

Designer Selection Board (DSB) - Minutes of the 1119th Meeting, January 21, 2026, 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
Arthur Choo	Registered Architect
Jim DiMarzio	General Contractor
Sam Liao	Registered Engineer
Severino Luna	Registered Engineer
Altaf Mulla	Registered Architect
Lindsay Richard	Public Member

Members Absent:

Devin Hurson	Registered Engineer
Lyris Liautaud	Registered Engineer

Sam Liao was present for the project review, DSB List #25-38, Owner's Project Manager Services (OPM Services).

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 1118th meeting of the Board on Wednesday January 7, 2026, was made by Lindsay Richard, seconded by Severino Luna. Arthur Choo abstained. Motion was approved.

3. Registered Visitors:

Ellen Whitemore	Division of Capital Asset Management and Maintenance (DCAMM)
Tom Ashe	Barnstable County Sheriff's Office
Jack Flynn	Barnstable County Sheriff's Office
David Zack	Barnstable County Sheriff's Office
Christopher Clark	Cape Cod Community College
Todd Costa	KBA
Greg Joynt	KBA
Katrina Hay	KBA
Eric Roise	KBA
David Pereira	GGD/KBA
M. David Odeh	WSP/KBA
Tommy Sinclair	HDR
Keith Mercy	HDR
Larry Hlavacek	HDR
Ivan Pagacik	Introba/HDR
David Pereira	GGD/HDR
Balram Chamaria	B+AC/HDR
Ted Galante	The Galante Architecture Studio
Yar Laakso	The Galante Architecture Studio
Hana Oji	The Galante Architecture Studio
Austin Drake	The Galante Architecture Studio
Conrad Hertz	RMF/ The Galante Architecture Studio
Gunadi Karjadi	LIN/ The Galante Architecture Studio
Sherri Bush	AdComm/ The Galante Architecture Studio
Christina Kelley	Middlesex Community College
Patrick Cook	Middlesex Community College
Gina Pearce	Middlesex Community College
Caroline Fitzgerald	RMF
Suresh Bhatia	A Construction, Inc.
Kaitlin Kingman	Habeeb Architects
Allison Goodwin	Habeeb Architects
Jennifer dosSantos	A Construction, Inc.
Arick Dyrdal	Design Build
Caroline Badal	KBA

Sally Miller	KBA
Brenna Sapienza	DCAMM
Sarah Felton	DCAMM
Kyra Coley	RMF
Stephanie Beals	TSKP
Joanna Morlot	Habeeb Architects
Valeria Gonzalez	F-T

4. New Business:

A. Interview: DSB List #25-36, SDC2602, Barnstable County Sheriff – Regional Emergency 911 (E911) Communications Center, Cape Cod Community College, Barnstable (DCAMM), Estimated Construction Cost: \$16,500,000 (To Be Determined by study), Fee for Draft Study: \$280,000, Fee for Schematic Design and Certifiable Study: To Be Negotiated, Fee for Final Design: To Be Negotiated

Ellen Whittemore from DCAMM, Tom Ashe, Jack Flynn and David Zack, all from Barnstable County Sheriff, and Christopher Clark from Cape Cod Community College were present during the interview process.

a. Interview

The following three (3) finalists were interviewed by the Board:

8:40 a.m. - 9:15 a.m.	Kaestle Boos Associates, Inc.
9:20 a.m. – 9:55 a.m.	HDR Architecture, PC
10:00 a.m. – 10:35 a.m.	The Galante Architecture Studio

b. Public Comments

None

c. Project Voting and Ranking

The following firms displayed considerable skills and similar experiences. In accordance with the provisions of Massachusetts General Laws (M.G.L.), Chapter 7C, Section 49, the Board voted to select the following three (3) ranked finalists for the Barnstable County Sheriff – Regional E911 project:

Kaestle Boos Associates, Inc. - First Ranked with 21 points
 The Galante Architecture Studio – Second Ranked with 11 points
 HDR Architecture, PC – Third Ranked with 10 points

Motion was made by Severino Luna to select the three (3) ranked finalists listed above for the Barnstable County Sheriff – Regional E911 project, seconded by David Carlson. Arthur Choo abstained. Motion was approved.

B. DSB List #25-28, DSBA-55, Owner’s Project Manager Services (OPM Services), Middlesex Community College (MCC) Campuses: Bedford & Lowell, MCC, Estimated Construction Cost: Varies Per Project: Not to exceed authority delegated pursuant to M.G.L. ch.7C §5, for an individual project. Maximum Fee Per Contract (based on the scope of the work and services authorized, shall not exceed) \$2,500,000, (2 House Doctor Contracts), 7 Applicants

Patrick Cook and Christina Kelley from Middlesex Community College were present to explain the project and answered questions from the Board.

d. Review

Review of the seven (7) applications resulted in determination that one (1) of the applicants had an incomplete application and could not be considered for this project:

- NV5 Planning & Design, Inc.– No references and no evaluations included in the application. Three (3) references and/or evaluations are required to be included in the application as stated in the Public Notice Advertisement and Designer Selection Network.

The following six (6) applications met the project requirements of the Public Notice Advertisement:

Accenture Infrastructure & Capital Projects, LLC
 Atlantic Construction & Management, Inc.
 Coast & Harbor Associates, Inc.
 Colliers Project Leaders USA NE, LLC
 Design Build Boston
 PMA Consultants

e. Public Comments

Arick Dyrdal from Design Build Boston answered that he did not have Massachusetts Certified Public Purchasing Official (MCPPO) experience, in response to a discussion during the Board's deliberations for the project.

f. 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 two (2) unranked finalists for the Owner's Project Manager Services (OPM Services), Middlesex Community College House Doctor project:

Accenture Infrastructure & Capital Projects, LLC
PMA Consultants

Motion was made by Severino Luna to select the two (2) unranked finalists listed above for the Owner's Project Manager Services (OPM Services), Middlesex Community College House Doctor project, seconded by David Carlson. Motion was approved.

5. Board Business

None

6. Motion To Adjourn: The Board adjourned at 11:56 a.m.

A motion to adjourn the meeting of January 21, 2026, by Severino Luna, seconded by David Carlson. Motion was approved.

7. Next Meeting:

Wednesday, February 4, 2026, at 8:30 a.m. via ZOOM

Submitted by: _____

Claire G. Hester

Claire G. Hester
Designer Selection Board Coordinator