



PMA Consultants

SOMERVILLE WHCIS SCHOOL BUILDING COMMITTEE

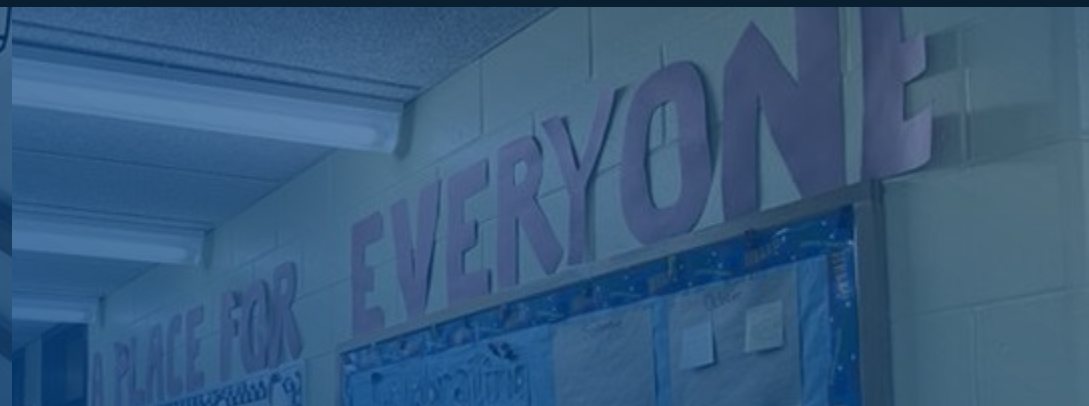


CITY OF SOMERVILLE

9.29.2025

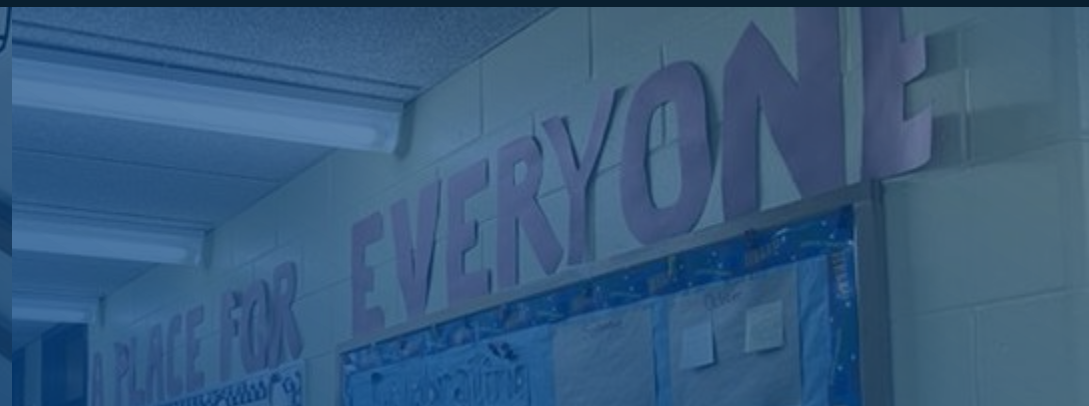


Call to Order



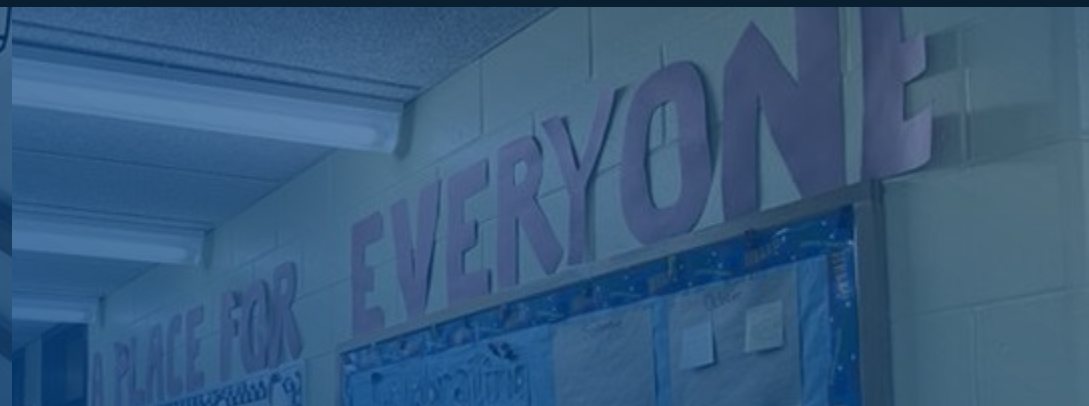


Vote: Meeting Minutes from August 18, 2025



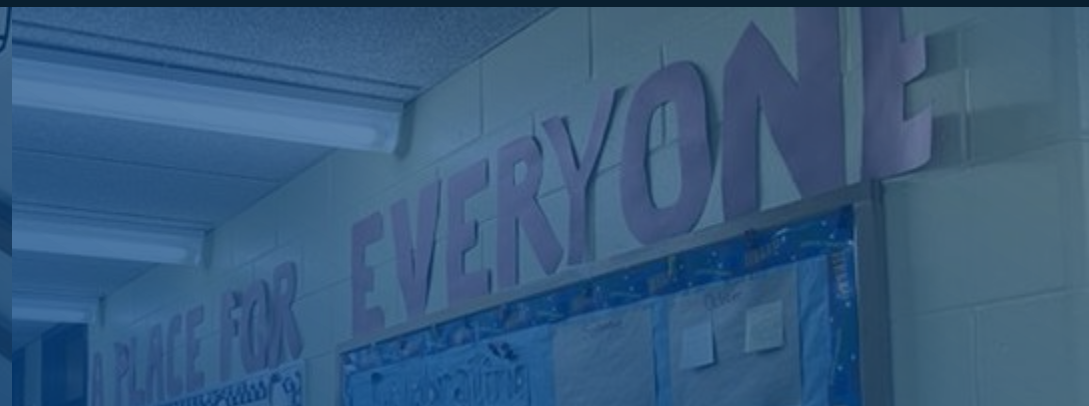


CAG Update





MSBA OVERVIEW

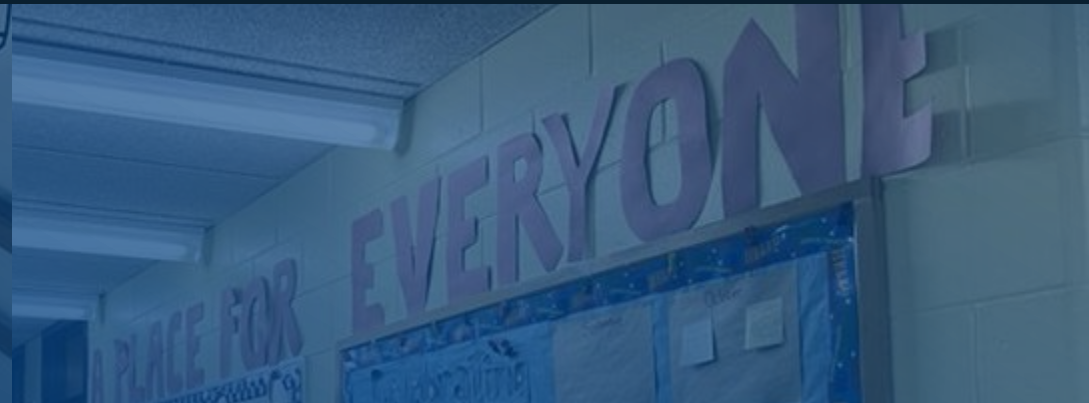


LEADING DURING ALL MSBA PROJECT PHASES





DESIGNER SELECTION



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

DESIGNER SELECTION

Meeting #1: September 9, 2025



Designer Selection Panel Voting Sheet

Tuesday, September 9, 2025

District: Somerville

School: Winter Hill Community School

		Jonathan Levi Architects LLC	Machado and Silveti, LLC	Miller Dyer Spears, Inc.	Perkins Eastman	TSKP Studio	William Rawn Associates, Architects, Inc.
Jess Baccari	AGC-MA Designee, Registered Architect			2	1		3
Russell Bartash	MA Building Trades Council Designee						
Eric Bernardin, PE	ACEC Designee, Professional Engineer	0	0	0	0	0	0
Karl Brown, AIA	MSBA Staff, Registered Architect			3	2	1	
Jennifer Gonzalez	MSBA Executive Director Designee			3	2		1
Joe McDonough	Public Member, Professional Engineer			2	3		1
Beth McDougal AIA	MSBA Designee, Registered Architect, Chair			3	1		2
Arlin Medina	MSBA Staff			1	2		3
Leo P. Peters, AIA	MSBA Designee, Professional Engineer						
Rachel E Shanley PE	MSBA Designee, Professional Engineer, Vice-Chair			2	1		3
Jose Soliva, AIA	MSBA Designee, Registered Architect	0	0	0	0	0	0
Emily Udy	MSBA Staff			3	1		2
Robert Zverina	MA AIA Designee	2	3	1			
Rich Raiche	Director of Infrastructure and Asset Management			3	2		1
Dr. Rubén Carmona	Superintendent of Schools			3	1		2
Courtney Koslow	School Building Committee Member			2	3		1
TOTAL		2	3	28	19	1	19

DESIGNER SELECTION

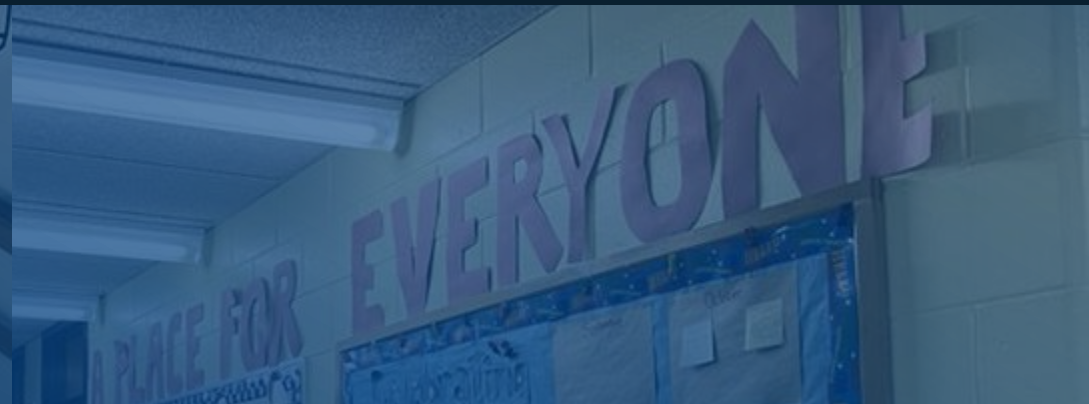
Meeting #2: September 25, 2025

**PERKINS —
EASTMAN**

Designer Selection Panel Voting Sheet Thursday, September 25 , 2025 District: Somerville School: Winter Hill Community School				
		Miller Dyer Spears, Inc.	Perkins Eastman	William Rawn Associates, Architects, Inc.
Russell Bartash	MA Building Trades Council Designee	3	2	1
Eric Bernardin, PE	ACEC Designee, Professional Engineer	1	3	2
Karl Brown, AIA	MSBA Staff, Registered Architect	3	2	1
John Ferrante	AGC-MA Designee, Registered Arcitect	3	2	1
Jennifer Gonzalez	MSBA Executive Director Designee	1	3	2
Rich Hudson	MSBA Staff	1	3	2
Joe McDonough	Public Member, Professional Engineer	2	3	1
Beth McDougal AIA	MSBA Designee, Registered Architect, Chair	2	1	3
Leo F Peters FACEC	MSBA Designee, Professional Engineer			
Rachel E Shanley PE	MSBA Designee, Professional Engineer, Vice-Chair	2	3	1
Jose Soliva, AIA	MSBA Designee, Registered Architect			
Emily Udy	MSBA Staff	3	2	1
Robert Zverina	MA AIA Designee	3	1	2
Rich Raiche	Director of Infrastructure and Asset Management	1	3	2
Dr. Rubén Carmona	Superintendent of Schools	1	2	3
Courtney Koslow	School Buidling Committee Member	1	3	2
TOTAL		27	33	24



DESIGNER SELECTION – Perkins Eastman INFORMATION



DESIGNER SELECTION - APPLICANTS



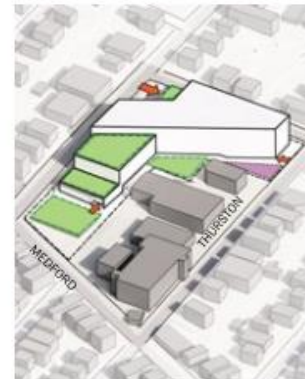
	Office Address	Town/City	# of Staff	# Mass Registered Architects
PERKINS EASTMAN	Perkins Eastman 20 Ashburton Place, Floor 8	Boston	37	19

	Project Team Name and Title	Years of Experience (Years with this Firm)	Project(s) Team Worked on Together
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

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.



The Existing Winter Hill (WH) Site

WH-1. Refine from Master Plan Study

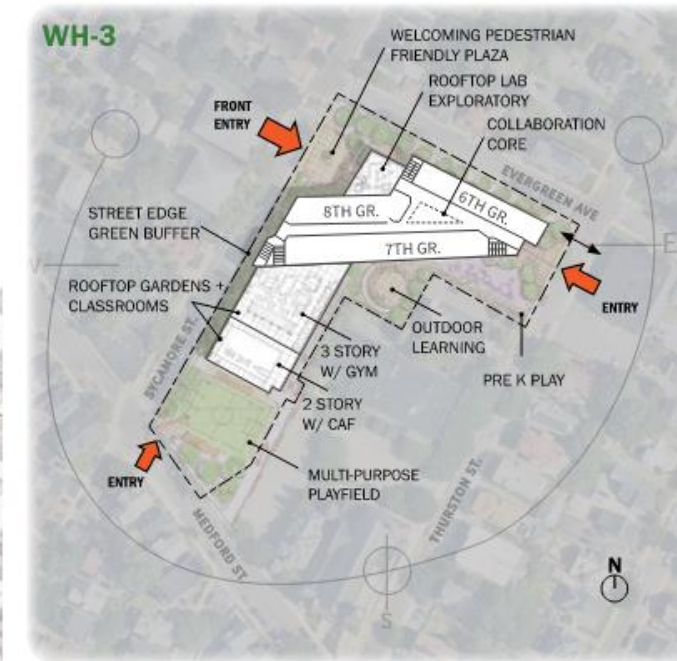
- Highly compact, preserves existing older trees and play space
- Cafeteria and gym remain stacked but now adjacent to play
- PK/K is on the lowest floor with separate drop-off and play

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.

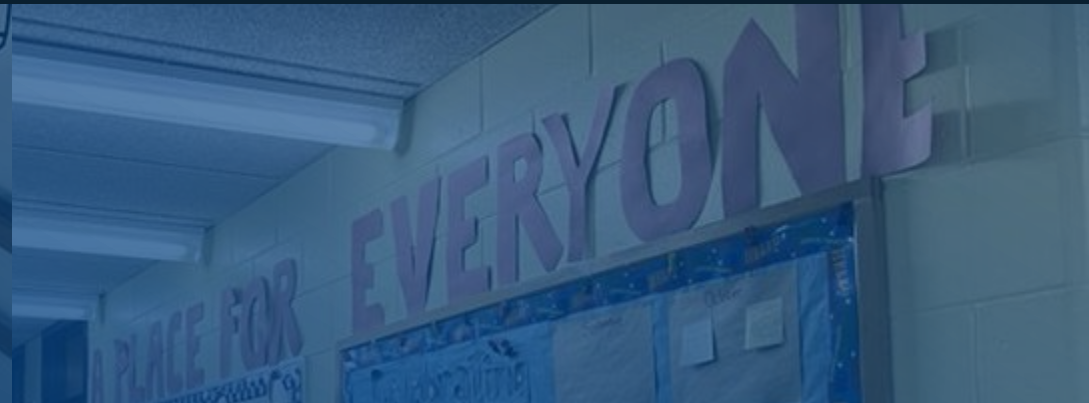
WH-3. Ideal Solar Orientation

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





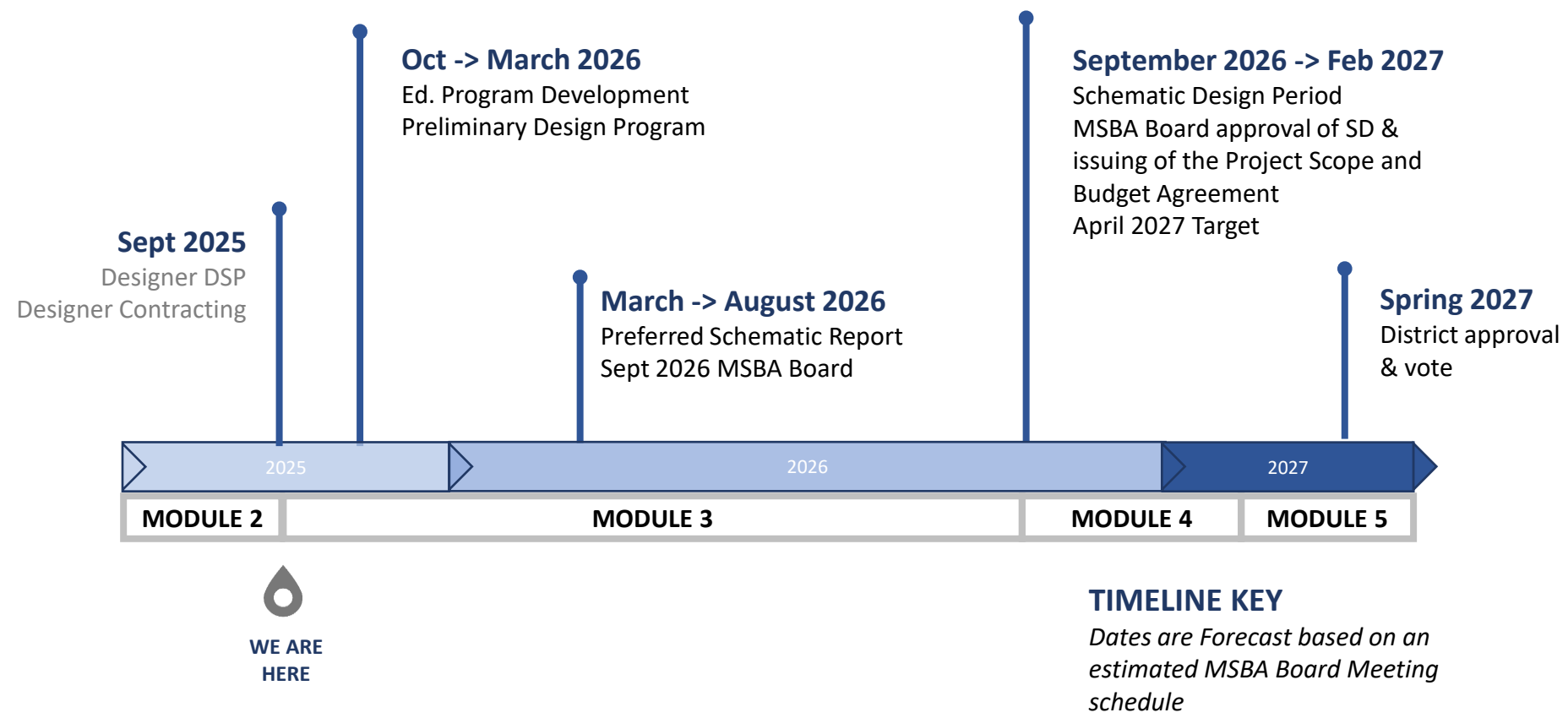
Designer Contracting



Designer Contracting:

- Designer Contracting is underway with the city procurement department.
- Timeline for contracting will be three to four weeks.
- Once the designer is under contract, we will work with them to layout a design schedule.
- PMA will integrate the designer schedule into the project master schedule and create an MSBA submission plan to align with their board meetings.

SCHEDULE



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