



## PUBLIC NOTICE OF DESIGN CONTRACT

### Designer Selection Board

One Ashburton Place, Room 1004, 10th Floor | Boston, MA | 02108  
Telephone: 617-727-4046 | [www.mass.gov/dsb](http://www.mass.gov/dsb)

**DSB List#:** 19-01  
**Notice Date:** January 2, 2019  
**Submission Date:** January 23, 2019 At 2:00 PM  
**Project Number:** BRC1  
**Project Title:** Study and Design for General Building Renovations, Repairs and Upgrades  
**Project Location:** Fall River, Attleboro, Taunton and New Bedford  
**Awarding Agency:** Bristol Community College (BRC)  
**Available Aggregate Amount:** Not-to-Exceed \$3,000,000  
**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** (6) Years

**Maximum Fee Per Contract**, excluding reimbursables,  
based on the scope of work and services authorized,  
shall not exceed: \$1,000,000

#### Contract Type:

House Doctor (on call service contract)  
3 # Required

#### Services Requested:

Architect  
 Landscape Architect  
 Engineer  
 Interior Designer  
 Programmer  
 Construction Manager  
 Other

# AGENCY INFORMATION

Bristol Community College (BRC) is a two-year community college with its main campus located in Fall River, Massachusetts on 65 acres of land at 777 Elsbree Street. It is one of fifteen community colleges in the Massachusetts Higher Education system. The New Bedford campus is located at 800 Purchase Street; Attleboro campus is located at 11 Field Road and the Taunton campus is located at the Silver City Galleria. BCC also has a Center for Workforce and Community Education located at 1082 Davol St in Fall River. Over 7,600 students are enrolled in 160 academic programs offering associate degrees and certificates as well as non-credit courses and on-line courses.

# PROJECT OVERVIEW

Bristol Community College is seeking to procure House Doctor services for building system upgrades, interior & exterior renovations, architectural upgrades, roofing projects, accessibility projects and utilities, roadways and parking upgrades. The “House Doctors” will be required to provide technical advice, creative problem solving, building code reviews, construction administration and project oversight.





**Bristol Community College – NEW BEDFORD, MA**



**Bristol Community College – ATTLEBORO, MA**

## SCOPE OF WORK

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

1. Investigating the nature and severity of the problem.
2. Documenting existing conditions.
3. Recommending detailed repairs and magnitude of cost for such repairs.
4. Proposing alternate methods of repairs for resolution of the problem, including energy efficient alternatives.
5. Developing the preferred solution to schematic design and/ or design development.
6. Preparing construction specifications and documents, cost estimates, and providing construction administration for the solution.

Consideration in the analysis 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 designer is appointed for final design, the General Scope of Work will be defined by the certifiable building study and the current version of the DCAMM Designer Procedures Manual.

Asbestos inspection, design and monitoring, and indoor air quality testing and monitoring will be extra services under this contract.

## SUPPORTING DOCUMENTS

The scope of work for this project is supported by the materials listed below, which are available for review and download on the Designer Selection Board website.

N/A

## PROJECT REQUIREMENTS

Please visit the link <https://www.mass.gov/files/documents/2018/12/21/DSB-19-01-Bristol-Community-College-Project-Requirements.pdf> for the detailed list of project requirements, general conditions and/or requirements of this public notice including, but not limited to:

### **Affirmative Marketing**

DCAMM's Access & Opportunity programs help ensure that minority, women and veteran owned businesses and minority and women workers have opportunities to actively participate on DCAMM design and construction projects. The Affirmative Marketing Program establishes a combined MBE/WBE goal of **17.9%** goal that must be met within the list or requested prime and sub-consultants. Applicants are strongly encouraged to be creative and utilize multiple disciplines and firms to meet the MBE/WBE goal.

### **Sustainability & Resiliency**

DCAMM's Sustainability & Resiliency programs help facilities plan sustainable and energy efficient building projects. We work to improve energy and water efficiency in existing, renovated and new buildings.

### **Universal Design/Accessibility**

Ensuring that design and construction of the Commonwealth's buildings comply with state and federal accessibility regulations. DCAMM's Statewide Accessibility Initiative provides assessment and technical assistance to agencies, building manager, designers and contractors to address the state's compliance obligations.



## Policies & Procedures

Designers, contractors, awarding authorities and other business partners can find helpful guidance and additional resources provided by the Division of Capital Asset Management and Maintenance (DCAMM) including topics such as Designer Procedure Manuals, Construction Specifications, Cost Estimating Manual, Building Information Modeling (BIM) guidelines, Building Commissioning, etc.

## CONTRACT REQUIREMENTS

### *Contract for House Doctor Services*

Appointed applicants will sign a standard *Contract for House Doctor Services* (October, 2017) (“House Doctor Contract”). Once a House Doctor Contract is executed with a selected applicant, DCAMM will solicit proposals from the House Doctor related to specific projects and issue Notices to Proceed for agreed upon scopes of work as set forth in the House Doctor Contract.

[https://www.mass.gov/files/documents/2018/12/03/contract-for-house-doctor-services-rev-18-11-29\\_0.pdf](https://www.mass.gov/files/documents/2018/12/03/contract-for-house-doctor-services-rev-18-11-29_0.pdf)

Exhibit A – Study Services and Exhibit B – Design Services of the House Doctor Contract sets forth specific terms and conditions for the scope of services.

**The designer must prepare studies for all projects under this contract, and all studies must be certified by the DCAMM Deputy Commissioner of Planning before final design can proceed.**

## APPLICATION EVALUATION

Applications will be evaluated based on the DSB criteria for selection of semi-finalist and finalist appearing on the DSB website <https://www.mass.gov/service-details/eligibility-requirements-for-applicants> The specific Personnel and Project Experience required is listed below.

### PERSONNEL

1. Architect (P.I.C.)
2. Mechanical Engineer (M/P/FP)
3. Electrical Engineer
4. Structural Engineer
5. Civil Engineer
6. Landscape Architect
7. Specifications Consultant
8. Cost Estimator
9. MA Building Code Consultant

If a discipline listed above is required to be registered by the Massachusetts Division of Professional Licensure, Applicants and Consultants shall be registered in the Commonwealth of Massachusetts in their respective disciplines.

### PROJECT EXPERIENCE

1. Demonstrated experience in the cost-effective repair and renovation of classrooms, office spaces, public assembly venues, science and dental laboratories, sports facilities, art and music support spaces in occupied higher education facilities in accordance with the Commonwealth of Massachusetts Public Bidding requirements M.G.L.c. 149 and M.G.L. c.30, §39M.
2. Experience with ADA and building access innovation and design, including alterations in existing facilities to resolve accessibility deficiencies.

3. Demonstrated experience in the cost-effective repair and renovation of HVAC, electrical, plumbing, mechanical systems in occupied higher education facilities.
4. Demonstrated experience with the preservation of historic buildings of similar type and period, including interior and exterior architectural systems, materials, details and technology;
5. Renovation and repair to infrastructure including utilities, roadways and parking areas; energy efficiency projects;

## **APPLICANTS PLEASE NOTE**

Please use the latest [DSB Application Form \(Updated July 2016\)](#) and follow the [General Instructions for Filing Applications](#).

Application Update: Please submit One Original, with the Sub-Consultant Acknowledgement forms and SDO Certification letters (by mail) and please email an electronic copy of the application form (do not include the Sub-Consultant Acknowledgment forms and SDO Certification letters) to [applications.dsb@massmail.state.ma.us](mailto:applications.dsb@massmail.state.ma.us)

Applications that are incomplete will be rejected. Applications that are submitted on a form other than **DSB Application Form (Updated July 2016)** may be rejected as non-compliant and not be considered by the Board. Applications received at the DSB Office after the advertised deadline will not be considered.