



PMA Consultants

SOMERVILLE WHCIS SCHOOL BUILDING COMMITTEE



CITY OF SOMERVILLE

7.7.2025

PMA - PROJECT TEAM



Years' Experience

22 Years

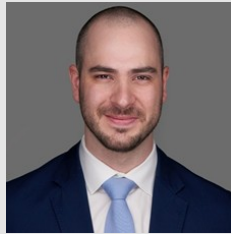
Similar Projects

Somerville High, Hingham Foster Elementary, Rockland Phelps Elementary, Falmouth Lawrence Junior High, Essex Tech High, Roger E. Wellington

Role

Providing full project oversight

Project Director
Sean Burke



Years' Experience

14 Years

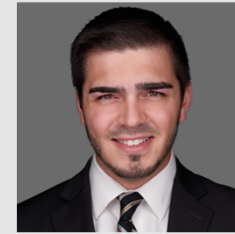
Similar Projects

Somerville Master Plan, Dennis-Yarmouth Intermediate Middle, Bristol-Plymouth Technical High, Rockland Phelps Elementary, Boston Landing Redevelopment

Role

Day-to-day contact

Senior PM
Mitch Miller



Years' Experience

8 Years

Similar Projects

Somerville High, Somerville Master Plan, Saugus School Master Plan, Hamilton- Wenham Elementary, NEMT

Role

Contribute to execution of project deliverables

Project Manager
Nicholas Masse



Years' Experience

7 Years

Similar Projects

Saugus Middle-High, Bristol-Plymouth Technical, Saugus Schools Master Plan, Hingham Foster Elementary, West Bridgewater Elementary

Role

Contribute to execution of project deliverables

Project Manager
Sheamus O'Connor



Years' Experience

9 Years

Similar Projects

Somerville Master Plan

Role

Contribute to execution of project deliverables

Assistant PM
Matthew Muto



Years' Experience

41 Years

Similar Projects

Somerville High, Rockland Phelps Elementary, Hingham Foster Elementary

Role

Full-time oversight during construction phase

Site Representative
Ron Caggiano

PMA - ABOUT US



PMA Consultants

PMA History

PMA is a family-owned MBE founded in Detroit, MI in 1971. Our New England office opened in 1986.

Our Local Team

Our Boston/Braintree Team of over **90 professionals** specializing in owner's project management (OPM) services, project controls services, scheduling consulting and claims and changes management consulting.

Subconsultants

PMA will engage **subconsultants for services as needed** including cost estimating, structural engineering, 3rd party structural review, code consulting, fire protection, envelope consulting, MEP plan review/cx review, and others as needed.

40+

MCPPO Certified Staff

90+

Professionals Locally

290+

Professionals Nationally

PMA - MSBA K-12 EXPERIENCE

Bristol-Plymouth Regional Technical School
Somerville High School
Northeast Regional Vocational Technical High School
Essex North Shore Agricultural & Technical School
Sharon High School
Boston Arts Academy
North Reading Middle-High School
Saugus Middle-High School
Old Colony Reg Voc Tech High School
Berlin-Boylston Tahanto Regional Middle/High School
Bridgewater-Raynham Regional High School
Hanover High School
Wareham Minot Forest Elementary
Andover West Elementary School
Easton Blanche A. Ames Elementary School
Hingham Foster Elementary School
Hull Lillian M. Jacobs Elementary School
Weymouth William Seach Primary School Accelerated Repair
East Somerville Community School

Berkley Community School
Dennis-Yarmouth Intermediate Middle School
Rochester Memorial Elementary School
Hudson David J. Quinn Middle School
Shrewsbury Major Howard W. Beal Elementary School
Belmont Roger E. Wellington Elementary School
Danvers Ivan G. Smith Elementary School
Rockland Phelps Elementary School
Hamilton-Wenham Cutler Elementary School
Arlington Thompson Elementary School
Arlington Cyrus E. Dallin Elementary School
Norwood Callahan Elementary School Accelerated Repair
Carver Elementary School
Wakefield Greenwood Elementary Accelerated Repair
Sudbury Nixon Elementary School Accelerated Repair
Shrewsbury Spring St. Elementary School Green Repair
Arlington Stratton Elementary School Green Repair



PMA – COMMUNITY SUPPORT

KEY STAKEHOLDERS

- City Project Managers
- Department of Public Works
- School Committees
- School Building Committee
- Mayor's office & City Council
- Capital Projects Team
- School Administrators & Staff
- Community Groups
- City neighborhoods
- Abutters

OUR ROLE

- Providing key expertise & necessary staffing
- Attending/organizing meetings
- Constant team email/phone communication
- Project update presentations & notifications

OUR APPROACH

- Operate as extension of City staff
- Integrate seamlessly with the team
- Know when and who to contact
- Available when needed - including evenings and weekends!



PMA – COMMUNITY SUPPORT

Project Website

Video Updates

Social
Media Accounts

Posters & Flyers

Community Events

Educational
Planning Meetings



LEADING DURING ALL MSBA PROJECT PHASES



DESIGNER RFS

DESIGNER RFS

REQUEST FOR DESIGNER SERVICES (RFS) #25-80

City of Somerville, MA Somerville Public Schools

Winter Hill Community Innovation School

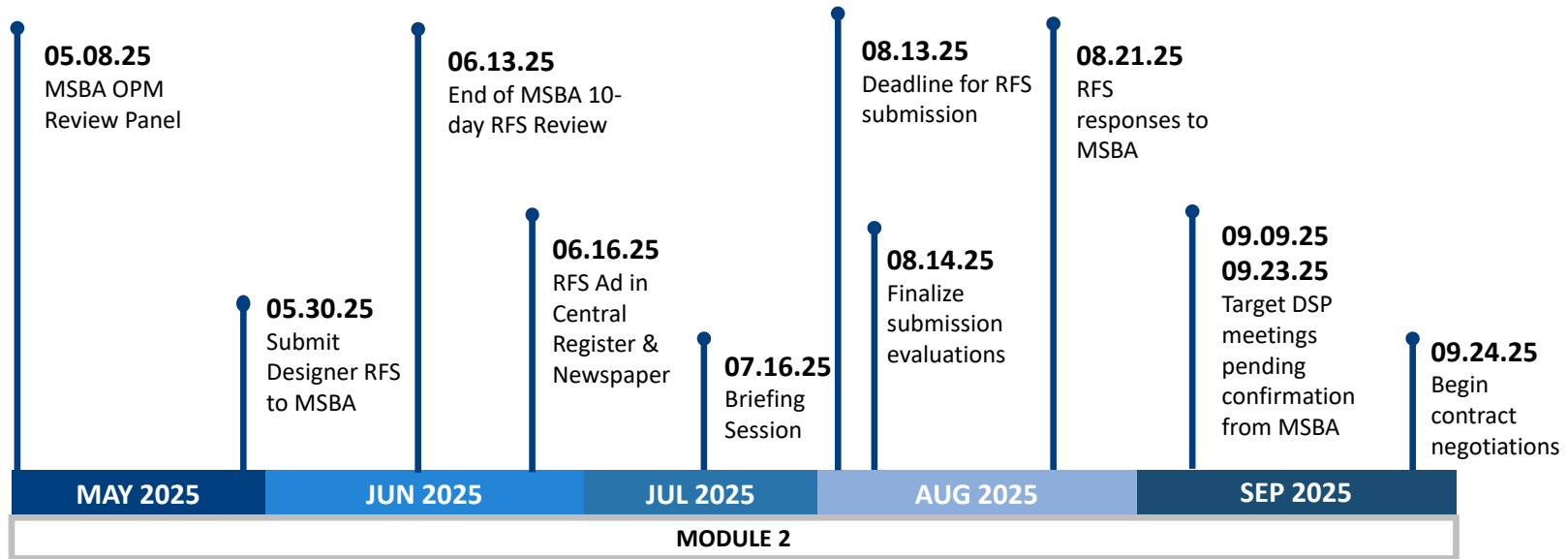
June 18, 2025

Invitation: The City of Somerville (“Owner”) is seeking the services of a qualified “Designer” within the meaning of M.G.L. Chapter 7C, Section 44 to provide professional design and construction administration services for the Winter Hill Community Innovation School (WHCIS) School in Somerville, Massachusetts. Selection of a Designer will be made by the Designer Selection Panel of the Massachusetts School Building Authority (“MSBA”) in accordance with the MSBA’s Designer Selection Procedures.

The Owner is seeking design services to conduct a Feasibility Study which will include the development and evaluation of potential alternative solutions and continue through the Schematic Design Phase of the preferred alternative initially. Subject to the acceptance of a Project by the MSBA and further subject to adequate funding authorized by the Owner, the contract between the Owner and the Designer may be amended to include continued designer services through design development, construction contract documents, bidding, award of construction contract(s), construction administration, final closeout and warranty period of the potential Project. (See: Designer Services Contract Amendment for Design/Bid/Build and Designer Services Contract Amendment for CM-at-Risk). A potential Project may include a renovation of the existing school, a renovation of and addition to the existing school and/or new construction. Upon the completion of a Feasibility Study (Module 3), and if the District’s preferred option is determined to be new construction, the District may consider participation in the MSBA Model School Program.

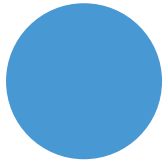
DESIGNER SELECTION

DESIGNER SELECTION



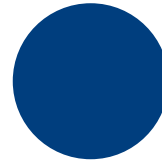
**All dates are tentative and subject to change based on district and MSBA schedules.*

DESIGNER SELECTION



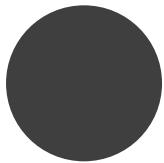
Develop Designer RFS [Underway]

We'll work with you to ensure key project elements and needs are captured in the RFS



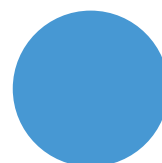
Evaluate Respondents [Aug 13-21]

Each design firm will be evaluated to highlight the relevant experience and information of each



Designer Selection Panel (DSP) [Sep 9 and Sep 23]

We'll work to prepare District Representatives (3) for their participation in the MSBA DSP process



The Right Fit

The best firm will have the most applicable experience and be responsive to your RFS

Preliminary Review of Designer Submissions

- PMA Distributes to Selection Subcommittee Members
- Verify Submission is Complete and Adequate
- Develop Matrix of Design Subconsultants
- Perform Reference Checks
- **NO SCORING OR RANKING PRIOR TO DSP MEETINGS!!**

DESIGNER SELECTION

*In the event that, upon reaching the deadline for submission of applications, **three or fewer designer applications** are received for a project, the Eligible Applicant may choose to modify the project description, estimated construction cost, program, desired designer qualifications, fee information, or other project information as necessary to attract interested designer applicants and begin the selection process again, starting with re-advertisement pursuant to Section 3: Public Notice. Should the Eligible Applicant choose to proceed with three or fewer designer applications and not re-advertise, the following procedure shall be followed:*

- 1. The Eligible Applicant designee shall submit a statement that explains why the Eligible Applicant may have received three or less applications for the proposed project, The explanation should include but not necessarily be limited to:
 - a. description of the public advertisement including the names of the publications in which the advertisement was placed and the date(s) in which the advertisement was published.*
 - b. description of the pre-proposal conference, if any, including the date, time, and location of the conference and names of attendees and the firms they represent.**
- 2. The Eligible Applicant designee and/or the OPM shall contact those design firms that attended the pre-proposal conference/walkthrough but did not submit an application and summarize why an application was not submitted for the proposed project.*
- 3. Legal counsel for the Eligible Applicant (i.e. town counsel or city solicitor) and the individual designated by the Eligible Applicant to be in charge of procurement for a project who holds the Massachusetts Certified Public Purchasing Official Program certification shall certify as to the adequacy and completeness of the procurement activity undertaken by the Eligible Applicant.*

DESIGNER SELECTION PANEL

DESIGNER SELECTION PANEL



PMA Consultants

DSP MEETING OVERVIEW

DSP Meeting #1 – September 9th, 2025

DSP Meeting #2 – September 23rd, 2025

Attendees:

- MSBA staff
- Designer Selection Panel (DSP): 13 members
- Three (3) Somerville representatives:*

**All three reps must sign and return 'DSP Acknowledgement Form' prior to DSP meeting.*



2025 Designer Selection Panel Meeting Dates

January 14	May 20	October 7
January 28	June 3	October 21
February 11	June 17	November 4
February 25	July 15	November 18
March 11	July 29	December 2
March 25	August 12	December 16
April 8	August 26	
April 22	September 9	
May 6	September 23	

All meetings dates are tentative until confirmed by the MSBA

All Designer Selection Panel Meetings will begin at 8:30 AM via ZOOM, unless otherwise indicated.

DESIGNER SELECTION PANEL

MSBA Designer Selection Panel (“DSP”)

13 Appointed Members, including:

- Boston Society of Architects (BSA)
- American Council of Engineering Companies of MA (ACEC)
- Associated General Contractors of MA (AGC)
- MSBA Staff

3 Local Representatives:

- one (1) of whom shall be designated by the school committee, district school committee, or board of trustees of the Eligible Applicant, as the case may be;
- one (1) of whom shall be the superintendent of schools of the Eligible Applicant, ex officio, or his/her designee;
- and one (1) of whom shall be the chief executive officer of the city or town that is the Eligible Applicant, ex officio, or his/her/its designee or, in all other cases, a member of the School Building Committee designated by the School Building Committee.

DESIGNER SELECTION PANEL

DSP MEETING OVERVIEW

- Deliberate in open forum. Identify top 3 firms:
 - Ranked first = 3 points; second = 2 points; third = 1 point
 - Firm with highest cumulative point total is ranked FIRST, the next highest ranked SECOND, third highest ranked THIRD
 - All additional recommended finalists receive zero points
- If DSP decides interviews are required:
 - Town & MSBA collaborate on interview questions.
 - Interviews scheduled & DSP (including WB reps) attend.
 - Firms are “re-ranked” and successful firm identified.
- District enters into a contract negotiation with highest ranked firm.

1 st	2 nd	3 rd

Designer Selection Panel Voting Sheet		LaVallee Brensingher Architects	Mount Vernon Group Architects, Inc.	Raymond Design Associates, Inc.	Studio G, Architects, Inc.	Symmes Maini & McKee Associates, Inc.	Turowski Architecture, Inc.
Tuesday, June 05, 2018							
District:							
School:							
Russell Bartash	MA Building Trades Council Designee			2	3	1	
Karl Brown AIA	MSBA Staff	1			3	2	
James H Crissman FAIA	MSBA Designee			3	2	1	
David Eisen FAIA	BSA Designee	1		3	2		
Bernard Feldstein AIA Emeritus	MSBA Designee, Chair	1		2	3		
Barbara Hansberry	MSBA Director of Strategic Planning	2			1	3	
Richard Hanson	AGC-MA Designee			2	3	1	
John Jumpe PE	MSBA Staff	2			3	1	
Maureen A McCaffrey PE	MSBA Designee	2	1		3		
Michael L McKimmey PE	MSBA Designee, Vice Chair			1	3	2	
Leo F Peters PE	ACEC Designee	2			3	1	
Mary Pichetti	MSBA Staff	2		1	3		
Christine B Verbitzki AIA	Public Member	2			3	1	
Alan Cron	Superintendent		1		3	2	
Edward F Kimball	Chair, Board of Selectmen			1	3	2	
Mark Shom	Director of Facilities		2		3	1	
TOTAL							
Member DSP:		15	4	15	44	18	
Date:							

DESIGNER SELECTION PANEL

DSP Meetings

- Meeting #1: September 9, 2025
 - Review Designer Submissions
 - DSP Ranks Firms First to Last
 - Shortlist ~3 Highest Ranked Firms
- Meeting #2: September 23, 2025
 - Interview Shortlisted Candidates
 - DSP Ranks Firms First to Last
 - District/PMA Negotiate Contract with Top Ranked Firm

KEY DATES

KEY DATES

Key Dates:

- Designer RFS Published: 6/18/25
- Designer Pre-Bid Walk Thru: 7/16/25 @ 11:00AM
- Designer Responses Due: 8/13/25
- School Building Committee: TBD
- Designer Selection Subcommittee: TBD
- DSP Meeting #1: 9/9/25
- DSP Meeting #2: 9/23/25
- School Building Committee: TBD

Bringing value to SOMERVILLE

LARGE URBAN SCHOOL EXPERTISE

INNOVATIVE DELIVERY FOR COMPLEX
PROJECTS

TRACK RECORD OF COST EFFECTIVE & HIGH VALUE
PROJECTS



PROACTIVE PROBLEM SOLVING

EXTENSIVE NETZERO & LEED EXPERIENCE

TEAM EXPERIENCE WORKING TOGETHER
ON MULTIPLE PROJECTS

EXPERIENCE WORKING CLOSELY WITH THE CITY



QUESTIONS? | THANK YOU!