

# PUBLIC FACILITIES DEPARTMENT

## Minutes

Public Facilities Commission  
Public Facilities Department  
Virtually via Zoom  
Boston, MA 02201

August 18, 2021

### **ATTENDING:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
JocCole Burton, Commissioner  
ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)  
Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department  
Colleen M. Daley, PFC Secretary, Law Department  
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department  
Henry C. Luthin, Corporation Counsel, Law Department (Not Present)  
Kerrie Griffin, Director, PFD  
Niall Murphy, Chief of Staff, PFD (Not Present)  
Taylor Smith, Procurement/AP Manager, PFD  
Dana DeMatteo, Assistant Director for Construction, PFD  
Mary Silveria, Assistant Director for Construction, PFD  
James McQueen, Senior Project Manager, PFD  
James McGaffigan, Senior Project Manager, PFD

Chair Craven called the meeting to order.

The minutes from the meetings of July 14, 2021, for the Department of Neighborhood Development, and August 4, 2021, for the Boston Transportation Department, were presented to and approved by Chair Craven and Commissioner Mammoli.

**NOTE:** Shamus Hyland noted for the record, the meeting is being recorded and broadcast live. He then noted that Colleen Daley, the Public Facilities Commission Secretary, would take a roll call of the meeting participants.

**NOTE:** Colleen Daley performed the roll call and confirmed the individuals in attendance.

**NOTE:** Shamus Hyland noted for the record draft meeting minutes from the meetings of July 14, 2021, for the Department of Neighborhood Development, and August 4, 2021, for the Boston Transportation Department. He then asked for a motion to approve.

**NOTE:** On a motion duly made and seconded, the July 14, 2021 meeting minutes for the Department of Neighborhood Development, and the August 4, 2021 meeting minutes for the Boston Transportation Department were unanimously approved.

**VOTE 1: James McQueen, Senior Project Manager**

**Amendment to the vote of December 13, 2017:** Regarding a contract with PMA Consultants, L.L.C. to provide owner project manager services associated with the Boston Arts Academy project.

**Increase of \$688,608 and Time Extension**

That the vote of this Commission at its meeting of March 16, 2016 and, thereafter, amended by PFD's Director under a delegation of authority September 18, 2017, and further amended by votes on September 22, 2017 and December 13, 2017, regarding a contract with PMA Consultants, L.L.C. to provide owner project manager (OPM) services associated with the Boston Arts Academy project located at 174 Ipswich Street, Boston, MA:

be, and hereby is, amended as follows:

By deleting the following words and figures: "December 31, 2021, at a cost not to exceed \$4,179,079, including \$873,969 for additional services" and substituting in place thereof the following words and figures: "December 31, 2022, at a cost not to exceed \$4,867,687, including \$1,045,371 for additional services."

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

**NOTE:** James McQueen addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked James for his presentation. She then asked if there were any questions from the Commissioners.

**NOTE:** Commissioner Burton asked, "What was the extended amount of time [for the contract]?"

**NOTE:** James McQueen replied, "A total of 388 days."

**NOTE:** Commissioner Mammoli stated, "No questions."

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

**Exhibits:** August 18, 2021 project background memorandum with enclosures and PowerPoint presentation.

## **VOTE 2: James McGaffigan, Senior Project Manager**

**Amendment to the vote of February 12, 2020:** Regarding a contract with Hill International, Inc., to provide owner project manager (OPM) services for the feasibility study and schematic design phase associated with the William E. Carter School project located at 396 Northampton Street, South End.

### **Time Extension and Increase of \$2,180,267**

That the votes of this Commission at its meetings of September 25, 2019 and November 13, 2019 and, thereafter, as corrected on February 12, 2020, regarding a contract with Hill International, Inc., to provide owner project manager (OPM) services for the feasibility study and schematic design phase associated with the William E. Carter School project located at 396 Northampton Street, South End;

be, and hereby is, amended as follows:

By deleting the following words and figures: “October 30, 2021, at a cost not to exceed \$387,295, including \$27,000 for additional services.” and substituting in place thereof the following words and figures: “December 19, 2025, at a cost not to exceed \$2,567,562, including \$156,469 for additional services.”

The Director is, also, authorized to execute such contract amendment, in the name and on behalf of the Commission whose approval is pre-conditioned upon the Massachusetts School Building Authority Board’s vote of approval on the Project’s schematic design and funding agreement, and the Boston City Council’s vote of approval for the Project’s funding agreement, and the Mayor’s subsequent approval of the same.

**NOTE:** James McGaffigan addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked James for his presentation. She then asked if there were any questions from the Commissioners.

**NOTE:** Commissioner Mammoli stated, “On your plan you show a zone of influence of 30 feet though the easement area is like 10 feet.” He then asked, “What is that zone of influence mean that the T (Massachusetts Bay Transportation Authority) has?”

**NOTE:** James McGaffigan stated, “So that would be, for instance, if we had a crane over the site we would have to get permission from the MBTA to schedule any kind of work activities and let them know what’s going on. They might require a flag man directing the trains at certain periods.”

**NOTE:** Commissioner Mammoli stated, “Okay. I was just trying to understand why the zone of influence was wider than the actual easement area that the T has. That makes sense. I have no other questions.”

**NOTE:** Chair Craven stated, “This is a long time coming, this project, so it will be good to see the school move to a good home.”

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

**Exhibits:** August 18, 2021 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 3: James McGaffigan, Senior Project Manager**

**Amendment to the vote of February 12, 2020:** Regarding a contract with Perkins & Will Architects, Inc., to provide design services for the feasibility study and schematic design phase associated with the William E. Carter School project located at 396 Northampton Street, South End.

**Time Extension and Increase of \$6,857,068**

That the vote of this Commission at its meeting of February 12, 2020, regarding a contract with Perkins & Will Architects, Inc., to provide design services for the feasibility study and schematic design phase associated with the William E. Carter School project located at 396 Northampton Street, South End;

be, and hereby is, amended as follows:

By deleting the following words and figures: “October 30, 2021, at a cost not to exceed \$1,212,000, including \$247,000 for additional services.” and substituting in place thereof the following words and figures: “December 19, 2025, at a cost not to exceed \$8,069,068, including \$1,180,230 for additional services.”

The Director is, also, authorized to execute such contract amendment, in the name and on behalf of the Commission whose approval is pre-conditioned upon the Massachusetts School Building Authority Board’s vote of approval on the Project’s schematic design and funding agreement, and the Boston City Council’s vote of approval for the Project’s funding agreement, and the Mayor’s subsequent approval of the same.

**NOTE:** James McGaffigan addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven asked, “What’s the total construction cost for the project?”

**NOTE:** James McGaffigan replied, “The total construction is estimated at 68 million. Sorry, I’m doing this off the top of my head.”

**NOTE:** Kerrie Griffin replied, “Jim you’re right it’s 68.4 [million].”

**NOTE:** Chair Craven asked, “Any questions from the Commissioners?”

**NOTE:** Commissioner Mammoli stated, “No questions, great project!”

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

**Exhibits:** August 18, 2021 project background memorandum with enclosures and PowerPoint presentation.

**NOTE:** On a motion duly made and seconded, the meeting was adjourned.

**NOTE:** A recording of this August 18, 2021 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=35867](https://www.cityofboston.gov/cable/video_library.asp?id=35867).

A True Record.

The meeting commenced at 10:07 a.m. and adjourned at 10:24 a.m.

  
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Colleen Daley, PFC Secretary