

DESIGNER SELECTION BOARD
MINUTES OF THE 1105th MEETING, WEDNESDAY JUNE 11, 2025, VIA ZOOM.

1. ROLL CALL:

The Designer Selection Board Meeting was called to order at 8:32 a.m.

MEMBERS PRESENT:

Mark Boyle, Chair	Public Member
David Carlson, V-Chair	Registered Architect
Michael Chavez	Registered Architect
Sam Liao	Registered Engineer
Lyris Liautaud	Registered Engineer
Khalil Mogassabi	Registered Architect
Severino Luna	Registered Engineer
David Capaldo	General Contractor
Lindsay Richard	Public Member

MEMBERS ABSENT:

Arthur Choo	Registered Architect
Devin Hurson	Registered Engineer

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 1104th meeting of the Board on Wednesday May 21, 2025, was made by David Carlson, seconded by David Capaldo. Sam Liao abstained. Motion was approved.

3. REGISTERED VISITORS:

Tiffany Yu	DCAMM
Marek Rutkowski	DOC
Sean Foley	DOC
Megan Downing	Emerald Design Build
Leo Canales-Wong	Emerald Design Build
Daki Koutouvides	BLW Engineers
Chuck Mace	BLW Engineers
Mike Pentella	SMRT Architects & Engineers
Michael Chonko	SMRT Architects & Engineers
Mark Rogers	SMRT Architects & Engineers
Bill Heil	SMRT Architects & Engineers
Nick Hadjaris	SMRT Architects & Engineers
Allison Pickering	SMRT Architects & Engineers
Colleen Soden	Soden Sustainability
Golam Mustafa	Pristine Engineers
John Schoenrock	JS Consulting
Jennifer Sapochetti	JS Consulting
Eric Wilhelmsen	CDW Consultants
Michael Delaney	Mabbett
Kyla Magnusson	Preferred Construction
Christine Yu	LIM Consultants
Jeremy Smith	Waldron
Marc Letourneau	Waldron
Alfred Luu	Waldron
Bradley Loeb	Waldron
Anthony Nganga	Studio 26 Associates
Jeffrey Birenbaum	CHA Solutions
Sophie Nahrman	Studio Luz
Caroline Fitzgerald	RMF
Nicholas Torres	Vivo Architects
Valerie Gonzalez	F-T
Tyler Magnano	Vivo Architects
Daniel Figueredo	Vivo Architects
Ellen Thompson	Isgenuity
Darrin Ohanesian	Vivo Architects
Brenna Sapienza	DCAMM
Beth Musacchio	ARC USA
Ned Collier	ICON
Stacy Burrus	Waldron
Hansy Better Barazza	Studio Luz
Michael Owen	CHA Solutions

4. **NEW BUSINESS:**

- A. **DSB List #25-12, DOC2502, DOC MCI-Norfolk Electrical Distribution & Fire Detection, Norfolk (DCAMM), ECC: \$16,618,200; Fee for Draft Study: \$350,000; Design & Certifiable Study: To Be Negotiated; Fee For Final Design: To Be Negotiated**

Representing DCAMM and Department of Correction were Tiffany Yu, Mark Rutkowski and Sean Foley. They were present to explain the DOC MCI-Norfolk Electrical Distribution & Fire Detection, Norfolk project and answered questions from the Board.

a. **Review and Project Interview**

The following three (3) applications met the project requirements of the advertisement. In separate interviews, with the Board and representatives from DCAMM/DOC present, the three (3) applicants presented considerable skills and similar experiences with this type of project for the MCI -Norfolk Electrical Distribution & Fire Detection, Department of Correction, Norfolk.

Emerald Design Build
SMRT Architects & Engineers
Waldron

b. **Public Comments**

None

c. **Project Voting and Ranking**

In accordance with the provisions of Massachusetts General Laws, Chapter 7C, Section 49, you are hereby notified that the interviewing applicants were ranked by the Board in the following order:

SMRT Architects & Engineers (First rank – 26 points)
Emerald Design Build (Second rank – 14 points, after a tiebreaker with 5 points)
Waldron (Third rank – 14 points, after a tiebreaker with 4 points)

Motion was made by Severino Luna to select the ranked firms above for the MCI-Norfolk Electrical Distribution & Fire Detection, Norfolk project, seconded by David Carlson. Motion was approved.

The immediate service authorized is a draft study. It is intended that the continued services for certifiable study, schematic plans and outline specifications, design development plans and specifications, construction plans and specifications, and administration of construction contract will be required of the selected Designer's team following completion of the study and notification to the Board in accordance with M.G.L. c. 7C.

5. **BOARD BUSINESS**

- Notification of Continued Services for DSB list #19-22, TRC1909, Lynn District Court Renovation/Stabilization of Courthouse – Leers Weinzapfel Architects – No Action by the Board
- July 23, 2025 Meeting – Board Attendance

6. **MOTION TO ADJOURN:** The Board adjourned at 11:38 a.m.

A motion to adjourn the meeting of June 11, 2025, by David Carlson, seconded by Severino Luna. Motion was approved.

7. **NEXT MEETING:**

WEDNESDAY, June 25, 2025, at 8:30 a.m. via ZOOM

Submitted by: Claire H. Hester
Designer Selection Board Coordinator