

# **PUBLIC FACILITIES DEPARTMENT**

## **Minutes**

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

March 11, 2020

### **ATTENDING:**

Katherine P. Craven, Chair (Not Present)  
Lawrence D. Mammoli, Commissioner  
Dion S. Irish, Commissioner  
ThyThy Le, Legal Advisor PFC/PFD, Law Department  
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, First Assistant Corporation Counsel, Law Department  
Sean Chen, Assistant Corporation Counsel, Law Department  
Patrick I. Brophy, Chief of Operations, PFD  
Ellen McDonough, Assistant Director for Planning and Management  
Carleton Jones, Assistant Director for Operations, PFD (Not Present)  
Susan Rice, Assistant Director for Operations, PFD  
Tom Leahy, Assistant Director for Construction, PFD  
Robert Melvin, Assistant Director for Construction, PFD (Not Present)  
Rohn MacNulty, Senior Project Manager, PFD  
Scott Dupre, Project Manager II, PFD  
Wayne MacKenzie, Project Manager, PFD  
Roberson Castor, Project Manager, PFD

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of February 12, 2020, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

### **VOTE 1: Rohn MacNulty, Senior Project Manager**

**Request for approval to utilize M.G.L. c.149A Construction Management at Risk delivery method for the Josiah Quincy Upper School project:** Authority to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm.

WHEREAS, the Public Facilities Department seeks approval from its governing body, the Public Facilities Commission, to submit an application to the Office of the Inspector General requesting a notice to proceed utilizing the procurement procedures of M.G.L. c.149A, sections 1-11, a construction management at risk delivery method for the Josiah Quincy Upper School project located at 900 Washington Street and 249 Harrison Avenue, Chinatown; and

WHEREAS, the Public Facilities Department has requested authority from its governing body, the Public Facilities Commission, to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm if granted a notice to proceed by the Office of the Inspector General for this Project; and

WHEREAS, the Josiah Quincy Upper School project has an estimated construction value of approximately One Hundred Forty Six Million Eight Hundred Fifteen Thousand Nine Hundred Fifteen Dollars (\$146,815,915); and

WHEREAS, the Public Facilities Department has determined that the use of construction management at risk services is appropriate for the proposed project and has stated such in writing;

NOW, THEREFORE, BE IT VOTED: The Public Facilities Commission authorizes the Director of the Public Facilities Department to submit a notice to proceed application to the Office of the Inspector General for approval to use the construction management at risk procurement procedures of M.G.L. c.149A, sections 1-11 and, if approved, to act on said authority and in compliance with the provisions of M.G.L. c.149A, sections 5-7, to procure a construction management at risk firm through the two-phase selection process and award and execute a contract with a qualified construction management at risk firm with appropriated funds as confirmed by the City's Office of Budget Management.

**NOTE:** Rohn MacNulty addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Mammoli commended the dedicated work undertaken by PFD on the project and expressed praise for the continuing efforts to advance the project.

**NOTE:** Commissioner Irish expressed concurrence with the sentiments of Commissioner Mammoli.

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

**Exhibits:** March 2, 2020, project background memorandum with enclosure and PowerPoint presentation.



## **VOTE 2: Scott Dupre, Project Manager II**

**Amendment to the vote of June 13, 2018:** Regarding a contract with designLAB Architects Inc., to provide architectural design and construction administration services associated with the Boston Centers for Youth and Family (BCYF) Curley Community Center Renovation project located at 1663 Columbia Road, South Boston.

### **Time Extension and Increase of \$957,713.75**

That the vote of this Commission at its meeting of June 13, 2018, regarding a contract with designLAB Architects Inc., to provide architectural design and construction administration services associated with the Boston Centers for Youth and Family (BCYF) Curley Community Center Renovation project located at 1663 Columbia Road, South Boston;

be, and hereby is, amended as follows:

By deleting the following words and figures: “March 22, 2021, at a cost not to exceed \$1,180,078 including \$282,150.84 for additional services, which is a fixed fee of 8.5% based on an estimated construction cost of \$10,563,849” and substituting in place thereof the following words and figures: “March 22, 2022, at a cost not to exceed \$2,137,791.75, including \$382,154.84 for additional services, which is a fixed fee of 8.0% based on an estimated construction cost of \$21,945,499.”

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:** Scott Dupre addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by Commissioners Mammoli or Irish.

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

**Exhibits:** March 3, 2020, project background memorandum with enclosures and PowerPoint presentation.

## **VOTE 3: Wayne MacKenzie, Project Manager**

**Amendment to the vote of May 15, 2019:** Regarding a contract with Abacus Architects + Planners, to provide architectural design and construction administration services associated with the Elevator Upgrades at the Family Justice Center project located at 989 Commonwealth Avenue, Allston.

### **Time Extension and Increase of \$23,846**

That the vote of this Commission at its meeting of May 15, 2019, regarding a contract with Abacus Architects + Planners, to provide architectural design and construction administration services associated with the Elevator Upgrades at the Family Justice Center project located at 989 Commonwealth Avenue, Allston;

be, and hereby is, amended as follows:

By deleting the following words and figures: “August 19, 2021, at a cost not to exceed \$38,848, including \$14,008 for additional services, which is a fixed fee of 11.3% based on an estimated construction cost of \$219,816” and substituting in place thereof the following words and figures: “February 24, 2022, at a cost not to exceed \$62,694, including \$14,008 for additional services, which is a fixed fee of 9.76% based on an estimated construction cost of \$499,000.”

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:** Wayne MacKenzie addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Irish stated, “We appreciate the work that [PFD does] to improve these spaces that provide such important services.”

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

**Exhibits:** March 6, 2020, project background memorandum with enclosures and PowerPoint presentation.

#### **VOTE 4: Wayne MacKenzie, Project Manager**

**Amendment to the vote of May 17, 2017:** Regarding a 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.

#### **Time Extension, Increase of \$101,687 and Name Change**

That the vote of this Commission at its meeting of May 17, 2017 regarding a contract with HAKS Engineers, P.C., to 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  
Engine No. 32, 525 Main Street, Charlestown  
Engine No. 37, 560 Huntington Avenue, Roxbury  
Engine No. 53, 945 Canterbury Street, Roslindale  
Engine No. 56, 1 Ashley Street, East Boston



be, and hereby is, amended as follows:

By deleting the following words and figures: “August 22, 2019, 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” and substituting in place thereof the following words and figures: “August 24, 2021, at a cost not to exceed \$276,637, including \$35,000 for additional services, which is a fixed fee of 6.39% based on an estimated construction cost of \$3,780,905”

And, also, by deleting the following words: “HAKS Engineers, P.C.” and substituting in place thereof the following words: “Atane Engineers, P.C.”

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:** The March 11, 2020 Public Facilities Department Agenda, concerning vote four, was publicly posted with a scrivener’s error by omission of the initial contract expiration date of August 22, 2019 and omission of the amended contract expiration date of August 24, 2021. This follows with the supporting documents publicly presented to the Commissioners. Accordingly, the meeting minutes acknowledge the scrivener’s error and such is corrected for the record.

**NOTE:** Wayne MacKenzie addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Irish thanked Wayne for his presentation.

**NOTE:** No questions were raised by Commissioners Mammoli or Irish.

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

**Exhibits:** March 3, 2020, project background memorandum with enclosures and PowerPoint presentation.

#### **VOTE 5: Roberson Castor, Project Manager**

**Contract to CSS Architects Inc.:** To provide architectural design and construction administration services associated with Miranda-Creamer/South End Fitness Center Repairs project located at 35 Northampton Square, South End.

**Contract Price: \$350,000**

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 the qualifications under M.G.L. c. 7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on November 25, 2019 and Central Register on November

27, 2019, to CSS Architects Inc., a Massachusetts corporation with an office at 107 Audubon Road, Wakefield, MA 01880. Under the terms of this contract, CSS Architects Inc. will provide architectural design and construction administration services associated with Miranda-Creamer/South End Fitness Center Repairs project located at 35 Northampton Square, South End. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$350,000, including \$70,000 for additional services, which is a fixed fee of 8.48% based on an estimated construction cost of \$3,300,000.

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

**NOTE:** Commissioner Irish expressed appreciation for the work undertaken by PFD to support the many invaluable services provided by the City.

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

**Exhibits:** March 3, 2020, project background memorandum with enclosures and PowerPoint presentation.

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

**NOTE:** The March 11, 2020 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=32517](https://www.cityofboston.gov/cable/video_library.asp?id=32517).

A True Record.

The meeting commenced at 9:36 a.m. and adjourned at 9:57 a.m.

  
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Colleen Daley, PFC Secretary