

Designer Selection Board (DSB) - Minutes of the 1122nd Meeting, March 18, 2026, Via ZOOM.

1. Roll Call:

The Designer Selection Board Meeting was called to order at 8:34 a.m.

Members Present:

Mark Boyle, Chair	Public Member
David Carlson, V-Chair	Registered Architect
Michael Chavez	Registered Architect
Arthur Choo	Registered Architect
Lyriss Liataud	Registered Engineer
Severino Luna	Registered Engineer
Altaf Mulla	Registered Architect
Lindsay Richard	Public Member

Members Absent:

Jim DiMarzio	General Contractor
Devin Hurson	Registered Engineer
Sam Liao	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 1121st meeting of the Board on Wednesday March 4, 2026, was made by David Carlson, seconded by Lyriss Liataud. Lindsay Richard abstained. Motion was approved.

3. Registered Visitors:

Ganesh Ramachandran	DCAMM
Bart Larkin	Tewksbury Hospital
Paul Brennan	Tewksbury Hospital
Khalil Pirani	DCAMM
Norman Giebner	Hampden Sheriff's Department
Vamshidhar Thakkallapalli	Terva Corp/BRCPS
Dwayne Veale	BRCPS
Joe Naughton	Terva Corp/BRCPS
Debra O'Brien	MassDOT
William Ferringo	MassDOT
Jo Oltman	CBT Architects
Lisa Ferolito	NS Engineering
Kaitlin Kingman	Habeeb Architects
Katie Kernizan	Saam Architects
Allison Goodwin	Habeeb Architects
Anna Carrara	Jacobs
Peter Fusco	Jacobs
Cecilia Larson	RMF
Angela Dwyer	FM Architecture
Katherine Moran	Vance Stein
Brenna Sapienza	DCAMM
Dieckmann Cogill	Jacobs
Natalia Gilio	HDR Inc.
Ken Sliby	Jacobs
Wayne Gething	DHK, Inc.
Liza Bouton	HMFH
Bayan Alibekova	Terva Corp./BRCPS
Iris Davis	CSS Architects
Tori Ellis	NV5
Jay Moskowitz	Jacobs
Valeria Gonzalez	F-T
Alexandra Dorn	William Pevear
Kimberly Smith	GA Inc.
Joseph Mello	Habeeb Architects
Eileen Casciari	CBT Architects
Alina Comorschi	FandD
Kenna Therrien	Gienapp Architects

Monique Twitty	IMEG
Tiffany Yu	DCAMM
William Pevear	William Pevear
Monica Carroll	CBT Architects
Joanna Morlot	Habeeb Architects
William Holt	William Holt
Keith Mercy	HDR, Inc.
Hannah Hazelton	Rowse Architects
Fenton Bradley	D21 Architects
Katie Gething	DHK, Inc.
Michele Phelan	96 PT
Lonnie Ash	CBT Architects
Alfred Wojciechowski	CBT Architects
Ami Meachum	IMEG
Elizabeth Lewis	Habeeb Architects
Allie Emery	BRCPS

4. New Business:

Project Review(s)

A. DSB List #26-01, DPH2601, Tewksbury Hospital Saunders Building – Roof Replacement Phase II, Department of Public Health (DPH), ECC: \$10,940,000, Fee for Draft Study, Schematic Design, and Certifiable Study: \$375,000, Fee for Final Design: To Be Negotiated, 10 Applicants

Khalil Pirani and Ganesh Ramachandran from DCAMM and Bartley Larkin and Paul Brennan from Tewksbury Hospital were present to explain the project and answered questions from the Board.

a. Review

Review of the 10 applications resulted in determination that three (3) of the applicants had an incomplete application and could not be considered for this project:

- Emerald Design Build – No Section #5. There was an Introduction that could be considered as a Section #5. Motion was made by David Carlson not to disqualify Emerald Design Build, seconded by Michael Chavez. Motion was approved not to disqualify, and Emerald Design Build was considered for this project.
- RGB Architects – There was no resume for Jennifer McClain (Structural Engineer). Motion was made by David Carlson to disqualify RGB Architects, seconded by Severino Luna. Motion was unanimously to disqualify RGB Architects.
- Socotec AE Consulting, LLC – There was no resume for Alberto Franceschet (Architect). Motion was made by Lindsay Richard to disqualify Socotec AE Consulting, LLC, seconded by David Carlson. Motion was approved to disqualify Socotec AE Consulting, LLC.

The following eight (8) applications met the project requirements of the Public Notice Advertisement:

CSS Architects, Inc.
 DHK Architects
 Emerald Design Build
 Gale Associates, Inc.
 Gienapp Architects
 Habeeb & Associates Architects
 Rowse Architects, Inc.
 William Pevear Architects, Inc.

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, Chapter 7C, Section 49, the Board voted to select the following three ranked finalists for the Tewksbury Hospital Saunders Building – Roof Replacement Phase II project:

CSS Architects, Inc. (18 points)
 Gale Associates, Inc. (13 points)

Habeeb & Associates Architects (9 points)

Motion was made by Severino Luna to select the three (3) ranked finalists listed above for the Tewksbury Hospital Saunders Building – Roof Replacement Phase II project, seconded by David Carlson. Motion was approved.

B. DSB List #26-02, DSB-A56, Study & Design for General Building Renovations, Repairs & Upgrades, Hampden County Sheriff's Office (HCSO), 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) \$1,500,000, (6 House Doctor Contracts), 12 Applicants

Norman Giebner from Hampden County Sheriff's Office was present to explain the project and answered questions from the Board.

d. Review

Review of the twelve (12) applications resulted in determination that three (3) of the applicants had an incomplete application and could not be considered for this project:

- D21 Architects, Inc. – No project experience for BT Emerson (Specification Consultant). Motion was made by David Carlson to disqualify D21 Architects, seconded by Severino Luna. Motion was approved.
- Emerald Design Build – No Section #5. There was an Introduction that could be considered as a Section #5. Motion was made by David Carlson not to disqualify Emerald Design Build, seconded by Arthur Choo. Motion was approved not to disqualify, and Emerald Design Build was considered for this project.
- H2M Architects & Engineers, 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. Motion was made by David Carlson to disqualify H2M Architects & Engineers, Inc., seconded by Mark Boyle. Motion was approved.

The following ten (10) applications met the project requirements of the Public Notice Advertisement:

Caolo & Bieniek Associates, Inc.
CSS Architects, Inc.
DHK Architects
Emerald Design Build
Gale Associates, Inc.
Habeeb & Associates Architects
HDR Architecture, PC
Kaestle Boos Associates, Inc.
Liro-Hill, Corp.
RGB Architects

e. Public Comments

None

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 six (6) unranked finalists for the Hampden County Sheriff's Office Architectural House Doctor project:

Caolo & Bieniek Associates, Inc.
CSS Architects, Inc.
DHK Architects
Gale Associates, Inc.
HDR Architecture, PC
RGB Architects

Motion was made by David Carlson to select the six (6) unranked finalists listed above for the Hampden County Sheriff's Office Architectural House Doctor project, seconded by Michael Chavez. Motion was approved.

C. DSB List #26-03, 2026-02, 1424 Hyde Park Ave Renovation, Boston Renaissance Charter Public School, Estimated Construction Cost: \$2,500,000, Schematic Design Fee: \$75,000, Final Design Fee: To Be Negotiated, 8 Applicants

Vamshidhar Thakkallapalli and Joseph Naughton from Terva Corp. and Dwayne Veale from Boston Renaissance Charter Public School were present to explain the project and answered questions from the Board.

g. Review

Review of the eight (8) applications resulted in determination that one (1) of the applicants had an incomplete application and could not be considered for this project:

- Emerald Design Build – No Section #5. There was an Introduction that could be considered as a Section #5. Motion was made by David Carlson not to disqualify Emerald Design Build, seconded by Michael Chavez. Motion was approved not to disqualify, and Emerald Design Build was considered for this project.

The following eight (8) applications met the project requirements of the Public Notice Advertisement:

CBT Architects
CSS Architects, Inc.
D21 Architects, LLC
DCVL Design
Emerald Design Build
Meander Studio, Inc.
RGB Architects
Vance Stein, Inc.

h. Public Comments

None

i. 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) finalists for Boston Renaissance Charter Public School project to be interviewed on April 1, 2026:

CBT Architects
CSS Architects, Inc.
Vance Stein, Inc.

Motion was made by David Carlson to select the three (3) unranked finalists listed above for the Boston Renaissance Charter Public School project to be interviewed on April 1, 2026, seconded by Lyris Liautaud. Motion was approved.

D. DSB List #26-04, DSBA-50, MassDOT Security Design Services House Doctor, Statewide, Massachusetts Department of Transportation (MassDOT), 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) \$1,000,000, (3 House Doctor Contracts), 7 Applicants

Debra O'Brien and Bill Ferringo from MassDOT were present to explain the project and answered questions from the Board.

The following seven (7) applications met the project requirements of the Public Notice Advertisement:

BVH Integrated Services, Inc. (A Salas O'Brien Company)
Delta Wye Critical Solutions, LLC
IMEG
Jacobs Consultants, Inc.
Norian/Siani Engineering Inc.
R.W. Sullivan Engineering
STV, Inc.

j. Public Comments

None

k. 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) unranked finalists for the MassDOT Security Design Services House Doctor project:

BVH Integrated Services, Inc. (A Salas O'Brien Company)
Jacobs Consultants, Inc.
Norian/Siani Engineering, Inc.

Motion was made by David Carlson to select the three (3) unranked finalists listed above for the MassDOT Security Design Services House Doctor project, seconded by Michael Chavez. Motion was approved.

5. Board Business

Simone discussed the upcoming presentation by Cannon Design, the Institute of Human Center Design, Ethics Commission and UMBA

6. Motion To Adjourn: The Board adjourned at 11:15 a.m.

A motion to adjourn the meeting of March 18, 2026, by Severino Luna, seconded by Arthur Choo. Motion was approved.

7. Next Meeting:

Wednesday, April 1, 2026, at 8:30 a.m. via ZOOM

Submitted by: *Claire G. Hester*
Claire G. Hester
Designer Selection Board Coordinator