

Consultant Assignment Procedure MSBA Accelerated Repair Program



In connection with its Accelerated Repair Program (“ARP”), the Massachusetts School Building Authority (“MSBA”) issued separate Requests for Services for Project Management and Roof and Window/Door Designer Services in 2024. In 2025, the MSBA issued an additional Request for Services for Heat Pump Conversion Designer Services. The objective of these procurements was to select pools of qualified Owner’s Project Managers (“OPMs”) and Designers that the MSBA will assign to districts invited to participate in the ARP in 2024 through 2026.

The Roof and Window/Door Designers will be assigned to districts invited to participate in the ARP for the replacement or restoration of roofs and/or the replacement of windows/doors. Meanwhile, the Heat Pump Conversion Designers will be assigned to districts invited to participate in the ARP for heat pump conversions, which may also include roof replacement or restoration. The Owner’s Project Managers will be assigned to districts in both Designer categories.

The following consultant assignment procedures apply to districts invited into the ARP in 2024 through 2026.

The inclusion of an Owner’s Project Manager (“OPM”) or Designer in the following lists does not guarantee that an OPM or Designer will be assigned to any particular number of ARP districts or any districts at all. The MSBA reserves the right, within its sole discretion, to remove any OPM or Designer from consideration for any future assignments. The MSBA also reserves the right, within its sole discretion, to modify these assignment procedures as it deems advisable to best meet the objectives of the ARP and its districts. If a district receives multiple project invitations, more than one OPM and Designer may be assigned to the district. The MSBA will also consider assigning more than one OPM and Designer if a district has different initial document commencement dates among its project invitations.

OPM Assignment Procedure

MSBA staff selected the following OPM firms for participation in the ARP:

AECOM Technical Services, Inc.
Accenture, PLC (fka Anser Advisory)
Architectural Consulting Group, Inc.
Atlantic Construction & Management, Inc.
CHA Consulting, Inc.
Colliers Project Leaders
CSL Consulting, LLC
GreenerU, Inc.
Li-Ro Program + Construction Management

JLL (Jones Lang LaSalle)
Next Level OPM, LLC
NV5 Consultants, Inc.
PCA360
Project Planning Professionals (P-Three, Inc.)
Skanska USA Building, Inc.
SMMA
THE VERTEX COMPANIES, LLC
Watermark

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MSBA staff anticipate assigning OPMs to each district invited into the ARP based upon the following procedure:

All 2024 ARP districts will be listed alphabetically and receive OPM assignments in this order. The names of the OPMs will be randomly drawn and assigned to the first alphabetical districts. If a district receives multiple project invitations, more than one OPM may be assigned to the district. The firms will then be regrouped and randomly drawn for assignment to the next alphabetically listed districts. The procedure will continue until each district is assigned an OPM.

Following district invitations in 2025, the assignment procedure will start new with the districts listed alphabetically first by heat pump conversion projects followed by roof and/or window/door projects. The names of the OPMs will be randomly drawn and assigned to the first alphabetical districts. If a district receives multiple project invitations, more than one OPM may be assigned to the district. Once each OPM has been drawn, regardless of geographical availability, the firms will be regrouped and drawn for the next districts. The procedure will continue until all 2025 districts are assigned an OPM.

If, in the procedure, an OPM cannot be assigned to a district because of a stated geographical limitation, that OPM will be removed from consideration for that round of assignments and a new OPM will be drawn. Once each OPM has been drawn, regardless of geographical availability, the firms will be regrouped and drawn for the next alphabetically listed districts. This procedure will continue until all districts are assigned an OPM.

If an OPM declines an assignment to a particular district, fails to reach agreement with a district, or ceases to perform contractual services for a district for any reason, the district will be moved to the end of the alphabetical list and the assignment procedure will continue with an OPM drawn and assigned to the district.

Roof and Window/Door Designer Assignment Procedure

The Designer Selection Panel has selected the following design firms for participation in the ARP for roofs and/or windows/doors:

BWA Architecture
CGKV Architects, Inc.
Civitects Architecture
CSS Architects, Inc.
Dietz & Co. Architects, Inc.
edmStudio
Gale Associates, Inc.
Gannett Fleming Engineers & Architects
Gorman Richardson Lewis Architects
Habeb & Associates Architects, Inc.
Johnson Roberts Associates, Inc.

Kaestle Boos Associates, Inc.
Matz Collaborative Architects, Inc.
Mount Vernon Group Architects, Inc.
Next Phase Studios
Raymond Design Associates, Inc.
The S/L/A/M Collaborative
SOCOTEC AE Consulting, LLC
Tighe & Bond, Inc.
TSKP Studio, LLC
Turowski2 Architecture, Inc.

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MSBA staff anticipate assigning Designers to each district invited into the ARP for a roof and/or window door project based upon the following procedure:

All 2024 ARP districts will be listed alphabetically and receive Designer assignments in this order. The names of the Designers will be randomly drawn and assigned to the first alphabetical districts. If a district receives multiple project invitations, more than one Designer may be assigned to the district. The firms will then be regrouped and randomly drawn for assignment to the next alphabetically listed districts. The procedure will continue until each district is assigned a Designer.

Following district invitations in 2025, the assignment procedure will start new with the districts listed alphabetically. The names of the Designers will be randomly drawn and assigned to the first alphabetical districts. If a district receives multiple project invitations, more than one Designer may be assigned to the district. Once each Designer has been drawn, regardless of geographical availability, the firms will be regrouped and drawn for the next districts. The procedure will continue until all 2025 districts are assigned a Designer. The same procedure will be used for all 2026 district invitations, if applicable.

If, in the procedure of assigning Designers, a Designer cannot be assigned to a district because of a stated geographical limitation, that Designer will be removed from consideration for that round of assignments and a new Designer will be drawn. Once each Designer has been drawn, regardless of geographical availability, firms will be regrouped and drawn for the next alphabetically listed districts. The procedure will continue until all districts are assigned a Designer.

If a Designer declines an assignment to a particular district, fails to reach agreement with a district, or ceases to perform contractual services for a district for any reason, the district will be moved to the end of the alphabetical list and the assignment procedure will continue with a Designer drawn and assigned to the district.

Heat Pump Conversion Designer Assignment Procedure

The Designer Selection Panel has selected the following design firms for participation in the ARP for heat pump conversion projects, which may also include roof replacement or restoration:

BVH-Salas O'Brien
Clough, Harbour & Associates, Inc.
CMTA
Dietz & Co. Architects, Inc.
IMEG Consultants Corp.
Raymond Design Associates, Inc.

Richard D. Kimball Co.
Rist-Frost-Shumway Engineering, P.C.
Shekar & Associates, Inc.
Tighe & Bond Designer Services, Inc.
Van Zelm Heywood & Shadford, Inc.

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MSBA staff anticipate assigning Designers to each district invited into the ARP for a heat pump conversion project, which may include roof replacement or restoration, based upon the following procedure:

In 2024, the ARP did not open for heat pump conversion projects and therefore heat pump conversion assignments do not apply to 2024 ARP districts.

All 2025 ARP districts will be listed alphabetically and receive Designer assignments in this order. The names of the Designers will be randomly drawn and assigned to the first alphabetical districts. If a district receives multiple project invitations, more than one Designer may be assigned to the district. The firms will then be regrouped and randomly drawn for assignment to the next alphabetically listed districts. The procedure will continue until each district is assigned a Designer.

If, in the procedure of assigning Designers, a Designer cannot be assigned to a district because of a stated geographical limitation, that Designer will be removed from consideration for that round of assignments and a new Designer will be drawn. Once each Designer has been drawn, regardless of geographical availability, firms will be regrouped and drawn for the next alphabetically listed districts. The procedure will continue until all districts are assigned a Designer.

If a Designer declines an assignment to a particular district, fails to reach agreement with a district, or ceases to perform contractual services for a district for any reason, the district will be moved to the end of the alphabetical list and the assignment procedure will continue with a Designer drawn and assigned to the district.