

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY
SCIENCE LAB INITIATIVE &
ACCELERATED REPAIR PROGRAM
OWNER’S PROJECT MANAGER AND DESIGNER
ASSIGNMENT PROCEDURE**

Owner’s Project Manager Assignment – Science Lab Initiative

MSBA staff selected the following Owner’s Project Manager (“OPM”) firms for participation in the Accelerated Repair Program (“ARP”) and Science Lab Initiative (“SLI”):

- Arcadis US, Inc.
- Coast and Harbor Associates, Inc.
- Collaborative Partners, Inc.
- Compass Project Management
- Diversified Project Management
- Joslin Lesser + Associates, Inc.
- Leftfield, LLC
- Pinck & Co., Inc.
- PMA Construction Services
- Skanska USA Building, Inc.
- Strategic Building Solutions
- Tishman Construction Corporation of Massachusetts
- Vertex Construction Services, Inc.

MSBA staff anticipates assigning OPMs to each of the projects invited into the Science Lab Initiative (“SLI Projects”) by the MSBA’s Board of Directors based upon the following procedure:

The names of six OPMs will be randomly drawn and assigned to each of the first six SLI Projects in the order that the SLI Projects are listed on the SOI summary spreadsheet that was attached to the SLI Designer Request for Services (“RFS”). These original six OPMs will remain matched to the designers they were paired with on the first six SLI Projects to which they were assigned. For example, if OPM X is paired with Designer A for the first SLI Project on the summary spreadsheet, OPM X will automatically be paired with Designer A if Designer A is also selected for a second or third SLI Project.

If, in the first round of six SLI Project assignments, an OPM cannot be assigned to a SLI Project because of a stated geographical limitation that OPM will be removed from consideration for that round and the name of another OPM will be randomly drawn. If an OPM assigned to a SLI Project in the first round cannot be assigned to a SLI Project in a successive assignment because of a geographical or other limitation, then that OPM will be removed from further consideration and the name of another OPM will be randomly drawn for the assignment.

If an OPM declines an assignment to a particular SLI project, fails to reach agreement with a district on a SLI Project, or ceases to perform services for a SLI project for any reason, another OPM will be randomly drawn and assigned to that SLI Project.

If the MSBA determines, within its sole discretion, that the OPM resources in the initial group of six assigned OPMs are insufficient to meet the objectives of the SLI for any reason, it may consider one or more OPMs from the remaining OPMs on the pre-selected list noted above for random assignment to a SLI Project.

The inclusion of an OPM in the above list does not guarantee that an OPM will be assigned to any particular number of projects or any project at all. The MSBA reserves the right, within its sole discretion, to modify this assignment procedure as it deems advisable to best meet the objectives of the SLI.

Designer Assignment – Science Lab Initiative

On May 8, 2012, the MSBA’s Designer Selection Panel (“DSP”) made the following designer selections for participation in the MSBA Science Lab Initiative. The designers in Group A are most likely to be assigned to a SLI project. The designers in Group B are less likely to be assigned to a SLI project. The designers in Group C are unlikely to be assigned to a SLI project.

Group A

Ai3 Architects, LLC
DiNisco Design Partnership
Flansburgh Associates, Inc.
Kaestle-Boos Associates, Inc.
Lamoureux Pagano
Symmes Maini & McKee Associates

Group B

Design Partnership of Cambridge, Inc.
Tappe Associates
Mount Vernon Group Architects, Inc.

Group C

Cannon Design
DAI, Inc.
Habeeb & Associates Architects, Inc.
JCJ Architecture, PC
Knight, Bagge & Anderson, Inc.
Lavallee Brensinger Architects
Raymond Design Associates, Inc.
Richard D. Kimball Company, Inc.
Tetra Tech Architects & Engineers
The S/L/A/M Collaborative

It is anticipated that MSBA staff will assign designers to each of the projects invited into SLI by the MSBA’s Board of Directors (“SLI Projects”) based upon the following procedures:

The six designers in Group A will be randomly drawn and assigned to each of the first six SLI Projects in the order that the SLI Projects are listed on the SOI summary spreadsheet that was attached to the SLI Designer Request for Services (“RFS”). Once each designer has been randomly assigned to one of the first six SLI Projects, the same procedure will be used to randomly draw designers from Group A for assignment to each of the remaining SLI Projects in the order that those projects appear on the SOI summary spreadsheet. In the event that there are thirteen SLI Projects, one designer will be

randomly drawn from among the designers in Group A and assigned to the thirteenth project. This procedure may be modified as necessary to accommodate the removal of a designer from consideration for one or more SLI Projects for any reason.

Within its sole discretion, the MSBA may elect to remove one or more Designers from the random assignment pool for one or more SLI Projects based upon capacity, current work load, project scope, prior working relationship with the district, or any other factor that the MSBA considers relevant to the assignment. If so, the designer may be returned to the pool for random assignment to the next SLI Project or other SLI Projects, if any.

If a Designer declines an assignment to a particular SLI project, fails to reach agreement with a district on a SLI Project, or ceases to perform design services for a SLI project for any reason, another Designer from Group A will be randomly drawn and assigned to that SLI Project. A designer that declines assignment to a SLI Project, fails to reach agreement with a district on a SLI Project, or ceases to perform design services on a SLI Project may be removed from consideration for assignment to another SLI Project.

If the MSBA determines, within its sole discretion, that the designer resources in Group A are insufficient to meet the objectives of the Science Lab Initiative for any reason, it may consider one or more Designers from Group B for random assignment to a SLI Project.

The DSP's inclusion of a designer in a particular group does not guarantee that a Designer will be assigned to any particular number of projects or any project at all. The MSBA reserves the right, within its sole discretion, to modify this assignment procedure as it deems advisable to best meet the objectives the Science Lab Initiative.

OPM Assignment – Accelerated Repair Program

MSBA staff anticipates assigning OPMs to each of the twenty-seven districts invited into the Accelerated Repair Program (“ARP Districts”) by the MSBA’s Board of Directors based upon the following procedure:

All ARP Districts will be listed alphabetically and receive OPM assignments in this order. The names of the thirteen pre-selected OPMs will be randomly drawn and assigned to the first thirteen ARP Districts. The six OPMs selected for SLI Projects will then be withdrawn from the OPM assignment list. The seven remaining firms will be randomly drawn and assigned to the fourteen additional ARP Districts.

If, in the first round of thirteen ARP District assignments, an OPM cannot be assigned to an ARP District because of a stated geographical limitation, that OPM will be removed from consideration for that district and a new OPM will be drawn. If an OPM cannot be assigned to an additional ARP District because of a geographical limitation, then that OPM will be removed from consideration and the name of another OPM assigned in the first round will be randomly drawn for the assignment. This process will then continue until all ARP Districts are assigned an OPM.

If an OPM declines an assignment to a particular ARP District, fails to reach agreement with a district on an ARP project, or ceases to perform services for an ARP project for any reason, another OPM from the initial group of thirteen assigned OPMs will be randomly drawn and assigned to that ARP District; however, a firm's SLI Project participation will be considered prior to finalizing this substitution.

The inclusion of an OPM in the above list does not guarantee that an OPM 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 modify this assignment procedure as it deems advisable to best meet the objectives of the ARP.

Designer Assignment – Accelerated Repair Program

MSBA staff has selected the following design firms for participation in the Accelerated Repair Program (“ARP”):

Roof and Window Only

CBI Consulting, Inc.
Gale Associates, Inc.
Kaestle Boos Associates
Raymond Design
Russo Barr Associates, Inc.

Boiler Only

BLW Engineers, Inc.
Garcia, Galuska & Desousa, Inc.
Lindgren & Sharples, P.C.
RDK Engineers
Shekar & Associates, Inc.

Roof, Window, and Boiler

CSS Architects, Inc.
DiMarinisi & Wolfe Architects
Habeb & Associates
Icon Architecture, Inc.
Knight Bagge & Anderson, Inc.
Reinhardt Associates, Inc.
Turowski2 Architects, Inc.

Designers are pre-selected based on specific scope qualifications; therefore, ARP Districts will be separated into three corresponding categories: roof, window, and boiler; roof and window only; and boiler only. Based on the current list of ARP Districts invited to participate in the program, the assignments would break down as follows:

- Five ARP Districts have schools which requested a boiler only. The firms pre-selected for boiler only jobs will be randomly drawn and assigned to these five ARP Districts.
- Three ARP Districts were invited to complete projects involving boiler and roof or boiler and window work. Three of the seven firms pre-selected for roof, window, and boiler jobs will be randomly drawn and assigned to these three ARP Districts.

- Finally, 19 ARP Districts have projects which involve roof and/or window work. The five firms pre-selected for roof and window work along with the four firms pre-selected for roof, window, and boiler work which were not already assigned to an ARP District will be randomly drawn and assigned to the first nine ARP Districts listed alphabetically. Kaestle Boos is also pre-selected as a Science Lab Initiative Designer; therefore it will be withdrawn from the second round of assignments. The remaining eight design firms assigned in round one, along with the three previously assigned roof, window, and boiler design firms, will be re-drawn at random and assigned to the remaining 10 ARP Districts.

If, in the first round of any of these ARP District assignments a designer cannot be assigned because of a stated geographical limitation, then that designer will be removed from consideration for that ARP District assignment and the name of another design firm will be randomly drawn. If a design firm declines an assignment to a particular ARP District, fails to reach agreement with an ARP District, or ceases to perform services for an ARP District for any reason, then another design firm from the appropriate scope-specific group for that ARP District will be randomly drawn and given the assignment.

If the MSBA determines, within its sole discretion, that the design firm's resources are insufficient to meet the objectives of the ARP for any reason, it may consider one or more design firms from the remaining firms on the list for random assignment to an ARP District.

The inclusion of a design firm in the above list does not guarantee that firm will be assigned to any particular number of projects or any project at all. The MSBA reserves the right, within its sole discretion, to modify this assignment procedure as it deems advisable to best meet the objectives the ARP.