

# Massachusetts School Building Authority

James A. MacDonald  
*Chief Executive Officer*

Deborah B. Goldberg, State Treasurer and Receiver-General  
*Chair*

Mary L. Pichetti  
*Executive Director/Deputy CEO*



## FY26 MSBA Procurement Overview

February 3, 2026



# Procurement Overview Agenda

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- **Welcome and Introductions**
  - *Mary Pichetti, Executive Director/Deputy CEO, MSBA*
- **Active Procurements in FY26**
  - *Siobhan Tolman, Procurement and Contracts Manager, MSBA*
- **MA Supplier Diversity Office (“SDO”) Presentation**
  - *Meghan Costa, Construction Programs Lead, SDO*
  - *Jim Murray, Construction Program Coordinator, SDO*
- **MSBA Science Lab Guidelines and Science/Technology/Engineering Area Guidelines Procurement Overview**
  - *Karl Brown, Design Director, MSBA*
- **Prototypical School Designs for the MSBA Model School Program Procurement Overview**
  - *Elena Seiti, Senior Capital Program Manager, MSBA*
- **Questions/Answers**



# FY26 MSBA Procurement Overview

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- **Recently Posted Procurements:**
  - **MSBA Science Lab Guidelines and Science/Technology/Engineering Area Guidelines**
    - *Issued Jan 21, 2026*
    - *Responses due Mar 11, 2026*
  - **Prototypical School Designs for the MSBA Model School Program**
    - *Issued Jan 21, 2026*
    - *Responses due May 6, 2026*
  
- **Other Active Procurements in FY26:**
  - Engineering and Technology Services (MSBA Offices)
    - *Response due Feb 12, 2026*

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## Procurement Overview

# MSBA Science Lab Guidelines and Science/Technology/Engineering Area Guidelines



# MSBA Science Lab Guidelines and Science/Technology/Engineering Area Guidelines | Historic Overview

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The MSBA's Science Lab Guidelines Over the Years:

- **2009** – MSBA formed the "Science Lab Task Force" to consider feedback from experts and practitioners with a goal to develop new high school science lab design standards in Massachusetts.
- **2010-2011** - MSBA published prototypical floor plans including furniture and equipment configurations for various types of high school science labs. These plans were updated in 2013.
- **2018** – MSBA worked with an outside consultant to develop *Recommendations and Best Practices for K-12 STEM Learning Spaces* to address lab and STEM spaces not covered in the HS standards.
- **2019** – MSBA published a supplemental *Table of Example Laboratory Hazards, Controls and Design Standards* to provide guidance regarding STE safety and handling of hazardous materials.
- **2026** – **The goal of this procurement is to review, analyze, and recommend updates to these published standards, following onsite observations with user groups utilizing science labs and STE spaces designed in coordination with MSBA guidelines.**



# MSBA Science Lab Guidelines and Science/Technology/Engineering Area Guidelines | Scope of Work

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## **SCOPE OF SERVICES** *(full scope is outlined in the RFR)*

The MSBA anticipates that the scope of services may include but not be limited to the following:

- **Review, evaluate, and provide recommendations and/or modifications associated with MSBA’s current “Science Lab Guidelines” and MSBA’s current Science Technology/Engineering Area Guidelines.**
- **Generate a workplan associated with completing the work.**
- **Manage and coordinate monthly meetings with MSBA.**
- **Submit final recommendations and present to MSBA.**
- **Potential Assignment for Extra Services at MSBA's discretion.**



# MSBA Science Lab Guidelines and Science/Technology/Engineering Area Guidelines | Procurement Schedule

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## **Anticipated Procurement Schedule**

- Issuance: *January 21, 2026*
- Informational Session: *February 3, 2026*
- Question Deadline: *February 9, 2026*
- Response Deadline: *March 11, 2026*
- Virtual Presentation: *Week of April 13 (if nec.)*
- Award of Contract: *June 2026 (tentative)*

## **Selection Outcome**

- MSBA anticipates selection of one Respondent
- Multi-year agreement with MSBA beginning July 2026

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## Procurement Overview

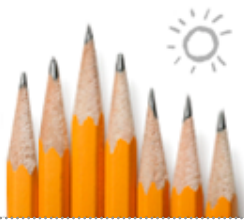
### 2026 Model School Program Update



# Model School Program History

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- Pilot Program initiated in 2008
- Incentive reimbursement points removed at the March 16, 2016 Board of Directors meeting
- Total of 12 model schools approved at the July 20, 2016 Board of Directors meeting
- Original 16 model schools removed at the November 9, 2016 Board of Directors meeting
- Additional 2 models approved at the June 28, 2017 Board of Directors meeting
- Additional 2 models approved at the February 11, 2021 Board of Directors meeting
- Additional 6 models approved at the October 27, 2021 Board of Directors meeting
- Removal of 2 model schools at the December 21, 2022 Board of Directors meeting
- Additional 6 models approved at the October 25, 2023 Board of Directors meeting



# Model School Program Summary

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- Current inventory includes 26 approved model schools:
  - 18 Elementary Schools
  - 2 Middle Schools
  - 1 Middle/High School
  - 5 High Schools
- Purpose of Request For Qualifications (RFQ) – update inventory of available model school designs by selecting one or more existing schools of various grade configurations



## Recent Activity

- Latest adaptation – Dr. William R. Peck Middle School in Holyoke, MA
  - Facility opened and occupied in August 2025
  - Designed under the 10th edition of the MA Building Code and IECC 2021





# Model School Program RFQ

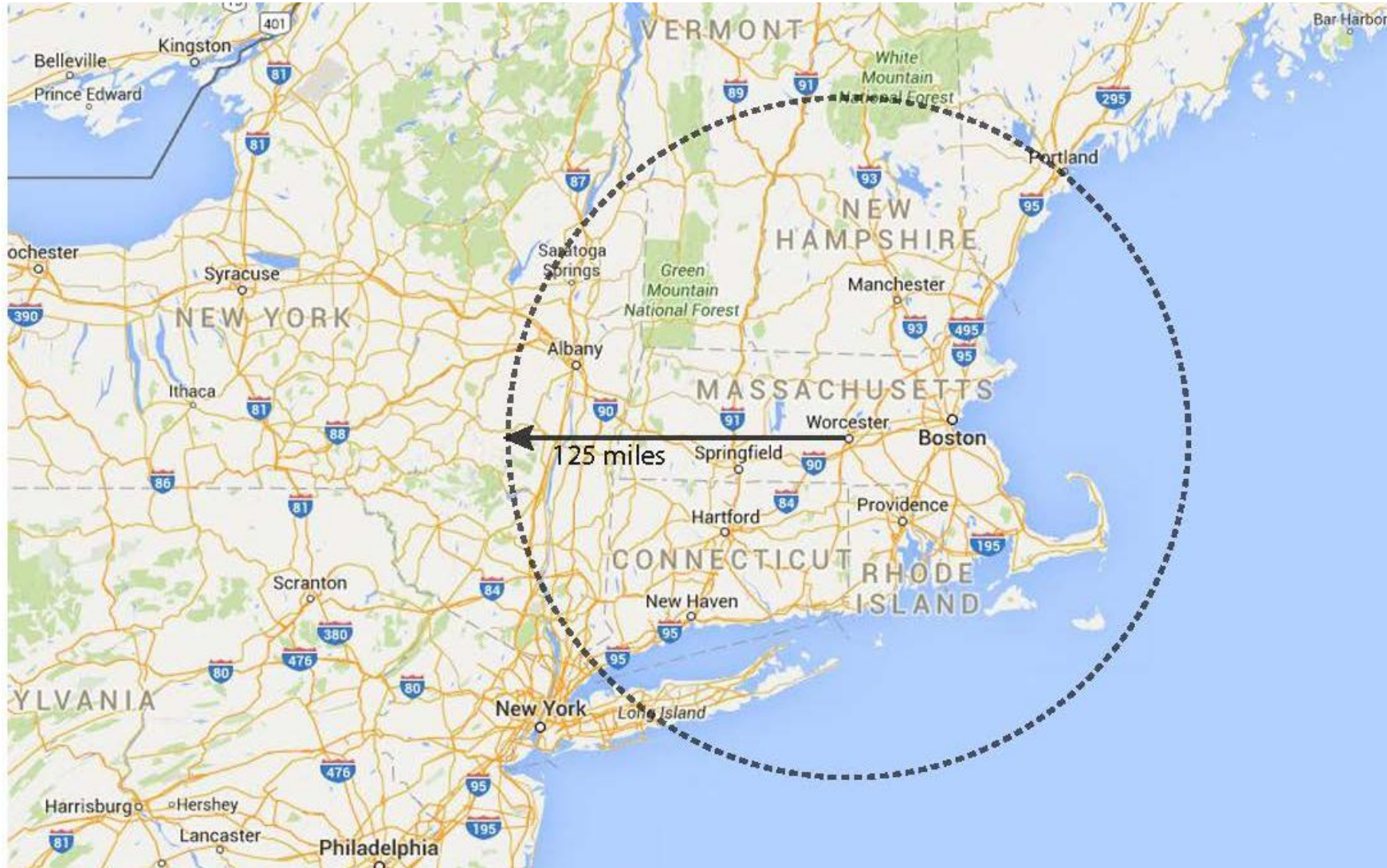
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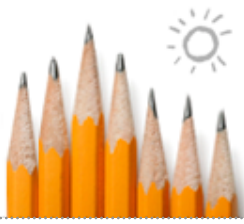
## *2026 RFQ Minimum Requirements:*

- Must be all new, PK-12 construction, located within a 125-mile radius of Worcester, MA
- Permitted under MA Code 9<sup>th</sup> edition or later, or if not in MA, under the IECC 2018 & ASHRAE 90.1 2016
- Open for full occupancy for minimum of 12 months as of September 18, 2026
- Registered with USGBC “LEED-S” or MA / NE-CHPS



# Model School Program RFQ



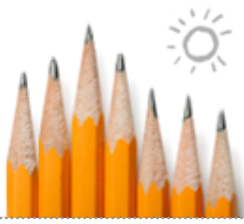


# Model School Program RFQ

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## *RFQ Evaluation Process:*

- Phase 1 Review:
  - Contact person: Siobhan Tolman, Procurement and Contracts Manager
  - Completed by Legal Department
  - Review to ensure responses meet submittal requirements in RFQ
- Phase 2 Initial Assessment of Responses:
  - Completed by Selection Committee
  - Review proposed model schools meeting threshold requirements using evaluation criteria in RFQ
- Phase 2 School Visits:
  - Completed by Selection Committee
- Phase 3 Review
  - Staff complete evaluation and present recommendations to MSBA Board



# Model School Program RFQ

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## *RFQ Evaluation Criteria:*

- Adaptable to other sites
- Adaptable to a 20% +/- design enrollment
- Adaptable to variations in educational programs
- Flexibility for multiple and/or future uses
- Includes differentiated learning/collaboration areas
- Conforms to MSBA space standards
- Incorporates energy efficiency/sustainable design elements
- Environmental qualities and natural lighting
- Complies with the MSBA Guidelines for Science Labs
- Construction cost per SF, soft costs and change orders



# Model School Program Schedule

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## *Tentative Schedule:*

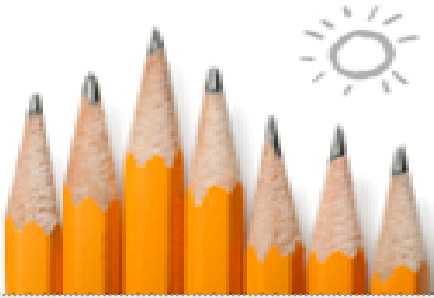
- Request for Qualifications (RFQ) – January 21, 2026 to May 6, 2026
- Questions Deadline – March 13, 2026
- Responses to Questions Posted – March 27, 2026
- Application reviews – Spring/Summer 2026
- Site visits – Summer 2026
- Staff reviews and recommendation to Board of Directors – October 2026

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## Questions & Answers

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