



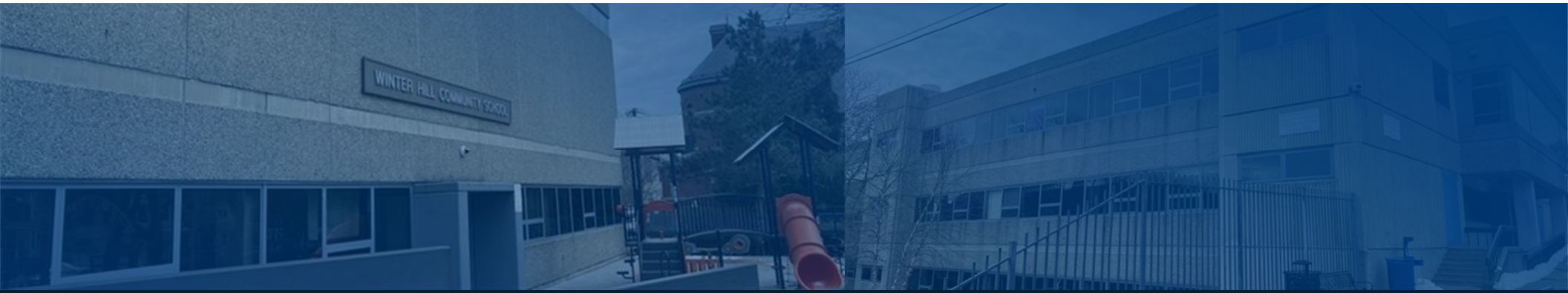
PMA Consultants

SOMERVILLE WHCIS SCHOOL BUILDING COMMITTEE



CITY OF SOMERVILLE

8.18.2025

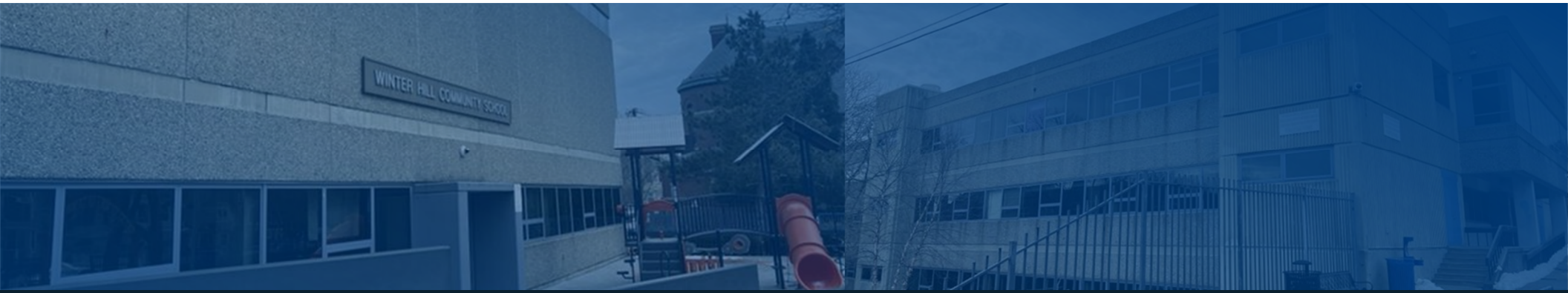


MSBA OVERVIEW



LEADING DURING ALL MSBA PROJECT PHASES

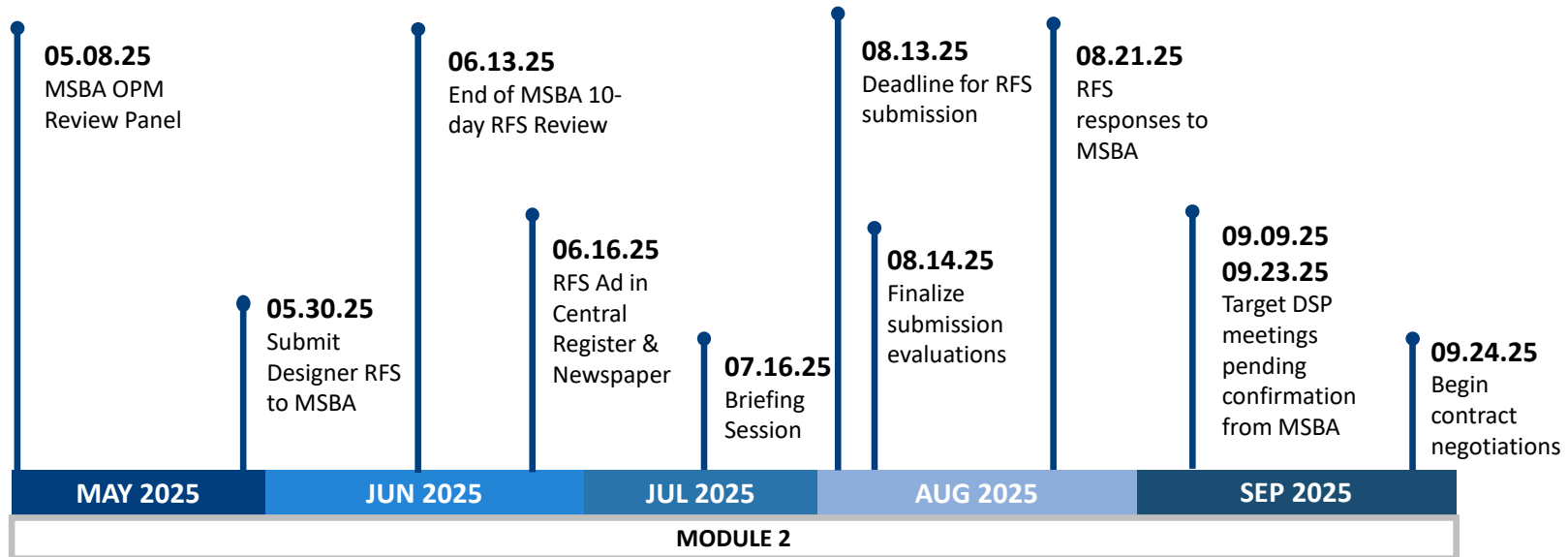




DESIGNER SELECTION

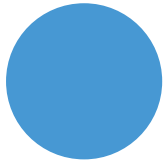


DESIGNER SELECTION



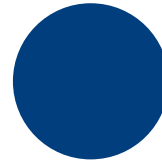
**All dates are tentative and subject to change based on district and MSBA schedules.*

DESIGNER SELECTION



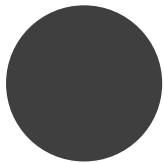
Develop Designer RFS [Complete]

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



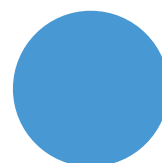
Evaluate Respondents [Underway Aug 13-21]

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

DESIGNER SELECTION

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

Designer Selection Criteria

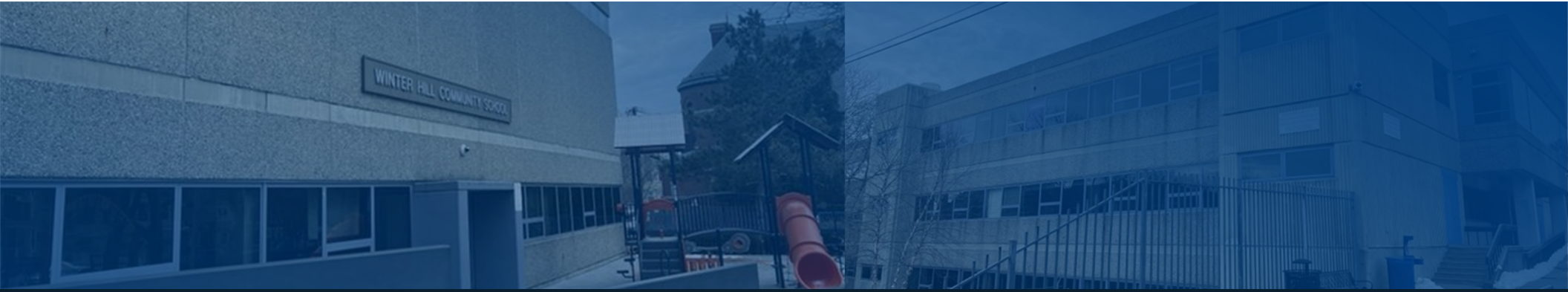
Prior similar experience best illustrating current qualifications for the specific project.

Past performance of the firm, if any, with regard to public, private, DOE-funded, and MSBA-funded projects across the Commonwealth, with respect to:

- Quality of project design
- Quality, clarity, completeness and accuracy of plans and contract documents.
- Ability to meet established program requirements within allotted budget.
- Ability to meet schedules including submission of design and contract documents, processing of shop drawings, contractor requisitions and change orders.
- Coordination and management of consultants
- Working relationship with contractors, subcontractors, local awarding authority and MSBA staff and local officials.

DESIGNER SELECTION

- Current workload and ability to undertake the contract based on the number and scope of projects for which the firm is currently under contract.
- The identity and qualifications of the consultants who will work on the project.
- The financial stability of the firm.
- The qualifications of the personnel to be assigned to the project.
- Geographical proximity of the firm to the project site or willingness of the firm to make site visits and attend local meetings as required by the client.
- Any other criteria that the DSP considers relevant to the project.
 - Designing and building in a zero lot line urban construction environment.
 - Meeting the sustainability goals of the city.
 - Others?



DESIGNER SELECTION – APPLICANT INFORMATION



DESIGNER SELECTION - APPLICANTS



**PERKINS —
EASTMAN**

MACHADO SILVETTI
Architecture and Urban Design

TSKP ARCHITECTURE | PLANNING | INTERIORS
STUDIO

MDS **SASAKI**
ARCHITECTS

WILLIAM RAWN ASSOCIATES | Architects, Inc.

DESIGN FIRM INFORMATION

Firm	Office Address	Town/City	# of Staff	# Mass Registered Architects
JONATHAN LEVI ARCHITECTS	Jonathan Levi Architects LLC 266 Beacon Street	Boston	17	9
MACHADO SILVETTI	Machado and Silveti Associates, LLC 560 Harrison Avenue, Suite 301	Boston	30	6
MDS - SASAKI	MDS/Miller Dyer Spears, Inc. 40 Broad Street, Suite 103	Boston	47	29
PERKINS EASTMAN	Perkins Eastman 20 Ashburton Place, Floor 8	Boston	37	19
TSKP STUDIO	TSKP STUDIO 17 Hawkins Street	Somerville	36	6
WILLIAM RAWN ASSOCIATES	William Rawn Associates, Architects, Inc. 27 School Street, Second Floor	Boston	50	24

DESIGN FIRM INFORMATION

Firm	Project Team Name and Title	Years of Experience (Years with this Firm)	Project(s) Team Worked on Together
JONATHAN LEVI ARCHITECTS	Jonathan Levi – Director of Design Philip Gray – Principal/Project Manager Charlie Van Voorhis – Project Architect	43 (40) 35 (13) 30 (6)	Oakdale School, Dedham, MA Westport Middle/High School, Westport, MA
MACHADO SILVETTI	Jeffry Burchard – Principal in Charge Stephanie Randazzo Dwyer – Senior Project Manager Austin Ward – Project Architect	21 (18) 30 (25) 13 (7)	Kitteridge Elementary School, North Andover, MA BPS West Roxbury Educational Complex Study
MDS - SASAKI	Amy MacKrell – Principal Margaret Clark – Associate Principal/PM Sara Leshner – Senior Associate	42 (28) 40 (24) 25 (3)	The John R. Pierce School, Brookline, MA East Middle School, Braintree, MA
PERKINS EASTMAN	Daniel Arons – Principal in Charge Lisa Pecora – Project Manager Robert Bell – Managing Principal	32 (9) 32 (5) 36 (30)	Tobin Montessori and Darby Vassall Upper Schools, Cambridge, MA Charleswood Elementary School, Hopkinton, MA
TSKP STUDIO	Randall Luther - Partner-In-Charge Jesse Saylor – Project Manager Yugon Kim – Designer	40 (29) 22 (12) 23 (13)	North Randolph Elementary School, Randolph, MA North Adams Elementary School, North Adams, MA
WILLIAM RAWN ASSOCIATES	Samuel Lasky - Principal-in-Charge Sindu Meier – Project Manager Andrew Jonic – Project Architect	30 (28) 29 (13) 24 (24)	King Open/Cambridge Street Upper Schools, Cambridge, MA Monument Mountain Regional Highschool with Dinisco Design, Great Barrington, MA

DESIGN FIRM INFORMATION

Firm	# Public Projects (Past 5 years)	# of Active Projects	# of Active MSBA Projects (including closeout)	# of Public Projects above \$40 M (Past 5 Years)	Construction Value Active Projects (In Thousands)
JONATHAN LEVI ARCHITECTS	5	0	0	3	\$0
MACHADO SILVETTI	22	6	1	2	\$57,850
MDS - SASAKI	44	6	4	5	\$215,864
PERKINS EASTMAN	18	6	6	8	\$1,247,117
TSKP STUDIO	12	3	5	4	\$163,704
WILLIAM RAWN ASSOCIATES	6	4	1	4	\$178,000

DESIGNER SELECTION – SUBCONSULTANT MATRIX

RFS Required Categories of Work	Applicant A	Applicant B	Applicant C	Applicant D	Applicant E	Applicant F
1. Architecture	Johnathan Levi Architect LLC	Machado Silvetti	MDS (WBE) & Sasaki	Perkins Eastman	TSKP Studio	William Rawn Associates & Studio Enne (MBE & WBE)
2. Educational Programming	New Vista Design	Locker Educational and Architectural Planning	CIVIC (MBE)	MLP Integrated Design	MLP Integrated Design	MLP Integrated Design
3. Civil Engineering	CDW (WBE)	Samiotes (WBE)	Sasaki	VHB	CDW (WBE)	Nitsch Engineering
4. Landscape Architecture	Halvorson/Tighe Bond	Studio 2112 (WBE)	Sasaki	Traverse Landscape Architects (WBE)	Studio 2112 (WBE)	Copley Wolff Design Group
5. Structural Engineering	Lemessurier with Casco Bay (WBE)	RSE Associates (MBE)	RSE Associates (MBE)	B+AC (MBE)	Lim Consultants, Inc. (MBE/WBE)	Lemessurier
6. Fire Protection Engineering	Akal Engineering (MBE)	GGD Consulting Engineers	Fernandez & Associates (MBE)	C.A. Crowley Engineering (WBE)	CMTA	GGD Consulting Engineers
7. Plumbing Engineering	Akal Engineering (MBE)	GGD Consulting Engineers	GGD Consulting Engineers	C.A. Crowley Engineering (WBE)	CMTA	GGD Consulting Engineers
8. HVAC Engineering	Rist Frost Shumway	GGD Consulting Engineers	GGD Consulting Engineers	CMTA	CMTA	VAV International (MBE)
9. Electrical/Lighting	Rist Frost Shumway	GGD Consulting Engineers	GGD Consulting Engineers	CMTA	CMTA	GGD Consulting Engineers & Harton Lees Brogden Lighting Design (WBE)

DESIGNER SELECTION-DESIGNER CONCEPTUAL EXAMPLES – JONATHAN LEVI



DESIGNER SELECTION-DESIGNER CONCEPTUAL EXAMPLES – MACHADO SILVETTI



SYCAMORE STREET

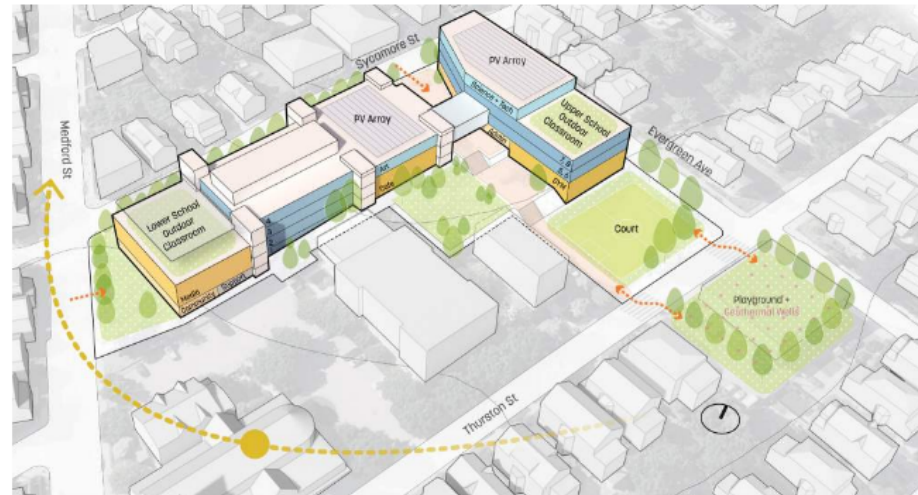
Whether in an add/reno scenario, or new construction, a School at the Sycamore Street site can be expressed as a series of smaller volumes, appropriate for the neighborhood. In our early test fits, these massings, or minor variations of them, can accommodate the WHCIS program area or the WHCIS + Brown program areas. Pocket parks in A, B, and C provide separation for different school groups while also providing neighborhood scale spaces for daily use. The topography of this site can be leveraged to create distinct entry moments for different groups and to conveniently locate larger/shared program.

DESIGNER SELECTION-DESIGNER CONCEPTUAL EXAMPLES – MDS/SASAKI

Option B

Renovation & Addition
690 Students

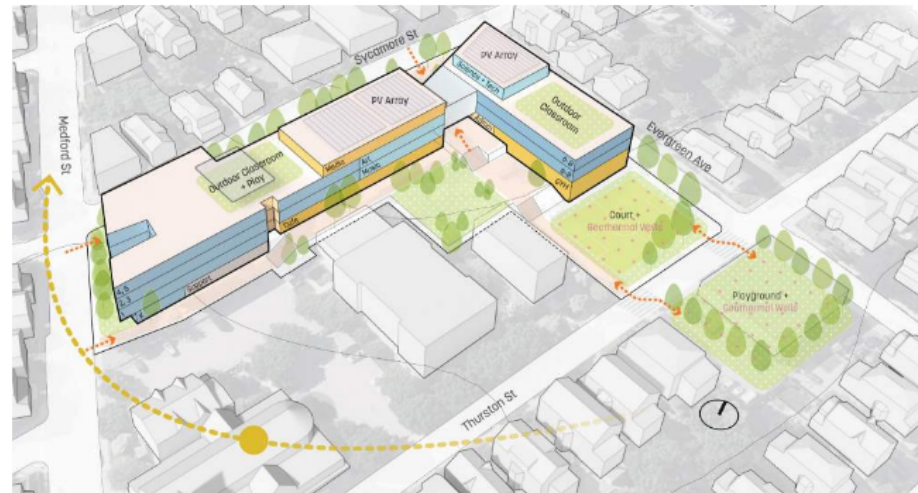
A full renovation with a north-side addition accommodates the Winter Hill population without combining schools and preserves the recently renovated sports field. The addition includes the Upper School (grades 5-8), featuring a Science and Arts wing with a rooftop classroom, and a gym opening to outdoor play areas. The renovated core houses the Lower School (grades K-4). The former gym becomes a street-facing Media Center, and a new school commons centers the cafeteria as a hub for students and the community.



Option C

New Build, Existing Site
690 Students

A compact footprint organizes the school into two distinct wings, fostering unique identities for the Upper and Lower Schools. A central hub—housing the cafeteria, media commons, and gym—anchors the layout, while community spaces at the corner of Sycamore St. and Evergreen Ave. provide a welcoming and visible entry. Green space is woven into the design through rooftop outdoor classrooms and a central green and terrace, with the recently renovated athletic field thoughtfully preserved.



DESIGNER SELECTION-DESIGNER CONCEPTUAL EXAMPLES – PERKINS EASTMAN

Exploring Ideas: A First Look at Possibilities

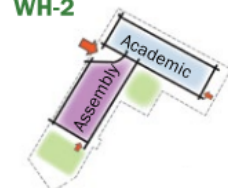
We offer a series of studies to provide a glimpse into some of the creative thinking we bring to every project. While the actual process will have a more comprehensive range, including repair and renovation, as required, options for WHCIS only, and possibly other sites, these studies are based on a combined school with Brown simply for illustrative purposes as the larger test-fit challenge.

Each plan configuration is based on space needs for the MSBA approved design enrollment 925 K-8 students, plus PK. They are nominally zoned for separation of common & community use vs quieter academics with lock-off ability. The plans also zone the grades within the academic areas for distinct early-childhood, elementary and middle school identity.

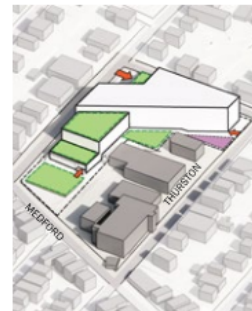
WH-1



WH-2



WH-3



The Existing Winter Hill (WH) Site

WH-1. Refine from Master Plan Study

- Highly compact, preserves existing older trees and play space
- Cafeteria and gym remain stacked but now adjacent to play
- PK/K is on the lowest floor with separate drop-off and play

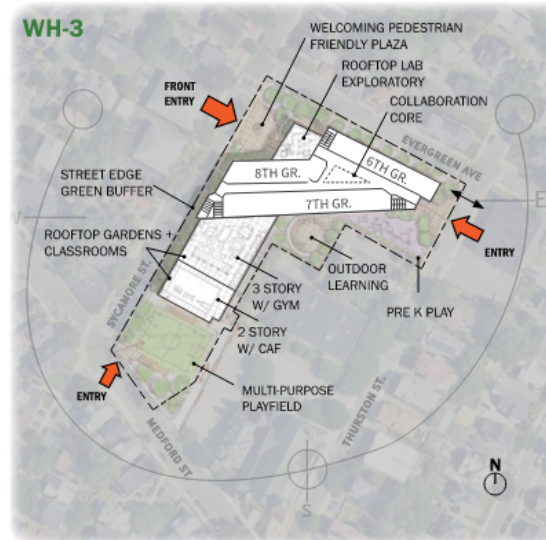
WH-2. Evergreen Ave. Academics

- Improved solar orientation for all classrooms
- Play relocated to the S/W side of site with some as rooftop play
- PK/K is on lowest floor with drop off & play on Thurston St.

WH-3. Ideal Solar Orientation

- Ideal solar for better learning environment & energy efficiency
- School is setback with greenspace buffer to the neighborhood
- The triangular form creates learning neighborhoods within

WH-3



DESIGNER SELECTION-DESIGNER CONCEPTUAL EXAMPLES – TSKP STUDIO

Site Selection

As Somerville considers the consolidation of the Winter Hill Community Innovation and Brown schools, a detailed and thorough analysis of the sites and options will be essential to selecting the best possible scenario for the community. During the feasibility study phase TSKP STUDIO will analyze multiple variables, including: topography, proximity/access to utilities, lot size and opportunities for outdoor play/activities/athletics, cost and site circulation. TSKP STUDIO will also review the existing buildings and identify opportunities and challenges for a renovation project as well as compatibility with the District's educational plan.

Although Sycamore Street and Trum Field sites are located less than a mile apart within Somerville's dense urban fabric and are surrounded by established residential neighborhoods, the sites present very different opportunities and challenges.

Sycamore Street: Working Within an Established Context

The Sycamore Street site presents a classic urban school challenge—maximizing educational potential within existing constraints. Its tight configuration demands creative solutions that respect both neighboring residential properties and essential outdoor play spaces. As a long-established educational site woven into the neighborhood fabric, it carries significant community memory and connection. Our recent window and roof work on the building gives us a unique understanding of some of the physical constraints of the site. Access to off-street parking, particularly in a combined school option, will mitigate much of the current congestion on adjacent streets. A parking garage built into the hill along Evergreen Ave provides needed off street parking and could also provide a large level outdoor play area above.

NEW BUILDING OPTION

*Designs based on larger enrollment



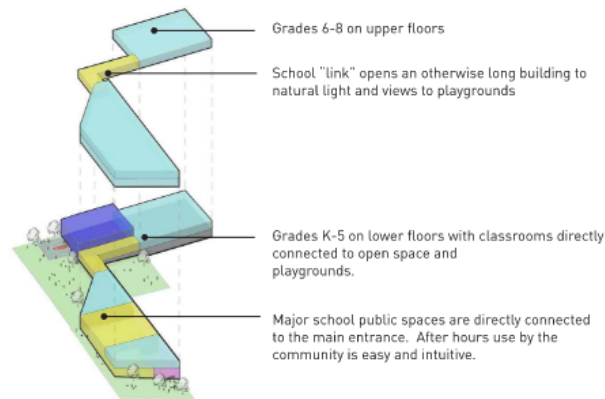
DESIGNER SELECTION-DESIGNER CONCEPTUAL EXAMPLES – WILLIAM RAWN

HOW CAN THE TIGHT WINTER HILL SCHOOL SITE BECOME A COMMUNITY RESOURCE AND MAXIMIZE OPEN SPACE?

WINTER HILL SCHOOL + BROWN SCHOOL



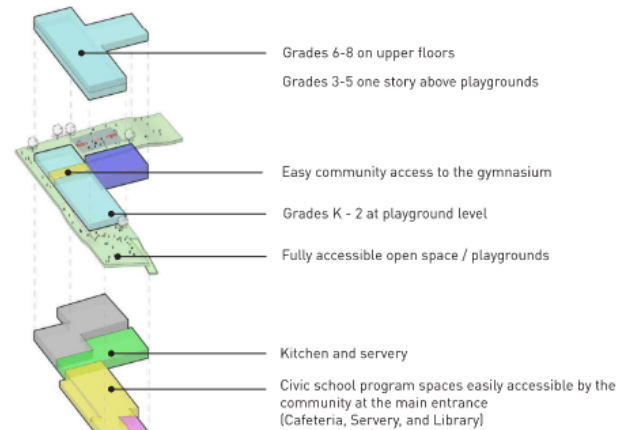
- Open playground space is at grade and interconnected.
- The gymnasium fronts level open space which is easily accessed by the community after hours.
- The building is shaped to maximize sunlight in the playgrounds during school hours.
- A transparent entry and civic programs welcome the community after hours.



WINTER HILL SCHOOL



- One way to maximize opportunities for outdoor space in the context of the necessarily large school building is to create an occupiable roofscape of outdoor spaces. In this idea, that occupiable roof space exists on top of mechanical spaces, servery and entry along Medford Street.
- This landscaped roof area intersects the corner of Sycamore and Evergreen at grade, while sloped walkways provide access from Medford and Thurston.
- A prominent, transparent main entrance off of Medford Street invites the community to see after hours programs.



City of Somerville | Winter Hill Community Innovation School RFS #25-80

DESIGNER SELECTION - REFERENCES

MSBA Reference Form - Ongoing (PMA)



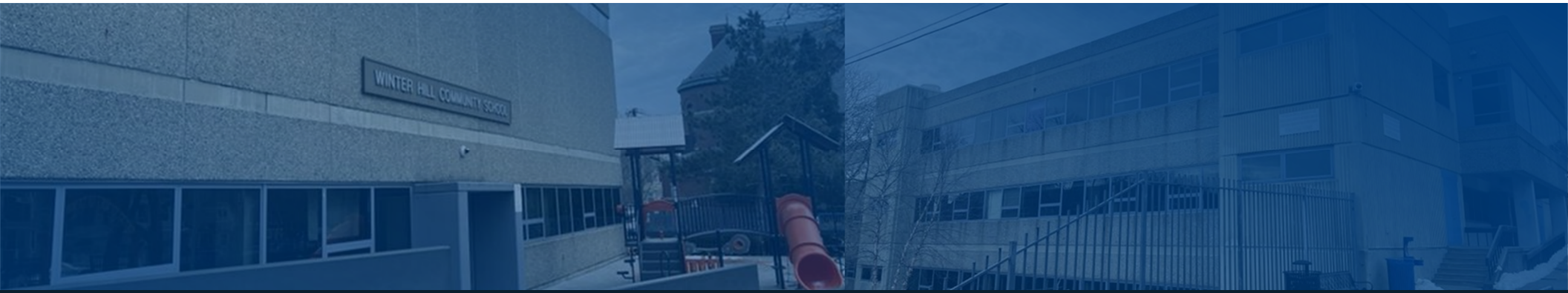
School District _____

Project _____

Company Name & Contact	Type of Project	Communication	Budget Control	Document Quality	Schedule Control	Construction Control	Comments
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Applicant:

Ref. #1			<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	
Ref. #2			<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	
Ref. #3			<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	



DESIGNER SELECTION PANEL



DESIGNER SELECTION PANEL



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

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.

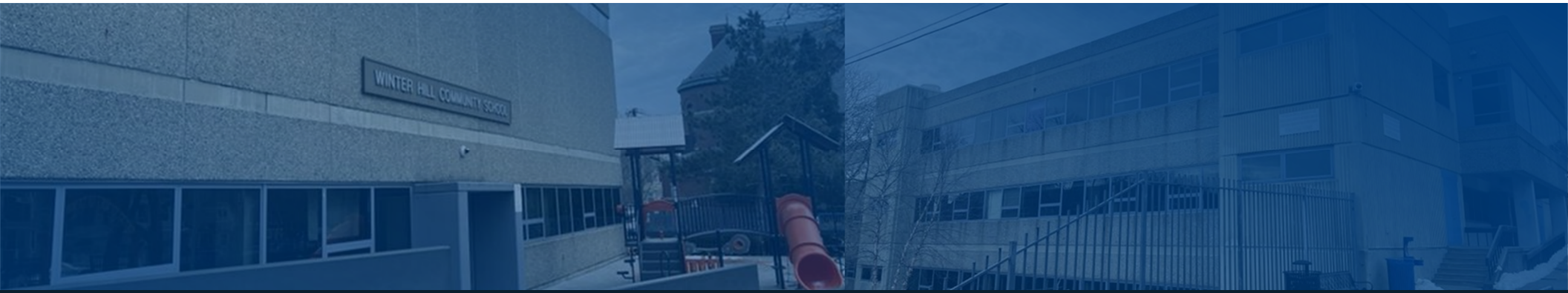
1 st	2 nd	3 rd

Designer Selection Panel Voting Sheet		LaVallee Brensing 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
- Applications sent to the MSBA: 8/13/25
- School Building Committee: 8/18/25
- 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!



PMA Consultants