



# APPLICATION REVIEW REPORT

**DSB LIST #:** 22-07

**LOCATION:** Statewide

**PROJECT #:** DSBP-16

**CONTRACT TYPE:** House Doctor

**PROJECT TITLE:** Study, Planning, Design & Construction for Correctional Facilities

**AWARDING AGENCY:** Division of Capital Asset Management & Maintenance (DCAMM)

**USER AGENCY:** Division of Capital Asset Management & Maintenance (DCAMM)

**TOTAL NO. OF APPLICATIONS:** 4

## Instructions given for preparing Application Review

The Designer Selection Law calls for the director of DCAMM project management to: "designate a representative, who shall be the project manager in the case of a project under the jurisdiction of the office of project management, to act as a nonvoting member of the board for each project under his jurisdiction under consideration by the board. "[M.G.L. Chapter 7C, § 45].

In order to effectively prepare for the public meeting, the designated agency representative is requested to provide a written review of each designer application. Any information received is combined with DSB staff comments and a report is created for use of the voting DSB members during the public meeting. The report is available to all Autocene users after the board has taken action.

Following are some questions that the designated representative may want to consider in preparing the review:

1. Has current agency personnel worked with this firm recently? Is there an active contract in place?
2. Was the application responsive to the evaluation criteria found in the public notice?
3. Based on the likely scope of work and the affirmative marketing requirements indicated in the public notice, does the agency have any concerns regarding the design team's ability to meet these goals?
4. Please provide any other comments, concerns or issues you have with the team.

DESIGN TEAM	AGENCY COMMENTS
<b>Architect (Prime)</b> <b>CGL COMPANIES LLC</b> <i>N/A</i> <b>Mechanical Engineer (M/P/FP)</b> <b>DEWBERRY ENGINEERS INC.</b> <i>N/A</i> <b>Electrical Engineer</b> <b>DEWBERRY ENGINEERS INC.</b> <i>N/A</i> <b>Structural Engineer</b> <b>LIM CONSULTANTS INC.</b> <i>WBE MBE</i> <b>Civil Engineer</b> <b>DEWBERRY ENGINEERS INC.</b> <i>N/A</i> <b>Landscape Architect</b> <b>EARTHDESIGN LANDSCAPE ARCHITECTURE LLC</b> <i>WBE</i> <b>Specifications Consultant</b> <b>KALIN ASSOCIATES INC.</b> <i>N/A</i> <b>Cost Estimator</b> <b>ELLANA, INC.</b> <i>WBE</i> <b>MA Building Code Consultant</b> <b>PRACADEMIC SOLUTIONS</b> <i>N/A</i> <b>Hazardous Materials Consultant</b> <b>CDW CONSULTANTS, INC.</b> <i>WBE</i> <b>Corrections Security Consultant</b> <b>DEWBERRY ENGINEERS INC.</b> <i>N/A</i>	<p>1. Has current agency personnel worked with this firm recently? Is there an active contract in place? Yes, CGL is currently working with DCAMM on two active contracts for projects with the Trial Court: the Quincy Trial Court and Brockton Superior Court and Trial Court Building Modernizations. In those projects, CGL acts as a consultant (Courts Strategic Planner) supporting the Prime Architects, Schwartz Silver and Ann Beha Architects, respectively. CGL's approach to correctional projects is different than their current courthouse projects with DCAMM; they have been the Prime Architect in correctional projects in other parts of the country and have deep expertise on that and different staff that work on those projects. 2. Was the application responsive to the evaluation criteria found in the public notice? CGL prepared a useful narrative under Section 5 Supplemental Response to Evaluation Criteria, including strategy teaming, project approach and project experience, but did not respond to the four evaluation factors listed in the DSB ad. 3. Based on the likely scope of work and the affirmative marketing requirements indicated in the public notice, does the agency have any concerns regarding the design team's ability to meet these goals? No, DCAMM has no concerns as the team includes four firms with DBE designation. 4. Please provide any other comments, concerns, or issues you have with the team. The Prime Architect team includes one correctional planner and two correctional designers in addition to Project Director: all with extensive experience in corrections. Dewberry's team involves many disciplines, including C-M-E-P-FP Engineers and Security consultants. Dewberry's team also include a Director of Justice Architecture, a Detention Facility Planner/Designer, and a Corrections Project Architect, although their interaction with the Prime Architect's correctional planner and correctional are not clearly explained. The proposal does mention that "CGL will work with Dewberry to determine the appropriate staff to handle project needs" but it would've been helpful to know their approach for coordinating the work of planners and architects between the two firms. In addition to the Prime Architect, four consultants listed experience with corrections: • Dewberry: C-M-E-P-FP Engineers and Security Consultant • Kalin: Specifications • Ellana: Cost Estimator • CDW: HazMat Consultant</p>

DESIGN TEAM	AGENCY COMMENTS
<b>Architect (Prime)</b> <b>DHK ARCHITECTS</b> <i>MBE</i> <b>Mechanical Engineer (M/P/FP)</b> <b>ARCHITECTURAL ENGINEERS, INC.</b> <i>N/A</i> <b>Electrical Engineer</b>	<p>1. Has current agency personnel worked with this firm recently? Is there an active contract in place? It appears that there are no active contracts with DCAMM at the moment. Recent DCAMM projects include the Natick Readiness Center in 2014, building envelope study for Hurley &amp; Lindeman Buildings in 2016, building envelope study, design and construction as well as toilet and shower room renovations at Chelsea Soldiers' Home in 2018. 2. Was the application responsive to the evaluation criteria found in the public notice?</p>

ARCHITECTURAL ENGINEERS, INC. *N/A*  
**Structural Engineer**  
 THORNTON TOMASETTI INC *N/A*  
**Civil Engineer**  
 NITSCH ENGINEERING, INC. *WBE*  
**Landscape Architect**  
 VERDANT LANDSCAPE ARCHITECTURE *WBE*  
**Specifications Consultant**  
 DHK ARCHITECTS *MBE*  
**Cost Estimator**  
 ELLANA, INC. *WBE*  
**MA Building Code Consultant**  
 DHK ARCHITECTS *MBE*  
**Hazardous Materials Consultant**  
 CDW CONSULTANTS, INC. *WBE*  
**Corrections Security Consultant**  
 ROSS AND BARUZZINI, INC. *N/A*

Yes, in addition to recommendations letters, HDK thoughtfully responded to the four evaluation criteria in Section 5. 3. Based on the likely scope of work and the affirmative marketing requirements indicated in the public notice, does the agency have any concerns regarding the design team's ability to meet these goals? No, DCAMM has no concerns as the team includes five firms with DBE designation. 4. Please provide any other comments, concerns, or issues you have with the team. Based on their proposal, DHK has demonstrated experience with public safety projects under House Doctor contracts with multiple public safety agencies, including the Hampden County Sheriff's Department, the Department of Youth Services, the MA Army National Guard, and the MA Trial Courts. In addition to the Prime Architect, five consultants listed experience with corrections: • IMEG (formerly Architectural Engineers): M-E-P-FP Engineers • Nitsch: Civil Engineer • Ellana: Cost Estimator • CDW: HazMat Consultant • Ross & Baruzzini: Security Consultant

#### DESIGN TEAM

**Architect (Prime)**  
 HDR ARCHITECTURE, P.C. *N/A*  
**Mechanical Engineer (M/P/FP)**  
 ARCHITECTURAL ENGINEERS, INC. *N/A*  
**Electrical Engineer**  
 ARCHITECTURAL ENGINEERS, INC. *N/A*  
**Structural Engineer**  
 B+AC, LLC *MBE*  
**Civil Engineer**  
 NITSCH ENGINEERING, INC. *WBE*  
**Landscape Architect**  
 GROUND INC *WBE*  
**Specifications Consultant**  
 HDR ARCHITECTURE, P.C. *N/A*  
**Cost Estimator**  
 ELLANA, INC. *WBE*  
**MA Building Code Consultant**  
 JENSEN HUGHES, INC. *N/A*  
**Hazardous Materials Consultant**  
 CDW CONSULTANTS, INC. *WBE*  
**Corrections Security Consultant**  
 HDR ARCHITECTURE, P.C. *N/A*

#### AGENCY COMMENTS

1. Has current agency personnel worked with this firm recently? Is there an active contract in place? Yes, HDR is currently working with DCAMM on five active, public safety contracts, including: • One courthouse project: Cambridge Courthouse Exterior Enveloped Upgrades (\$5.6M). • Four correctional projects: two projects for the Essex County Sheriff's Department (one major renovation (\$12.5M) and one building replacement (\$39M)), a HVAC System upgrade of housing towers at the Hampden County Sheriff's Department (\$7M). Although not listed in their proposal, HDR is also working with DCAMM in the Study of Reimagined Correctional Center for Women (\$40M). • A Program and Facility Renewal Study for the Office of the Chief Medical Examiner in Boston. 2. Was the application responsive to the evaluation criteria found in the public notice? Yes, in addition to additional information such as firm qualifications, statistics regarding DCAMM projects and project matrix, HDR's application was responsive to the four evaluation criteria in Section 5. 3. Based on the likely scope of work and the affirmative marketing requirements indicated in the public notice, does the agency have any concerns regarding the design team's ability to meet these goals? No, DCAMM has no concerns as the team includes five firms with DBE designation. 4. Please provide any other comments, concerns, or issues you have with the team. Based on their proposal, HDR has demonstrated extensive experience with House Doctor contracts and correctional projects of any scale. In addition to the Prime Architect, seven consultants listed experience with corrections: • IMEG (formerly Architectural Engineers): M-E-P-FP Engineers • B+AC: Structural Engineer • Nitsch: Civil Engineer • Ground: Landscape Architect • Ellana: Cost Estimator • Jensen Hughes: Building Code Consultant • CDW: HazMat Consultant HDR has partnered with the core team of consultants listed on this application on current and recent correctional projects for DCAMM. For example: • Building renovation and building replacement at Essex County Sheriff's Department: IMEG, B+AC, Jensen Hughes, and Ellana. • HVAC System upgrade of housing towers at the Hampden County Sheriff's Department: IMEG, B+AC, and Ellana.

#### DESIGN TEAM

**Architect (Prime)**  
 ROWSE ARCHITECTS, INC. *N/A*  
**Mechanical Engineer (M/P/FP)**

#### AGENCY COMMENTS

1. Has current agency personnel worked with this firm recently? Is there an active contract in place? Currently, Rowse Architects is not a vendor with DCAMM. 2. Was the application responsive to the evaluation criteria found in the public notice? Yes, in addition to client testimonials, Rowse Architects responded to the four evaluation criteria in Section 5. 3. Based on the likely scope of work and the

*BUILDING ENGINEERING RESOURCES, INC.*

*N/A*

**Electrical Engineer**

*BUILDING ENGINEERING RESOURCES, INC.*

*N/A*

**Structural Engineer**

*LIM CONSULTANTS INC. WBE MBE*

**Civil Engineer**

*BRENNAN CONSULTING, INC. WBE*

**Landscape Architect**

*PLACES ASSOCIATES, INC. WBE*

**Specifications Consultant**

*KALIN ASSOCIATES INC. N/A*

**Cost Estimator**

*TALEVI AND HAESCHE, LLC WBE*

**MA Building Code Consultant**

*BUILDING CODE CONSULTING LLC N/A*

**Hazardous Materials Consultant**

*ENVIRONMENTAL CONSULTING AND*

*MANAGEMENT, INC N/A*

**Corrections Security Consultant**

*BUFORD GOFF N/A*

affirmative marketing requirements indicated in the public notice, does the agency have any concerns regarding the design team's ability to meet these goals? No, DCAMM has no concerns as the team includes four firms with DBE designation. 4. Please provide any other comments, concerns, or issues you have with the team. Based on their proposal, Rowse Architects has demonstrated experience with public safety projects in New England, including large, campus-wide correctional projects in Rhode Island and New Hampshire. In Massachusetts, Rowse Architects has served as a House Doctor for the Barnstable County Sheriff's Office and the Norfolk County Sheriff's Office for projects funded by DCAMM but managed by the Sheriffs. In addition to the Prime Architect, five consultants listed experience with corrections: • Building Engineering Resources: M-E-P-FP Engineers • Kalin: Specifications • Talevi and Haesche: Cost Estimator • Building Code Consulting: Building Code Consultant (although very limited project information was listed in Section 4b) • Buford Goff: Security Consultant Resumes were not provided for two consultants in Section 3: Building Code Consulting and Environmental Consulting & Management.