



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



Presentation for Women in Public Finance

March 30, 2016

Mission

The Division of Capital Asset Management and Maintenance (DCAMM) is responsible for capital planning, project delivery, property management, and real estate services for the Commonwealth. We are stewards of the Commonwealth's assets.

Our job is to work with our state agencies to create and manage forward-thinking, sustainable buildings to meet the needs of our citizens. We are partners with our agencies to help them meet their strategic needs with fiscally responsible facility and real estate solutions. We support the growth of our economy and actively engage with our private sector partners to make it easier to do business with the Commonwealth and improve access and opportunity.

What We Do

Capital Planning and Project Delivery

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

Facility Management

- Property operations, including management of surplus real estate
- Technical assistance for all agencies (training, contracting, and hazmat)
- Space Planning & Interior Design

Real Estate

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

Other responsibilities

- MBE/WBE – statewide goals and compliance on DCAMM projects
- Contractor certification and evaluation
- Emergency waiver requests
- Statewide CAMIS and MAsetts state property inventory report



Massachusetts College of Art and Design - Center for Design+Media



UMass Boston Integrated Science Building

DCAMM “By the Numbers”

Examples of Work Volume in Key DCAMM Business Units	
Functional Area	Volume
Strategic Capital Planning and Project Studies	64 plans or project studies, \$1.03 billion value
Design and Construction Projects	65 current projects, \$1.42 billion value
Deferred Maintenance Projects	390 smaller projects, \$130 million value
Energy Projects	411 projects, \$436 million value
Leases and Related Agreements Executed	200 (FY2014)
Property Transactions	120 (FY2014)
Contractor Certification	1,300 applications (CY2014)
M/WBE Compliance	270 projects being monitored
Accessibility Improvements	180 assessments completed since FY2013

Figures generated Spring 2015

Past Examples of Public/Private Partnerships

DDS Group Home Lease Program

- 20 and 30-year lease-purchase agreements
- Freestanding homes for up to 5 people- all are new construction to meet the specific needs of the clients and DDS operations
- Many funded through CEDAC and pre-development and permanent financing through the Facilities Consolidation Fund
- 85 lease- purchase agreement to date



Danvers Group Home

Massachusetts Mental Health (MMHC)

- Asset Management Board (AMB) Development Agreement divided site into 3 development parcels for: Fenwood Inn; BWH Nonresidential building; and Residential building with 143 mixed income rental and condo units
- Key financial benefit: Construction of the new MMHC building was no cost to the Commonwealth



Mass Mental Health Center

Energy Projects

- Solar installations at Community Colleges through Power Purchase Agreements

Current Priorities: Realizing Value from State-Owned Assets

Collaborating with both public and private sector partners to be more entrepreneurial and strategic in the use of Commonwealth real estate assets to strengthen communities and our economy.

- Governor's "Open for Business" Program
- Asset Management Board (AMB)
- Joint Development – leveraging private investment on state lands
- Support of housing development
- Support of economic development
- Energy Projects
- Telecommunications



The poster features the state seal of Massachusetts at the top. Below it, the title "THE COMMONWEALTH IS OPEN FOR BUSINESS" is prominently displayed. The text invites people to join Governor Baker to learn how to turn state real estate assets into business opportunities. It lists various areas of interest: Real Estate, Economic Development, Utilities & Telecommunications, Green Partnerships, Advertising, and Retail & Concessions. A red box highlights the "OPEN HOUSE" event on Monday, October 19, 2015, at the State Transportation Building, Second Floor Conference Center, from 7:30 a.m. to 10:30 a.m. Registration information and a website link are provided. The bottom section lists participating organizations with their logos: T, massDOT, MasDevelopment, massport, D-C-A-M-M, and the Executive Offices of Housing and Economic Development and Energy and Environmental Affairs.

THE COMMONWEALTH IS OPEN FOR BUSINESS

Come join Governor Baker to learn how to turn state real estate assets into business opportunities for you.

Real Estate • Economic Development • Utilities & Telecommunications
• Green Partnerships • Advertising • Retail & Concessions •

OPEN HOUSE
Monday, October 19, 2015
State Transportation Building • Second Floor Conference Center
10 Park Plaza, Boston, MA 02116
7:30 a.m. – 10:30 a.m.

To register for this event, visit mbtarealty.com/event-registration.
Walk-ins welcome.

WITH LEADERS FROM:

T massDOT MasDevelopment massport
D-C-A-M-M Executive Office of Housing and Economic Development Executive Office of Energy and Environmental Affairs

Current Priorities: Joint Development

Public/private development of high value/ underutilized property

- Private development to unlock value and support redevelopment
- Studies underway for several locations

Economic development

- Surplus property disposition to promote economic development
 - Worcester State Hospital
 - Grafton/ Institute Road

Housing development

- Surplus property disposition
 - Foxborough State Hospital
 - Grafton/Shrewsbury
- Low threshold housing (sites at active HHS properties)



Worcester Bio-Medical Potential

Current Priorities: Energy Projects

Solar PV

- Partnership with DOER
- Purpose of agreement is to identify potential parking lots at state facilities for installation of solar canopies
 - Example: a 600K grant was submitted on behalf of DOER for solar canopies at Roxbury Community College.



Solar Canopy PVs

Anaerobic Digestion

- Partnership with DOER, DOC and UMass
- DCAMM leases anaerobic digester renewable energy facilities under a Power Purchase Agreement
 - Examples: MCI- Shirley and MCI-Norfolk



MCI-Shirley Anaerobic Digester Facility

Other Opportunities

Higher Education

- Strategic Framework – alignment and regional partnerships
- Mixed financing sources

Sales Partnership Program

- State sells to host municipality
 - Medfield
 - Westborough
 - Waltham/Fernald
 - North Andover/JT Berry
- Municipality controls end use of property
- Municipality markets property
- Upon resale or lease, municipality & Commonwealth share proceeds
- Locality can receive 50-70% of proceeds
- DCAMM provides technical assistance