

DESIGNER SELECTION BOARD
MINUTES OF THE 1098th MEETING, WEDNESDAY FEBRUARY 26, 2025, VIA ZOOM.

1. ROLL CALL:

The Designer Selection Board Meeting was called to order at 8:33 a.m.

MEMBERS PRESENT:

Mark Boyle, Chair	Public Member
David Carlson, V-Chair	Registered Architect
Michael Chavez	Registered Architect
Arthur Choo	Registered Architect
Khalil Mogassabi	Registered Architect
Devin Hurson	Registered Engineer
Sam Liao	Registered Engineer (arrived at 9am)
Lyris Liautaud	Registered Engineer
Severino Luna	Registered Engineer
David Capaldo	General Contractor

MEMBERS ABSENT:

Vacant Public Member

Present for the DSB staff, Simone A. Early, Executive Director Claire G. Hester, Program Coordinator III and Roberto Melendez, Program Coordinator II.

2. MINUTES OF THE PREVIOUS MEETING:

A motion to approve the minutes of the 1097th meeting of the Board on Wednesday February 12, 2025, was made by Severino Luna, seconded by David Carlson. Motion was approved.

3. VISITORS:

Thad Siemasko	SV Design
Stefano Basso	SV Design
Anne Marie Garcia	SV Design
Mark Loring	Brooke Charter School
Jim Kolb	STV/OPM for Brooke Charter School
Naresh Kapil	STV/OPM for Brooke Charter School
Theodora Dimov	Amenta Emma
Rick Borkowicz	RMF
Bob Smith	RMF
Caroline Fitzgerald	RMF
Kait Kingman	Habeeb Architects
Tamara Macuch	Habeeb Architects
Iris Davis	CSS Architects
Derek Goodroe	Ashley McGraw Architects
John Tomaz	CSS Architects
Sophie Nahrman	Studio Luz
Hansy Better Barazza	Studio Luz
Tiffany Yu	DCAMM
Karina Mallaeva	TSKP
Samantha Espinoza	Ashley McGraw
Brenna Sapienza	DCAMM
Sandra Venus	Vance Stein
Chris Vance	Vance Stein
Monique Twitty	IMEG
Ami Meachum	IMEG

4. NEW BUSINESS:

A. Informational Interviews

The following firm met with the Board to discuss their qualifications and project experience:

- SV Design

B. DSB List #25-01, BCS-2025, Brooke Master Plan and Elevator Accessibility and Exterior Improvements Project, Brooke Charter School, Roslindale, ECC: \$5,000,000; Study/Master Plan Fee: \$55,000; Schematic Design Fee: Range of Fees To Be Negotiated; Final Design Fee: To Be Negotiated

Representing the Brooke Charter School were Mark Loring, Principal/Brooke Charter School, Jim Kolb, OPM/STV, Naresh Kapil, OPM/STV. They were present to explain the project and answer questions from the Board.

Review of the six (6) applications resulted in determination that one of the applicants had failed to meet the following requirements and could not be considered for this project:

- Ashley McGraw Architects, DPC did not meet the Massachusetts ownership requirements. Motion to disqualify Ashley McGraw Architects, DPC by David Capaldo, seconded by David Carlson. Motion was approved.

The following five (5) applications met the project requirements in the advertisement:

CSS Architects
Habeb Associates Architects
KMW Architecture, Kallmann McKinnell & Wood Architects, Inc.
Studio Luz Architects, Ltd.
Vance Stein, Inc.

C. Public Comments

None

D. Project Voting and Ranking

The following firms displayed considerable skills and similar experiences. In accordance with the provisions of Massachusetts General Laws, Chapter 7C, Section 49 the Board voted to select the following three (3) ranked finalists for the Brooke Master Plan and Elevator Accessibility and Exterior Improvements project at Brooke Charter School:

First Rank: Studio Luz Architects, Ltd. (24 points)
Second Rank: CSS Architects, Inc. (21 points)
Third Rank: Habeb & Associates Architects (13 points)

Motion was made by Severino Luna to select the three (3) ranked finalists listed above for the Brooke Master Plan and Elevator Accessibility and Exterior Improvements project at Brooke Charter School, seconded by David Carlson. Motion was approved.

There was a motion by Sam Liao to interview the three (3) finalists listed above, seconded by Khalil Mogassabi. A vote of six (6) against interviewing (Mark Boyle, David Capaldo, David Carlson, Michael Chavez, Arthur Choo and Devin Hurson), three (3) for interviewing (Sam Liao, Lyris Liautaud and Khalil Mogassabi) and one (1) abstention by Severino Luna. The motion was not passed to interview. There will not be an interview for the Brooke Charter School project.

The immediate services authorized are a study, master plan, and schematic plans & outline specifications. It is intended to continue with the selected designer's team for design development and specifications, construction plans and specifications, bidding phase and administration of construction contract following completion of the study, master plan, and schematic plans & outline specifications, and notification of the Board in accordance with M.G.L. c.7C.

E. Board Business

None

5. MOTION TO ADJOURN: The Board adjourned at 9:47 a.m.

A motion to adjourn the meeting of February 26, 2025, by David Carlson, seconded by Sam Liao. Motion was approved.

6. NEXT MEETING:

WEDNESDAY, March 12, 2025, at 8:30 a.m. via ZOOM

Submitted by: Claire H. Hester
Designer Selection Board Coordinator