



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF
HOUSING & LIVABLE COMMUNITIES**

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor

DESIGNER SELECTION COMMITTEE

Ian Baldwin, AIA, Chairperson **Gabe Ciccariello, Vice-Chairperson**
Garrick Goldenberg, P.E., DHCD Fenton Bradley, AIA
Juann Khoory, AIA, DHCD Vacant, P.E., MSPE
Maritza Crossen, CHAPA Vacant, P.E. DHCD
Vacant, Contractor
Nick Monllos, Coordinator
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MINUTES

November 20, 2024 Wednesday, 1:00 pm

Due to COVID-19 Situation Meeting was held via Teams Meeting

ATTENDANCE:

Committee: **Present:** Fenton Bradley, Gabe Ciccariello, Garrick Goldenberg, Ian Baldwin, and Juann Khoory

DHCD Staff: John Olsen, Shan Li, Matt Martin, Nick Monllos, and James McCurdy

Public: Richard Alvord, Arick Dyrdal, Olivia Greene, Gregory Caswell, Colleen Doherty, Amir Kripper, Sabrina Afrin, Lily Fiore, David Keating, Doug Dick, Kathleen O'Connor, Thaddeus S Siemasko, Shikha Jindal

I. OLD BUSINESS

A. Acceptance of October 16, 2024 Meeting Minutes

Gabe Ciccariello moved, and Fenton Bradley seconded to accept the Minutes as written.

A vote of 5– 0 Approved

II. SPECIFIC BUSINESS

Fee Adjustment for Woburn 347086

This fee proposal includes all fees required for the additional work required for the Architectural services to design for repair and replacement of deteriorated rafter tails, soffit and fascia, revised routing and configuration to the gutters and downspouts and replacement clerestory windows. After the initial site visit a number of significant conditions were identified that needed to be incorporated into the project for the Base Scope to proceed. This included the repair and replacement of deteriorated rafter tails, soffit and fascia due to the existing conditions of the elements observed, preventing complete roof and gutter work from proceeding. At the kick-off meeting, EOHLC, Woburn Housing Authority and Next Phase Studios

agreed that while significantly altering Budget, it was appropriate and necessary to add to the contract scope. It was also discussed that the project was required to bring the roof insulation up to the current Energy Code as part of the scope. The construction is such that all agreed it would include additional outboard continuous insulation due to the unique truss construction. This also meant that the aged, and badly detailed clerestory windows would be impacted as well and should be reconfigured and replaced as well as part of the project.

Gabe Ciccariello moved, and Garrick Goldenberg seconded that the fee adjustment be accepted. A vote of 4 – 1 Approved.

Stoughton HA 200-01, Bridgewater 667-3 #285113 Budget: \$11,050,000 Fee: \$600,000

The Stoughton Housing Authority Housing Authority, through the Massachusetts Executive Office of Housing and Livable Communities (Department) 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 10 new modular construction duplex residential buildings containing 20 total replacement units, 4 modular duplex buildings (8 units) in the 200-1 development in Stoughton, Massachusetts and 6 modular duplex buildings (12 units) in the 667-3 development in Bridgewater, Massachusetts.

Gabe Ciccariello moved, and Garrick Goldenberg seconded that the following ranked list be forwarded to the Housing Authority.

1. LDA
2. Design Build Boston
3. Kripper

Fenton Bradley motioned, and Gabe Ciccariello seconded. A vote of 5-0 approved.

A motion was made for adjournment at 2:42. Garrick Goldenberg moved, and Ian Baldwin seconded.

A vote of 5 – 0 Approved.

These minutes were recorded as understood by this writer and written in order of the Agenda. If there are any omissions or errors, please contact Nick Monllos or bring them to the next meeting.

Ian Baldwin, Chairperson