



## **PERSPECTIVES: FY2025 DCAMM CAPITAL PLAN**

6.26.2024

---

**A Conversation with**  
**Peter Brigham**, Deputy Commissioner on Planning  
**Ganesh Ramachandran**, Deputy Director of Office of  
Planning

The document is believed to be accessible – due to the difficulty of translating presentations, if questions arise, please contact the DSB at [infodsb@mass.gov](mailto:infodsb@mass.gov) for assistance with the document



Date



DIVISION OF  
CAPITAL ASSET  
MANAGEMENT &  
MAINTENANCE

## DCAMM Updates

September 25, 2024

# Agenda

---

- 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



# Looking Ahead

# Climate Action



# Housing



# Future of Work

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





# Agency Focus on Decarbonization and Climate Resilience

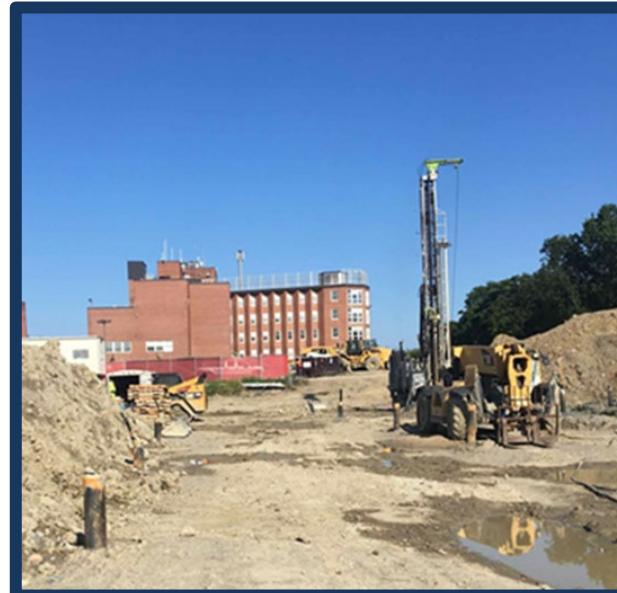
DCAMM's current portfolio includes...

**50+ Projects Reducing EUI**

**10 Projects Moving toward Fossil Fuel Free**

**5 LEED Buildings in Design or Construction**

**371 Ground Source Wells in Design or Construction**



# 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.



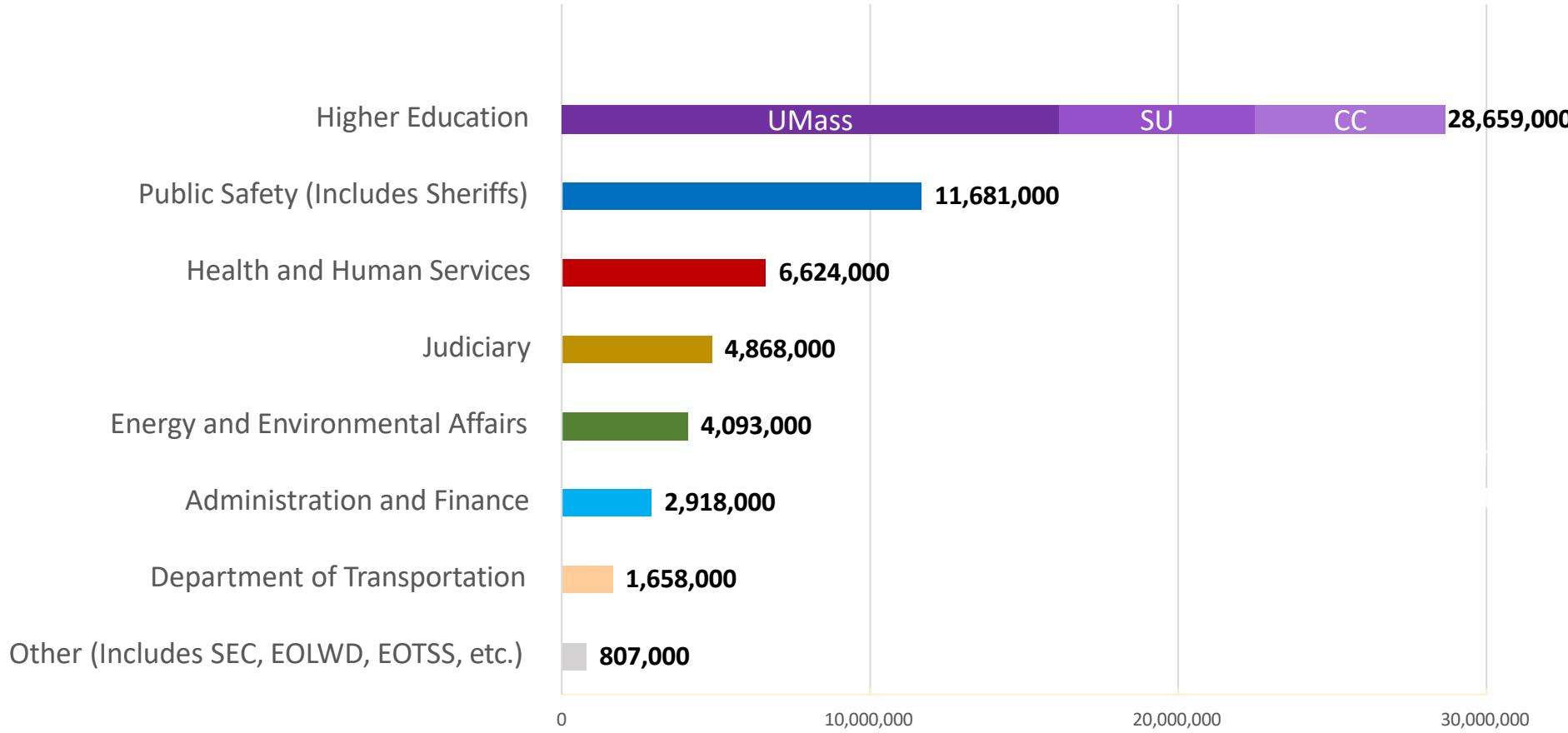
## DCAMM Certification and Compliance

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

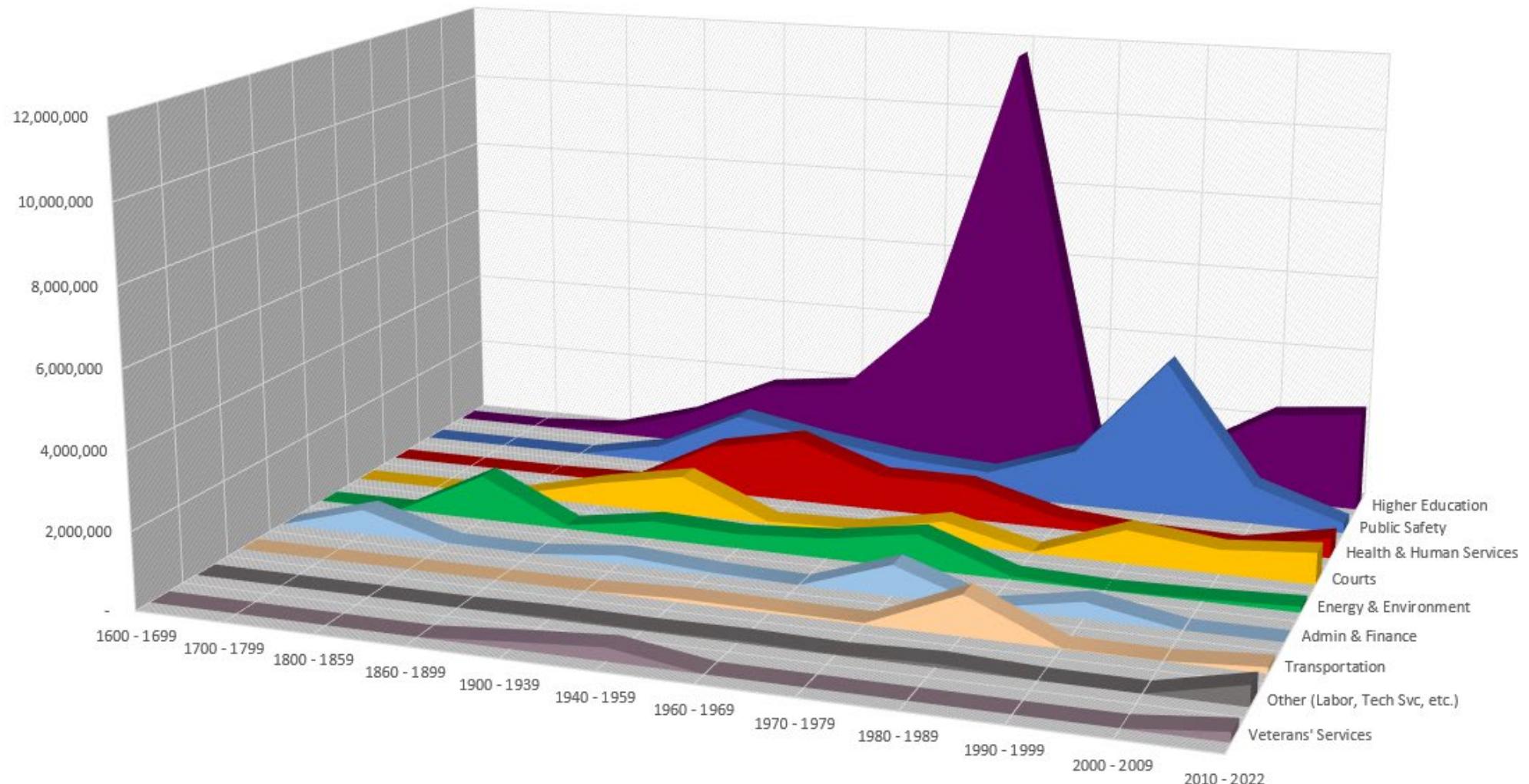


# DCAMM Portfolio Size

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



# DCAMM Portfolio Age

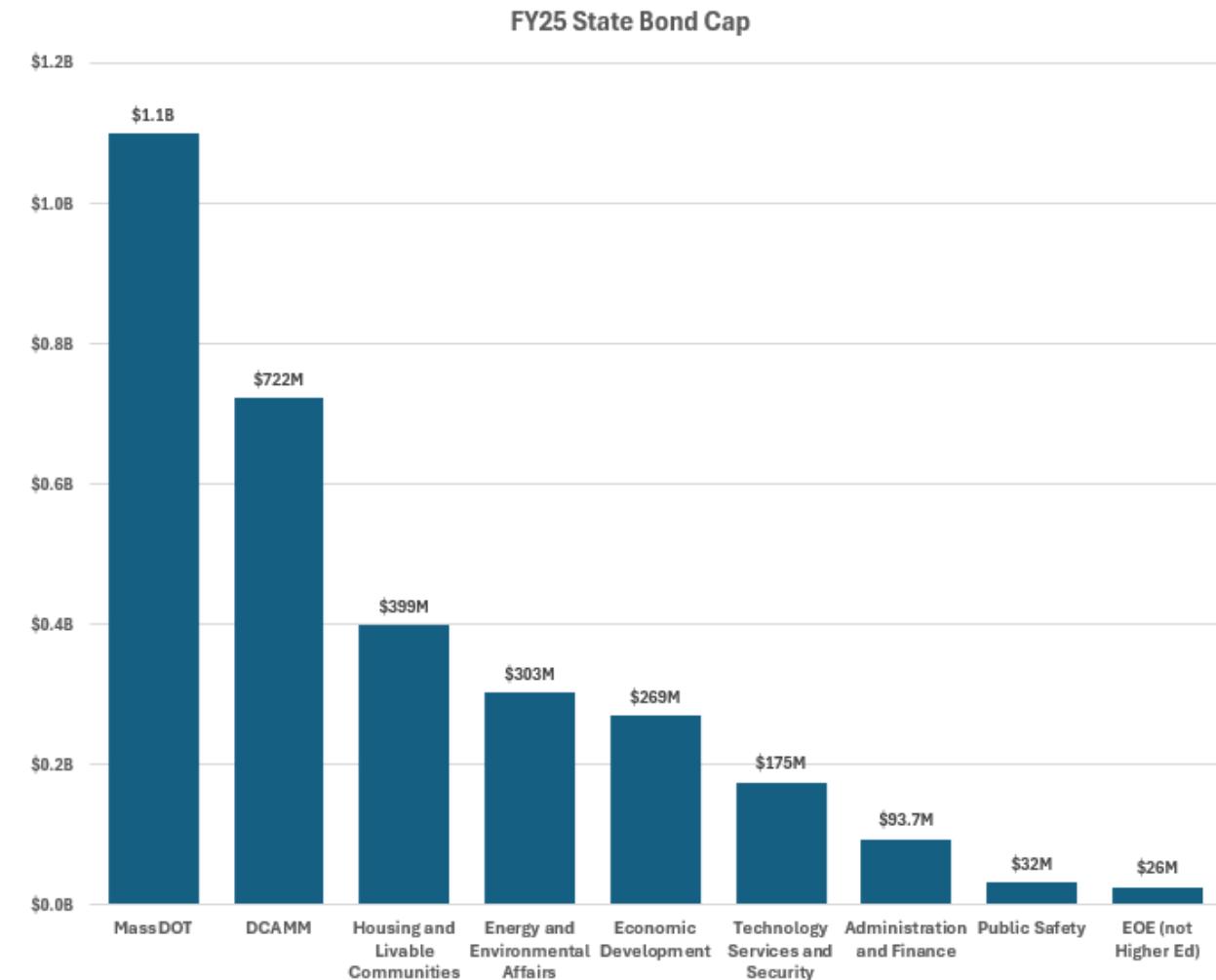


# State Capital Investment Plan FY25

Capital Agency	State Bond Cap			
	FY25	FY25 %	FY25-FY29	FY29 %
MassDOT	\$1.1B	35%	\$5.7B	37%
DCAMM	\$722M	23%	\$3.4B	22%
Housing and Livable Communities	\$399M	13%	\$2.0B	13%
Energy and Environmental Affairs	\$303M	10%	\$1.6B	10%
Economic Development	\$269M	9%	\$1.4B	9%
Technology Services and Security	\$175M	6%	\$876.4M	6%
Administration and Finance	\$93.7M	3%	\$463.0M	3%
Public Safety	\$32M	1%	\$145.4M	1%
EOE (not Higher Ed)	\$26M	1%	\$129.3M	1%
<b>TOTAL</b>	<b>\$3.1B</b>		<b>\$15.6B</b>	

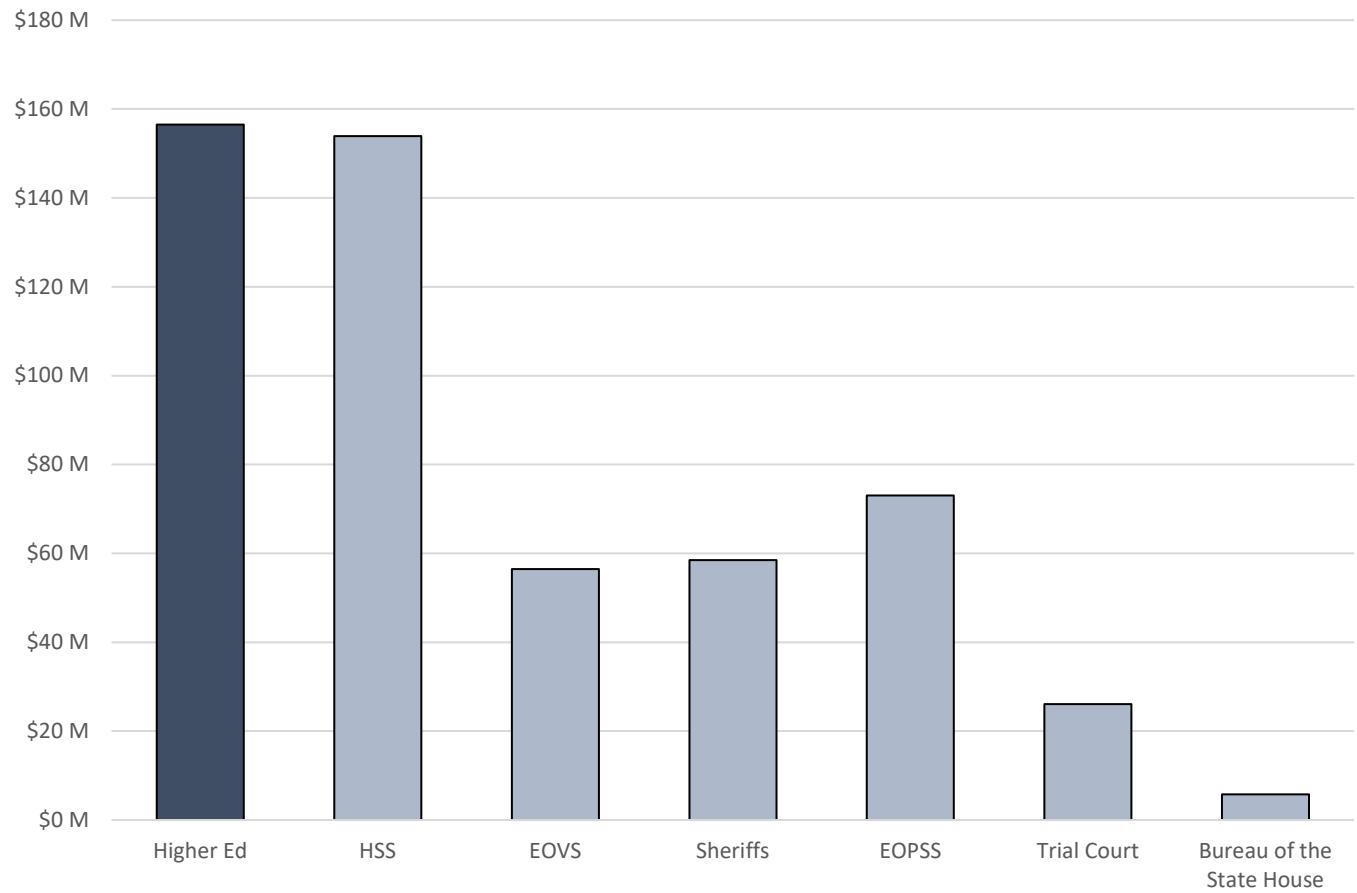
## Administration Priorities

- Decarbonization
- Housing
- Access & Opportunity



# DCAMM Capital Investment Plan FY25

Agency	State Bond Cap
Higher Ed	<b>\$156.5 M</b>
HHS	\$153.9 M
EOVS	\$56.5 M
Sheriffs	\$58.6 M
EOPSS	\$73.0 M
Trial Courts	\$26.1 M
Bureau of the State House	\$5.8 M



# FY25 Capital Investment Plan

---

- FY25 Total Bond Cap - \$3.1 Billion
  - Largest portion is MassDOT – supports Cape Cod bridge replacement
  - \$212M increase over FY24
  - 29% increase in housing investment
  - 32% increase to MEFA
  - 12% increase in economic development
- DCAMM's FY25 cap set at \$722M (6% increase)
  - **98% 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
  - \$156.5M in FY25 (10% increase over FY24)
  - Additional \$54.5M advanced to UMBA for projects at UMD, UML, and UMA
  - Doubles funding for implementation of decarbonization roadmaps



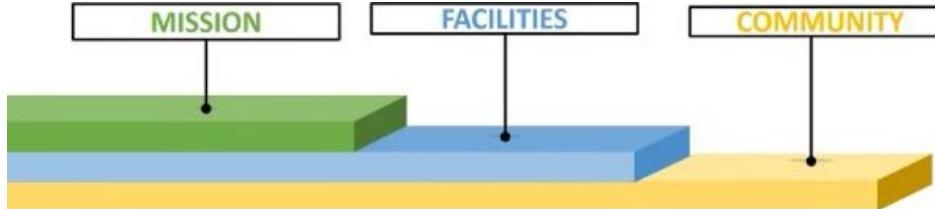
# State Capital Investment Plan

- Fair Share Capital Investment Proposal
  - Working group
  - Enabling language – credit entity
  - Reservation of annual funding



# Real Estate Opportunities

- 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.



Bunker Hill Community College



Northern Essex Community College

## Questions & Discussion

---