

## **PUBLIC FACILITIES DEPARTMENT**

### **Minutes**

Public Facilities Commission  
Public Facilities Department  
26 Court Street, 1<sup>st</sup> Floor, Winter Chambers  
Boston, MA 02108

May 17, 2017

#### **ATTENDING:**

Katherine P. Craven, Chair, (Not Present)  
Lawrence D. Mammoli, Commissioner  
Dion S. Irish, Commissioner  
Angela D. Atchue, Senior Legal Officer  
Colleen M. Daley, PFC Secretary  
Henry C. Luthin, First Assistant Corporation Counsel, Law Department  
David Zuares, Assistant Corporation Counsel, Law Department  
Patricia M. Lyons, Director  
Alistair Lucks, Staff Architect  
Maureen Anderson, Senior Project Manager  
James Sessum, Project Manager  
Brian P. McLaughlin, Chief of Staff  
Bill Hughes, Senior Project Manager  
Tom Leahy, Assistant Director for Construction  
Susan Rice, Assistant Director of Operations  
Carol Houghtaling, Administrative Assistant  
Jonathan Levi, FAIA, Jonathan Levi Architects, LLC

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of April 14, 2017 were presented to and approved by the Commissioners.

#### **VOTE 1: Alistair Lucks, Staff Architect**

**Contract to Sasaki Architects, P.C.:** To perform a programming and facility study associated with the North End Community Center Study project, Boston, Massachusetts.

#### **Contract Price: \$100,000**

That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with

advertisements appearing in the Boston Globe and City Record on November 21, 2016 and the Central Register on November 23, 2016, to Sasaki Architects, P.C., a New York corporation with an office at 64 Pleasant Street, Watertown, MA 02472. Under the terms of this contract, Sasaki Architects, P.C. will perform a programming and facility study associated with the North End Community Center Study project located at 30 North Bennet Street, Boston, Massachusetts. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$100,000, which includes \$15,000 for additional services. The Director is, also, authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**NOTE:** Alistair Lucks addressed the Commission.

**NOTE:** Commissioner Mammoli asked, “Do you have any questions Commissioner Irish?”

**NOTE:** Commissioner Irish replied, “I have no questions. Thank you for your thorough outline of the process.”

**NOTE:** Commissioner Mammoli expressed agreement with Commissioner Irish.

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** Project Background Memorandum, Boston Center for Youth and Families Project Profiles, Approval of Capital Commitments by the Office of Budget Management OBM/Capital Budgeting, Advertisement, Advertisement Tracking Form and photo.

**VOTE 2: Alistair Lucks, Staff Architect**

**Contract to Bargmann Hendrie + Archetype, Inc.:** To perform a master plan and programming study associated with the Frog Pond Master Plan Study project, Boston, Massachusetts.

**Contract Price: \$150,000**

That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on March 21, 2016 and the Central Register on March 23, 2016, to Bargmann Hendrie + Archetype, Inc., a Massachusetts corporation with an office at 9 Channel Center Street, Suite 300 Boston, MA 02210. Under the terms of this contract, Bargmann Hendrie + Archetype, Inc. will perform a master plan and programming study associated with the Frog Pond Master Plan Study project located at 38 Beacon Street, Boston, Massachusetts. The term of this contract shall be 472 days from the date of execution at a cost not to exceed \$150,000, which includes \$27,956 for additional services. The Director is, also, authorized to

execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**NOTE:** Alistair Lucks addressed the Commission and answered their questions.

**NOTE:** Commissioner Irish stated, "I have no questions concerning this vote."

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**NOTE:** Commissioner Irish then stated, "I have a question concerning the process once the contract has been executed. Will there be community engagement to receive input from the community?"

**NOTE:** Alistair Lucks replied, "Yes, we are meeting with many of the stake holders who operate the Frog Pond. There will be outreach to the Friends of the Public Garden and then a public meeting will be held at the end of the process to inform the community the results of the study."

**Exhibits:** Project Background Memorandum, Parks and Recreation Department Project Profiles, Approval of Capital Commitments by the Office of Budget Management OBM/Capital Budgeting, Advertisement, Advertisement Tracking Form and photo.

### **VOTE 3: Maureen Anderson, Senior Project Manager**

**Contract to Meyer and Meyer, Inc.:** To perform a master plan and programming study associated with the George Wright Clubhouse project located in Hyde Park, Massachusetts.

**Contract Price: \$120,000**

That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on January 16, 2017 and the Central Register on January 18, 2017, to Meyer and Meyer, Inc., a Massachusetts corporation with an office at 396 Commonwealth Avenue, Boston, MA 02215. Under the terms of this contract, Meyer and Meyer, Inc. will perform a master plan and programming study associated with George Wright Clubhouse Study project located at 420 West Street, Hyde Park, Massachusetts. The term of this contract shall be 52 weeks from the date of execution at a cost not to exceed \$120,000, which includes \$10,000 for additional services. The Director is, also, authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**NOTE:** Maureen Anderson addressed the Commission and answered their questions.

**NOTE:** Commissioner Irish asked, "Is there any concern regarding the number of proposals received?"

**NOTE:** Maureen Anderson replied, “No. PFD had the same concern but when the applications were reviewed both firms were very responsive and had good teams. If PFD had a response that included teams that weren’t up to our standards the project would have been re-advertised.”

**NOTE:** Commissioner Mammoli stated, “No questions.”

**NOTE:** Angela Atchue noted for the record, “The project was advertised in January 2017. This is a timely request.”

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** Project Background Memorandum, Parks and Recreation Department Project Profiles, Approval of Capital Commitments by the Office of Budget Management OBM/Capital Budgeting, Advertisement, Advertisement Tracking Form and photo.

**VOTE 4: James Sessum, Project Manager**

**Contract to HAKS Engineers, P.C.:** To provide architectural design and construction administration services associated with the Building Envelope Repairs project at five (5) Engine Houses located in Brighton, Charlestown, Roxbury, Roslindale and East Boston, Massachusetts.

**Contract Price: \$174,950**

That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on October 10, 2016 and the Central Register on October 12, 2016, to HAKS Engineers, P.C., a Connecticut corporation with an office at 56 Roland Street, Suite 202, Boston, MA 02129. Under the terms of this contract, HAKS Engineers, P.C. will provide architectural design and construction administration services associated with the Building Envelope Repairs at five (5) Engine Houses located at:

- Engine No. 29, 138 Chestnut Hill, Brighton, MA
- Engine No. 32, 525 Main Street, Charlestown, MA
- Engine No. 37, 560 Huntington Avenue, Roxbury, MA
- Engine No. 53, 945 Canterbury Street, Roslindale, MA
- Engine No. 56, 1 Ashley Street, East Boston, MA

The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$174,950, which includes \$35,000 for additional services, and is a fixed fee of 10.76% based on an estimated construction cost of \$1,300,000. The Director is, also, authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**NOTE:** James Sessum addressed the Commission and answered their questions.

**NOTE:** Commissioner Mammoli asked, “What is the length of the design contract portion for the project?”

**NOTE:** James Sessum replied, “Two years.”

**NOTE:** Commissioner Mammoli asked, “PFD doesn’t expect to be publicly bidding until fiscal year 2020?”

**NOTE:** James Sessum replied, “No. The length of the contract also includes construction administration therefore; the design is approximately one year.”

**NOTE:** Commissioner Irish stated, “I have no questions and thank you for your presentation.”

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** Project Background Memorandum, Fire Department Project Profiles, Approval of Capital Commitments by the Office of Budget Management OBM/Capital Budgeting, Advertisement, Advertisement Tracking Form and photos.

**VOTE 5: James Sessum, Project Manager**

**Amendment to the contract as of December 21, 2016:** Regarding a contract to Powers and Co., Inc. to provide architectural design and construction administration services associated with the Gallivan and Johnson Community Centers Improvements project located in Mattapan and Roxbury, Massachusetts.

**Increase of: \$209,800**

That the vote of this Commission at its meeting of March 7, 2014 and, thereafter, amended by a vote for a contract time extension and additional services on May 21, 2015, and further amended by PFD’s Director under a delegation of authority for a contract time extension on December 21, 2016 regarding a contract with Powers & Company, Inc., for architectural design and construction administration services for the Gallivan and Johnson Community Centers Improvements project located at:

Gallivan Community Center, 61 Woodruff Way, Mattapan, MA  
Johnson Community Center, 68 Annunciation Road, Roxbury, MA

be, and hereby is, amended as follows:

By deleting the following figures: “at a cost not to exceed \$160,000, including \$27,000 for additional services, which is a fixed fee of 8.48% based on an estimated construction cost of \$1,567,361” and substituting in place thereof the following figures: “at a cost not to exceed

\$209,800, including \$10,000 for additional services, which is a fixed fee of 8.59% based on an estimated construction cost of \$2,440,000.”

The Director is also authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**NOTE:** Angela Atchue noted for the record, “Although the project name includes the Johnson Community Center the vote request solely concerns the Gallivan Community Center. The project manager is prepared to answer any questions concerning the Gallivan Community Center and anything concerning the Johnson Community Center not being included in the construction in the foreseeable future.”

**NOTE:** James Sessum addressed the Commission and answered their questions.

**NOTE:** Angela Atchue stated, “I will make a confirmation for the record that your vote request is solely for additional services. It is as you stated, \$209,800 and you are not seeking a time increase to the duration of your contract. Therefore, the project background memorandum identifies the design services will expire on June 30, 2018.”

**NOTE:** James Sessum replied, “Correct.”

**NOTE:** Commissioner Mammoli and Commissioner Irish had no questions.

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** Project Background Memorandum, First Amendment Project Background Memorandum, Boston Centers for Youth and Families Profiles, Approval of Capital Commitments by the Office of Budget Management OBM/Capital Budgeting, August 13, 1998 PFC Vote Delegating Authority to PFD’s Director to Amend Contracts and photo.

#### **VOTE 6: Brian McLaughlin, Chief of Staff**

**Amendment to the vote of October 5, 2016:** Regarding a contract with NV5 Consultants, Inc. for owner project manager services (OPM) associated with the Massachusetts School Building Authority’s (MSBA) Accelerated Repair Program (ARP) at five (5) Boston Public Schools project located in Boston, Hyde Park and Dorchester, Massachusetts.

#### **Increase of: \$337,535**

That the vote of this Commission at its meeting of October 5, 2016, regarding a contract with NV5 Consultants, Inc., for owner project manager (OPM) services for the MSBA Accelerated Repairs Program (ARP) at five (5) Boston Public Schools project located at:  
Boston Latin School, 78 Louis Pasteur Avenue, Boston, MA  
Condon Elementary School, 200 D Street South, Boston, MA  
Channing Elementary School, 35 Sunnyside Street, Hyde Park, MA

John W. McCormack School, 315 Mt. Vernon Street, Dorchester, MA  
Paul A. Dever School, 325 Mt. Vernon Street, Dorchester, MA

be, and hereby is, amended as follows:

By deleting the following words and figures: "July 14, 2017, at a cost not to exceed \$25,000" and substituting in place thereof the following words and figures: "March 2, 2018, at a cost not to exceed \$362,535."

The Director is also authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**NOTE:** Angela Atchue noted for the record, "Vote six (6) and vote seven (7) are being presented by Brian McLaughlin. Both votes concern the exact same five (5) Boston Public Schools. Vote six (6) is for the Owner's Project Manager (OPM) and vote seven (7) is for the designer. If it's agreeable with the Commissioners, both votes will be presented at the same time and each vote will have a separate roll call."

**NOTE:** Brian McLaughlin addressed the Commission and answered their questions.

**NOTE:** Commissioner Mammoli asked, "What was the value of the original contract?"

**NOTE:** Brian McLaughlin replied, "Twenty five thousand dollars (\$25,000.00) for the OPM and one hundred nineteen dollars (\$119,000) for the designer. Also, the additional funds are within the original project budget."

**NOTE:** Angela Atchue stated, "I would like to make a confirmation for the record. The project background memoranda identifies James McQueen, as the senior project manager, as he was recently assigned the project. However, Brian McLaughlin has continuity from the inception of the project and has worked expeditiously with the Massachusetts School Building Authority (MSBA), various City departments and the City Council. Therefore, Brian McLaughlin is presenting the vote request. I will also make a confirmation for the record that the pictures are attached to the project background memorandum and are displayed on the screen for the respective schools."

Boston Latin School, 78 Louis Pasteur Avenue, Boston, MA  
Condon Elementary School, 200 D Street South, Boston, MA  
Channing Elementary School, 35 Sunnyside Street, Hyde Park, MA  
John W. McCormack School, 315 Mt. Vernon Street, Dorchester, MA  
Paul A. Dever School, 325 Mt. Vernon Street, Dorchester, MA

**NOTE:** Scrivener's error concerning votes six (6) and seven (7): The Condon Elementary School address should read "200 D Street, South Boston, MA" on the agenda. Accordingly, the meeting minutes acknowledge the scrivener's error and the correction to the vote certificate.

**NOTE:** Commissioner Irish stated, "No questions. Your presentation provided a very thorough explanation of the process."

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** Project Background Memorandum, MSBA Board approval letter, Memo to MSBA Board Members, Commission Vote Request (CVR) project background memorandum, Approval of Capital Commitments by the Office of Budget Management OBM/Capital Budgeting and photos.

**VOTE 7: Brian McLaughlin, Chief of Staff**

**Amendment to the vote of November 9, 2016:** Regarding a contract with ICON Architecture, Inc., for architectural design and construction administration services associated with the Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) at five (5) Boston Public Schools project located in Boston, Hyde Park and Dorchester, Massachusetts.

**Increase of: \$527,370**

That the vote of this Commission at its meeting of November 9, 2016, regarding a contract with ICON Architecture, Inc., for architectural design and construction administration services associated with the Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) at five (5) Boston Public Schools project located at:

Boston Latin School, 78 Louis Pasteur Avenue, Boston, MA  
Condon Elementary School, 200 D Street South, Boston, MA  
Channing Elementary School, 35 Sunnyside Street, Hyde Park, MA  
John W. McCormack School, 315 Mt. Vernon Street, Dorchester, MA  
Paul A. Dever School, 325 Mt. Vernon Street, Dorchester, MA

be, and hereby is, amended as follows:

By deleting the following words and figures: "The term of this contract shall be the period of January 23, 2017 to July 10, 2017, at a cost not to exceed \$119,130" and substituting in place thereof the following words and figures: "The term of this contract shall be the period of January 23, 2017 to March 2, 2018, at a cost not to exceed \$646,500."

The Director is also authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**NOTE:** Brian McLaughlin addressed the Commission and answered their questions.

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** Project Background Memorandum, MSBA Board approval letter, Memo to MSBA Board Members, Commission Vote Request (CVR) project background memorandum, Approval of Capital Commitments by the Office of Budget Management OBM/Capital Budgeting and photos.



**VOTE 8: Bill Hughes, Senior Project Manager**

**Amendment to the vote of August 6, 2014:** Regarding a contract to Jonathan Levi Architects, LLC for design and construction administration services associated with the Dearborn 6-12 STEM/Early College Academy project located at 36 Winthrop Street, Roxbury, Massachusetts.

**Increase of: \$161,224**

That the vote of this Commission at its meeting of February 7, 2013 and, thereafter, amended by a vote on August 6, 2014, regarding a contract with Jonathan Levi Architects, LLC, for design and construction administration services associated with the Dearborn 6-12 STEM/Early College Academy project located at 36 Winthrop Street, Roxbury, MA;

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$6,233,787, including \$692,000 for additional services” and substituting in place thereof the following words and figures: “at a cost not to exceed \$6,395,011, including \$853,224 for additional services.”

The Director is also authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**NOTE:** Bill Hughes addressed the Commission.

**NOTE:** Commissioner Irish stated, “Thank you for your presentation.”

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** Project Background Memorandum, Approval of Capital Commitments by the Office of Budget Management OBM/Capital Budgeting and photo.

**NOTE:** The May 17, 2017 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=21205](https://www.cityofboston.gov/cable/video_library.asp?id=21205).

A True Record.

The meeting commenced at 9:35 a.m. and adjourned at 10:09 a.m.

  
Colleen Daley, PFC Secretary