd. (Church Hill Rd.), Phillipston - A 4.6-acre parcel
  - Sold for **\$80,000**



# Questions & Answers

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