

MEMORANDUM

TO: Board of Directors, Massachusetts School Building Authority
FROM: James A. MacDonald, First Deputy Treasurer, Chief Executive Officer
Mary L. Pichetti, Executive Director, Deputy Chief Executive Officer
SUBJECT: Accelerated Repair Program – Consultant Procurement 2024-2026 Update
DATE: August 21, 2024

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 28, 2024 and the Request for Responses to Provide Project Management Services was issued on April 4, 2024. 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 2024 through 2026. The pool of qualified Designers will be assigned to districts invited to participate in the Program for the replacement of exterior windows/doors and the replacement or restoration of roofing thereby increasing energy efficiency in otherwise sound educational facilities. In addition, these districts, the pool of qualified Owner’s Project Managers will also be assigned to districts invited to complete heat pump projects as part of the 2025 Program. The MSBA anticipates including heat pumps as an option as part of the 2025 Statement of Interest opening.

On October 11, 2023, 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. The overview meeting provided information for other MSBA procurements as well, including Technical Services, Enrollment Studies, School Survey, Commissioning Services, and the Program’s Heat Pump Study.

Prior to the meeting, the SDO conducted outreach to hundreds of certified Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Veteran Business Enterprise (VBE), Service-Disabled Veteran-Owned Business Enterprise (SDVOBE), Disability-Owned Business Enterprise, LGBT Business Enterprise, Minority Nonprofit Organization (M/NPO), or Women Nonprofit Organization (W/NPO) 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 97 firms, including 57 SDO-certified firms, attended the meeting.

The deadline for submission of a response to the Designer Services Request for Responses was April 25, 2024 and the deadline for submission of a response to the Project Management Services Request for Responses was May 2, 2024.

Request for Designer Services

The MSBA received 24 applications in response to the Request for Responses to Provide Designer Services, as follows:

1. BWA Architecture
2. CGKV Architects, Inc.
3. Civitects Architecture
4. CSS Architects, Inc.
5. Dietz & Co. Architects, Inc.
6. EDM Architecture & Engineering, PC
7. Gale Associates, Inc.
8. Gannet Flemming Engineers and Architects, P.C.
9. Gorman Richardson Lewis Architects
10. Habeeb & Associates Architects, Inc.
11. Icon Architecture, Inc.
12. Johnson Roberts Associates, Inc.
13. Kaestle Boos Associates, Inc.
14. Matz Collaborative Architects, Inc.
15. Meander Studio Collaborative Design
16. Mount Vernon Group Architects
17. Next Phase Studios
18. Raymond Design Associates, Inc.
19. Reverse Architecture and Justin Lee Architecture & Design LLC
20. SOCOTEC AE Consulting, LLC
21. The S/L/A/M Collaborative
22. Tighe & Bond, Inc.
23. TSKP Studio
24. Turowski2 Architecture, Inc.

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 23, 2024, 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.

1. BWA Architecture
2. CGKV Architects, Inc.
3. Civitects Architecture

4. CSS Architects, Inc.
5. Dietz & Co. Architects, Inc.
6. EDM Architecture & Engineering, PC
7. Gale Associates, Inc.
8. Gannet Flemming Engineers and Architects, P.C.
9. Gorman Richardson Lewis Architects
10. Habeeb & Associates Architects, Inc.
11. Johnson Roberts Associates, Inc.
12. Kaestle Boos Associates, Inc.
13. Matz Collaborative Architects, Inc.
14. Mount Vernon Group Architects
15. Next Phase Studios
16. Raymond Design Associates, Inc.
17. SOCOTEC AE Consulting, LLC
18. The S/L/A/M Collaborative
19. Tighe & Bond, Inc.
20. TSKP Studio
21. Turowski2 Architecture, Inc.

Request for Project Management Services

The MSBA received 21 responses to the Request for Responses to Provide Project Management Services from the following firms:

1. AECOM Technical Services, Inc.
2. Anser Advisory
3. Architectural Consulting group, Inc.
4. Atlantic Construction Management, Inc.
5. CHA Consulting, Inc.
6. Colliers Project Leaders
7. CSL Consulting, LLC
8. ECC Corporation
9. GreenerU, Inc.
10. LiRo Program + Construction Management, PE, P.C.
11. JLL
12. Next Level OPM, LLC
13. NV5 Consultants, Inc.
14. Project Planning Professionals (P-Three, Inc.)
15. PCA360
16. School House Construction Services LLC
17. Skanska USA Building Inc.
18. SMMA
19. SOCOTEC AE Consulting, LLC
20. THE VERTEX COMPANIES, INC.
21. 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 and Performance on Public or Private Projects entailing Energy Efficient Renovations and Repairs of Respondent's Project Representative(s) and Subconsultant(s)
4. Proposed Management Plan
5. Knowledge of and Experience with Energy Efficient Incentive and Rebate Programs
6. Capacity and Organizational Structure
7. Past Performance of the Respondent's Proposed Key Personnel, Including Subconsultants, if any, With Previous MSBA-funded Projects Within the Past Three Years
8. Supplier Diversity Program
9. 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.

1. AECOM Technical Services, Inc.
2. Anser Advisory
3. Architectural Consulting group, Inc.
4. Atlantic Construction Management, Inc.
5. CHA Consulting, Inc.
6. Colliers Project Leaders
7. CSL Consulting, LLC
8. GreenerU, Inc.
9. LiRo Program + Construction Management, PE, P.C.
10. JLL
11. Next Level OPM, LLC
12. NV5 Consultants, Inc.
13. Project Planning Professionals (P-Three, Inc.)
14. PCA360
15. Skanska USA Building Inc.
16. SMMA
17. THE VERTEX COMPANIES, INC.
18. Watermark