

# **PUBLIC FACILITIES DEPARTMENT**

## **Minutes**

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

June 14, 2023

### **ATTENDING:**

Katherine P. Craven, Chair (Not Present)  
Lawrence D. Mammoli, Commissioner  
Donald E. Wright, Commissioner  
ThyThy Le, Legal Advisor PFC/PFD, Law Department  
Colleen M. Daley, PFC Secretary, Law Department  
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department  
Elizabeth Feltner, Paralegal PFC/PFD, Law Department  
Dion Irish, Chief of Operations, Mayor's Office (Not Present)  
Kerrie Griffin, Director, PFD (Not Present)  
Carleton Jones, Deputy Director, PFD  
Tom Kazmouski, Senior Project Manager, PFD  
Pat Mulvey-Welch, Assistant Director for Construction, PFD  
Marquis Meca, Assistant Director for Construction, PFD  
Roberson Castor, Senior Project Manager, PFD  
Evan Brinkman, Assistant Director for Operations/Design, PFD  
Alistair Lucks, Project Manager II, PFD

Commissioner Mammoli called the meeting to order.

**NOTE:** ThyThy Le noted for the record the meeting is being recorded and broadcast live. She 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:** ThyThy Le noted for the record that Donald Wright was joining as a new Commissioner, appointed by the Mayor by letter to the City Clerk's Office on May 11, 2023 and was sworn in on May 22, 2023.

**VOTE 1: Tom Kazmowski, Senior Project Manager**

**Amendment to the vote of January 13, 2021:** Regarding a contract with Jones Architecture Inc. to provide architectural design and construction administration services associated with the UP Academy Unit Ventilator Replacement project located at 35 Westville Street, Dorchester.

**Increase of \$68,120**

That the vote of this Commission at its meeting of January 13, 2021 and, thereafter, amended by PFD's Director under a delegation of authority on July 8, 2022 regarding a contract with Jones Architecture Inc. to provide architectural design and construction administration services associated with the UP Academy Unit Ventilator Replacement project located at 35 Westville Street, Dorchester;

be, and hereby is, amended as follows:

By deleting the following words and figures: "at a cost not to exceed \$204,770, including \$10,000 for additional services, which is a fixed fee of 9.21% based on an estimated construction cost of \$2,112,917" and substituting in place thereof the following words and figures: "at a cost not to exceed \$312,890, including \$68,120 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:** Tom Kazmowski addressed the Commission and provided an overview of the project.

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

**Exhibits:** May 16, 2023 project background memoranda with enclosures and PowerPoint presentation.

**VOTE 2: Pat Mulvey-Welsh, Assistant Director of Construction**

**Contract to Gale Associates, Inc.:** To provide architectural design and construction administration services associated with the Northampton Square Garage project located at 35 Northampton Street, South End.

**Contract Price: \$135,600**

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 the qualifications under M.G.L. c. 7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on January 23, 2023 and in the Central Register on February 1, 2023 and COMMBUYS on January 31, 2023, to Gale Associates, Inc., a Massachusetts corporation with an office at 300 Ledgewood Place, Suite 300, Rockland, MA

02370. Under the terms of this contract, Gale Associates, Inc. will provide architectural design and construction administration services associated with the Northampton Square Garage project located at 35 Northampton Street, South End. The term of this contract shall be 110 weeks from the date of execution at a cost not to exceed \$135,600 which is a fixed fee of 2.7% based on an estimated construction cost of \$5,000,000.

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:** Pat Mulvey-Welch addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Mammoli expressed agreement with the contract award request.

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

**Exhibits:** May 31, 2023 project background memoranda with enclosures and PowerPoint presentation.

### **VOTE 3: Roberson Castor, Project Manager II**

**Contract to Utile, Inc.:** To provide architectural design and construction administration services associated with the Dorchester Community Center project located at 40-48 Geneva Avenue, Dorchester.

**Contract Price: \$5,191,588**

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 the qualifications under M.G.L. c. 7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on January 23, 2023, in the Central Register on January 25, 2023 and in COMMBUYS on January 30, 2023, to Utile, Inc., a Massachusetts corporation with an office at 115 Kingston Street, Boston, MA 02111. Under the terms of this contract, Utile, Inc. will provide architectural design and construction administration services associated with the Dorchester Community Center project located at 40-48 Geneva Avenue, Dorchester. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$5,191,588, including \$2,052,303 for additional services, which is a fixed fee of 6.28% based on an estimated construction cost of \$50,000,000.

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:** Roberson Castor addressed the Commission and provided an overview of the project.

**NOTE:** Commission Mammoli stated, “Sounds like a great project!”

**NOTE:** Commission Wright stated, “I echo that, Commissioner Mammoli, very exciting project! We know how important this parcel is in the Grove Hall community, excited to see this moving forward.”

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

**Exhibits:** May 24, 2023 project background memorandum with enclosures and PowerPoint presentation.

#### **VOTE 4: Alistair Lucks, Project Manager II**

**Contract to various designers:** To provide house doctor consulting services for various City facilities, projects and/or sites. Design consulting services will be performed on an as-needed-basis from July 1, 2023 through June 30, 2028.

**Contract Price:** \$3,000,000 (Landscape Architecture/Civil Engineering) maximum amount per contract for a five-year period.

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 contracts, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe, City Record on January 2, 2023 and in COMMBUYS on January 11, 2023, and Central Register on January 4, 2023, for Fiscal Years 2024 through 2028, for house doctor consulting services for various City facilities, projects and/or sites to be performed on an as-needed-basis. Services include investigating, evaluating and preparing certifiable assessments, studies and/or final design and construction administration services for renovation, alteration, modernization and additions to various City facilities, projects and/or sites.

The contracts are awarded to:

#### **Category No. 2: Landscape Architecture/Civil Engineering - \$3,000,000 per individual contract award**

BSC Group, Inc.  
803 Summer Street  
Boston, MA 02127

Nitsch Engineering, Inc.  
2 Center Plaza, Suite 430  
Boston, MA 02108

Ray Dunetz Landscape Architecture, Inc.  
179 Green Street  
Boston, MA 02130

Warner Larson, Inc.  
130 West Broadway  
Boston, MA 02127

Under the terms of these contracts, the aforementioned vendors listed above will provide house doctor consulting services at a cost not to exceed the specific dollar amounts identified above per contract award, for the designated five-year period. 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 provided an overview of the project.

**NOTE:** Commissioner Wright asked, “In regards to additional outreach, to women-owned and minority-owned business enterprises, can you speak a little to that?”

**NOTE:** Alistair Lucks replied, “The advertisement was submitted to the Small and Local Business Enterprise Office and we did receive some submissions from Minority Business Enterprises and Women Business Enterprises. I don’t have that information in front of me today, but would be happy to follow up with a supplemental memo with a response to that question.”

**NOTE:** Commissioner Mammoli stated, “Correct me if I’m wrong, but you are working with Nitsch Engineering, they’re a WBE, are they not?”

**NOTE:** Alistair Lucks replied, “Yes, I believe they are.”

**NOTE:** ThyThy Le noted for the record, that in his presentation, Alistair Lucks listed the contract award amount of a maximum of \$3,500,000. The correct contract award amount is for \$3,000,000, per the posted agenda and the public advertisement.

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

**Exhibits:** May 4, 2023 project background memoranda with enclosures and PowerPoint presentation.

### **VOTE 5: Alistair Lucks, Project Manager**

**Contracts to various designers:** To provide design review consulting services for projects involving various architectural and/or engineering disciplines. Design review services will be performed on an as-needed-basis for individual projects from July 1, 2023 through June 30, 2028.

**Contract Price:** \$1,000,000 not-to-exceed per contract for a five year period (i.e. architecture; green building technology/sustainability; engineering services for: mechanical, electrical, plumbing, fire safety, structural, civil and estimating/value; commissioning; building code review; and project scheduling and phasing).

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 contracts, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe, City Record and COMMBUYS on March 27, 2023 and Central Register on March 29, 2023, for Fiscal Years 2024 through 2028, for design review consulting services for projects involving various architectural and/or engineering disciplines to be performed on an as-needed basis. Services include design review of projects in all phases of design, including planning, design, construction and operation.

The contracts are awarded to:

**Category No. 1: Architecture - \$1,000,000 per individual contract award**

Beasley, Chin & Hunderman, P.C.  
d/b/a WJE Engineers & Architects P.C.  
50 Congress Street, Suite 430  
Boston, MA 02109

Powers & Co., Inc.  
516 East Second Street, Unit 29, Suite 610  
South Boston, MA 02127

D21 Architects, LLC  
20 Fox Hill Drive  
Bridgewater, MA 02324

**Category 2: Green Building Technology/Sustainability - \$1,000,000 per individual contract award**

Fitzmeyer & Tocci Associates, Inc.  
300 Unicorn Park Drive  
Woburn, MA 01801

**Category No. 3: Mechanical Engineering - \$1,000,000 per individual contract award**

BLW Engineers, Inc.  
311 Great Road, P.O. Box 1551  
Littleton, MA 01460

Fitzmeyer & Tocci Associates, Inc.  
300 Unicorn Park Drive  
Woburn, MA 01801

Robert W. Sullivan, Inc.  
529 Main Street, Suite 203  
Boston, MA 02129

**Category No. 4: Electrical Engineering - \$1,000,000 per individual contract award**

BLW Engineers, Inc.  
311 Great Road, P.O. Box 1551  
Littleton, MA 01460

Fitzmeyer & Tocci Associates, Inc.  
300 Unicorn Park Drive  
Woburn, MA 01801

Robert W. Sullivan, Inc.  
529 Main Street, Suite 203  
Boston, MA 02129

**Category 5: Plumbing Engineering - \$1,000,000 per individual contract award**

BLW Engineers, Inc.  
311 Great Road, P.O. Box 1551  
Littleton, MA 01460

Fitzmeyer & Tocci Associates, Inc.  
300 Unicorn Park Drive  
Woburn, MA 01801

Robert W. Sullivan, Inc.  
529 Main Street, Suite 203  
Boston, MA 02129

**Category No. 6: Fire Safety Engineering - \$1,000,000 per individual contract award**

Fitzmeyer & Tocci Associates, Inc.  
300 Unicorn Park Drive  
Woburn, MA 01801

Robert W. Sullivan, Inc.  
529 Main Street, Suite 203  
Boston, MA 02129

**Category No. 9: Structural Engineering - \$1,000,000 per individual contract award**

AECOM USA of Massachusetts, Inc.  
1 Federal Street, 8th Floor  
Boston, MA 02110

AI Engineers, Inc.  
Schrafft's City Center  
529 Main Street, Suite 310  
Charlestown, MA 02129

Beasley, Chin & Hunderman, P.C.  
d/b/a WJE Engineers & Architects P.C.  
50 Congress Street, Suite 430  
Boston, MA 02109

Boston Building Consultants, Inc.  
70 Munroe Street, Unit D  
Lynn, MA 01901

**Category No. 10: Civil Engineering - \$1,000,000 per individual contract award**

AECOM USA of Massachusetts, Inc.  
1 Federal Street, 8th Floor  
Boston, MA 02110

**Category No. 12: Commissioning - \$1,000,000 per individual contract award**

Fitzmeyer & Tocci Associates, Inc.  
300 Unicorn Park Drive  
Woburn, MA 01801

Robert W. Sullivan, Inc.  
529 Main Street, Suite 203  
Boston, MA 02129

**Category No. 14: Cost Estimating/Value Engineering - \$1,000,000 per individual contract award**

Rider Levett Bucknall Ltd.  
Two Financial Center  
60 South Street, Suite 810  
Boston, MA 02111

Keville Enterprises, Inc.  
75 Arlington Street, Suite 500  
Boston, MA 02116

**Category 15: Building Code Review - \$1,000,000 per individual contract award**

Robert W. Sullivan, Inc.  
529 Main Street, Suite 203



Boston, MA 02129

**Category No. 16: Project Scheduling and Phasing - \$1,000,000 per individual contract award**

City Point Partners, LLC  
11 Elkins Street, Suite 470  
Boston, MA 02127

Keville Enterprises, Inc.  
75 Arlington Street, Suite 500  
Boston, MA 02116

Under the terms of these contracts, the aforementioned vendors will provide design review consulting services at a cost not to exceed the specific dollar amounts identified above for the individual categories, and per contract award, for the designated five-year period. The Director is, also, authorized to execute such contracts, 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 provided an overview of the project.

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

**Exhibits:** May 24, 2023 project background memoranda with enclosures and PowerPoint presentation.

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

**NOTE:** A recording of this June 14, 2023 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=57323](https://www.cityofboston.gov/cable/video_library.asp?id=57323).

A True Record.

The meeting commenced at 10:03 a.m. and adjourned at 10:32 a.m.

  
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Colleen Daley, PFC Secretary