

MEMORANDUM

To: Board of Directors, Massachusetts School Building Authority
From: James A. MacDonald, First Deputy Treasurer, Chief Executive Officer
John K. McCarthy, Executive Director, Deputy Chief Executive Officer
Date: August 17, 2021
RE: Accelerated Repair Program – Consultant Procurement 2021-2023 Update

In connection with its Accelerated Repair Program (the “Program”), the MSBA issued separate Requests for Designer and Project Management Services. The Request for Responses to Provide Designer Services was issued on March 10, 2021 and the Request for Responses to Provide Project Management Services was issued on February 24, 2021. The objective of the procurements was to select a pool of qualified Designers and Owner’s Project Managers (“OPMs”) that the MSBA will assign to districts that will be invited to participate in the Program beginning in 2021 through 2023.

On February 10, 2021, the MSBA, in conjunction with the Supplier Diversity Office (“SDO”), hosted a procurement overview meeting to share information about the Program and the associated procurements for designer and project management services.

Prior to the meeting, the SDO conducted outreach to hundreds of certified Minority- and Woman-Owned Business Enterprises (“MBE,” “WBE,” or “MBE/WBE”) that provide design, project management, or related services to notify these businesses about the briefing. The MSBA posted notice of the meeting on its website. Representatives of 105 firms, including 49 SDO-certified firms, attended the meeting.

The MSBA received 44 applications in response to the Request for Responses for Designers (34 firms in total; 10 of those firms submitted two applications, one for roof and exterior windows/doors, and another for boilers) and 29 applications to the Request for Responses for Project Management Services. Of the 49 SDO-certified firms that attended the pre-proposal briefing, 14 submitted responses to provide designer services or project management services as the prime consultant. Other SDO-certified firms in attendance may have also applied as sub-consultants.

The deadline for submission of a response to the Designer Services Request for Responses was April 7, 2021 and the deadline for submission of a response to the Project Management Services was March 24, 2021.

Request for Designer Services

The MSBA received 44 applications in response to the Request for Responses to Provide Designer Services, as follows:

Roof and Exterior Windows/Doors	Boilers
Amenta Emma Architects	Architectural Engineers, Inc.
BWA Architecture	BLW Engineers, Inc.

Roof and Exterior Windows/Doors (Cont.)	Boilers (Cont.)
CBI Consulting, LLC	CGKV Architects, Inc.
CGKV Architects, Inc.	CSS Architects, Inc.
Civitects Architecture	DiGiorgio Associates, Inc.
CSS Architects, Inc.	EDM Architecture & Engineering, PC
Dietz & Co. Architects, Inc.	Fennick McCredie Architecture
DiGiorgio Associates, Inc.	Habeeb & Associates
EDM Architecture & Engineering, PC	Hesnor Engineering Associates
Edward Rowse Architects	Johnson Roberts Associates, Inc.
Fennick McCredie Architecture	NV5
Gale Associates, Inc.	Shekar & Associates, Inc.
Gorman Richardson Lewis Architects	Tecton Architects
Habeeb & Associates Architects, Inc.	Tighe & Bond, Inc.
Icon Architecture, Inc.	Trinidad Engineering
Johnson Roberts Associates, Inc.	TSKP Studio
Kaestle Boos Associates, Inc.	
Mount Vernon Group Architects	
Next Phase Studios	
Raymond Design Associates, Inc.	
RGB Architects	
Russo Barr Associates, Inc.	
Simpson Gumpertz & Heger	
TBA Architecture Planning	
The S/L/A/M Collaborative	
Tecton Architects	
Tighe & Bond, Inc.	
TSKP Studio	

Based on a preliminary review, MSBA staff recommended that Trinidad Engineering be disqualified without further consideration for failure to submit a complete response.

MSBA staff evaluated the-applications based on the criteria as set forth in the RFR:

1. Demonstrated Experience and Performance on Public or Private Projects Entailing Energy Efficient Renovations and Repairs
2. Demonstrated Experience and Performance of key personnel (Principal-in-Charge, Project Manager, Project Architect/Engineer, and Sub-consultants)
3. Knowledge of and Experience with Energy Efficient Incentive and Rebate Programs
4. Demonstrated Experience with Multi-Phase Renovations in Occupied Buildings
5. Capacity and Organizational Structure
6. Past Performance of the Respondent's Proposed Key Personnel, including Sub-consultants, if any, with Previous MSBA-Funded Projects within the Past Three-Years
7. Supplier Diversity Program
8. Invest in Massachusetts

Following a review of MSBA staff recommendations, on July 20, 2021, the Designer Selection Panel (“DSP”) determined that the following design firms submitted the strongest applications and best met the requirements for providing services in the Accelerated Repair Program.

Roof and Exterior Windows/Doors	Boilers
BWA Architecture	Architectural Engineers, Inc.
CGKV Architects, Inc.	BLW Engineers, Inc.
Civitects Architecture	CGKV Architects, Inc.
CSS Architects Inc.	CSS Architects, Inc.
EDM Architecture & Engineering, PC	EDM Architecture & Engineering PC
Gorman Richardson Lewis Architects	Habeeb & Associates Architects, Inc.
Habeeb & Associates Architects, Inc.	Johnson Roberts Associates, Inc.
Johnson Roberts Associates, Inc.	NV5
Mount Vernon Group Architects	Shekar & Associates, Inc.
The S/L/A/M Collaborative	Tighe & Bond, Inc.
Tighe & Bond, Inc.	TSKP Studios
TSKP Studios	

Request for Project Management Services

The MSBA received 29 responses to the Request for Responses to Provide Project Management Services from the following firms:

- AECOM Technical Services, Inc.
- Anser Advisory
- Arcadis U.S., Inc.
- Architectural Consulting group, Inc.
- Atlantic Construction Management, Inc.
- Building Enclosure Science, LLC
- Cascade Project Management, LLC
- CBRE Heery, Inc.
- CGA Project Management, LLC
- Construction Monitoring Services, Inc.
- Colliers Project Leaders
- Context Capital Asset Management, LLC
- CSL Consulting, LLC
- Dore + Whittier Management Partners, LLC
- exPERTcon, Inc.
- Hill International (New England), Inc.
- Jacobs Project Management Co.
- JLL
- Leftfield, LLC
- Municipal Building Consultants, Inc.
- Northstar Project and Real Estate Services

- NV5 Consultants, Inc.
- Project Planning Professionals (P-Three, Inc.)
- PCA360
- PMA Consultants, LLC
- STV | DPM (STV Construction, Inc.)
- TERVA Corporation
- THE VERTEX COMPANIES, INC.
- Watermark

Based on a preliminary review, MSBA staff recommended that no responses be disqualified without further consideration for failure to submit a complete response.

MSBA staff evaluated the remaining applications based on the criteria as set forth in the RFR:

1. Demonstrated Experience and Performance on Public or Private Projects Entailing Energy Efficient Renovations and Repairs of the Project Director
2. Demonstrated Experience and Performance on Public or Private Projects entailing Energy Efficient Renovations and Repairs of Respondent's Project Manager(s), Project Representative(s) and named subconsultants
3. Demonstrated Experience with Multi-Phase Renovations in Occupied Buildings
4. Capacity and Organizational Structure
5. Past Performance of the Respondent's Proposed Key Personnel, Including Subconsultants, if any, With Previous MSBA-funded Projects
6. Proposed Management Plan
7. Supplier Diversity Program
8. Invest in Massachusetts

MSBA staff determined that the following project management firms submitted the strongest responses and best meet the requirements for providing services in the Accelerated Repair Program.

- Anser Advisory
- Arcadis U.S., Inc.
- Architectural Consulting Group, Inc.
- Colliers Project Leaders
- exPERTcon, Inc.
- Hill International (New England), Inc.
- LEFTFIELD, LLC
- NV5 Consultants, Inc.
- PCA360
- Project Planning Professionals (P-Three, Inc.)
- STV | DPM (STV Construction, Inc.)
- THE VERTEX COMPANIES, INC.
- Watermark