

PUBLIC FACILITIES DEPARTMENT

Minutes

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

March 16, 2022

ATTENDING:

Katherine P. Craven, Chair

Lawrence D. Mammoli, Commissioner

ThyThy Le, Legal Advisor PFC/PFD, Law Department

Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department (Not Present)

Colleen M. Daley, PFC Secretary, Law Department

Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department

Kerrie Griffin, Director, PFD

Niall Murphy, Chief of Staff, PFD (Not Present)

Mary Silveria, Assistant Director for Construction, PFD

Dana DeMatteo, Assistant Director for Construction, PFD

Roberson Castor, Project Manager II, PFD

James McQueen, Senior Project Manager, PFD

Chair Craven called the meeting to order.

The minutes from the meeting of February 16, 2022, for the Mayor's Office of Housing, were presented to and approved by the Commission.

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 draft meeting minutes from the meeting of February 16, 2022, for the Mayor's Office of Housing. She then asked for a motion to approve.

NOTE: On a motion duly made and seconded, the February 16, 2022 meeting minutes for the Mayor's Office of Housing were unanimously approved.

VOTE 1: Roberson Castor, Project Manager II

Contract to Oudens Ello Architecture, LLC: To provide architectural design and construction administration services associated with the Fields Corner Branch Library project located at 1520 Dorchester Avenue, Dorchester.

Contract Price: \$1,997,065

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 May 7, 2018 and the Central Register on May 9, 2018 to Oudens Ello Architecture, LLC a Massachusetts corporation with an office at 46 Waltham Street, Suite 210, Boston, MA 02118. Under the terms of this contract and pursuant to the advertisements mentioned, the City is exercising its reservation of right to retain continued design services into the design, bid construction documents and construction administration phases contingent upon the availability of funding, Oudens Ello Architecture, LLC will provide architectural design and construction administration services associated with the Fields Corner Branch Library project. The term of this contract shall be 156 weeks from the date of the contract execution at a cost not to exceed \$1,997,065 including \$760,688 for additional services which is a fixed fee of 9.3% based on an estimated construction cost of \$13,322,926.

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: Chair Craven asked if Commissioner Mammoli had any questions.

NOTE: Commissioner Mammoli asked, “What is the estimated construction cost for the project?”

NOTE: Roberson Castor replied, “Roughly \$14 million dollars.”

NOTE: Commissioner Mammoli asked, “The other issue, which – obviously with the City going to all net-zero¹ [emissions] buildings – [is] will this consultant be designing or putting together an appropriate maintenance package?” He then stated, “It’s always great to build new buildings, but if we don’t maintain them afterwards, or they don’t have proper maintenance, they quickly fall apart; and we lose all of our net-zero capabilities.” He then asked, “So is there, as part of this design contract, a maintenance and operations manual that they’ll put together for whoever is doing the building maintenance; which, in this case I assume is the library?”

NOTE: Roberson Castor replied, “Thank you, Commissioner, yes, as part of the scope of services and as part of the collaboration between the Sustainable Engineer the MEP² Consultant

¹ A state in which the greenhouse gasses going into the atmosphere are balanced by removal out of the atmosphere.

² Mechanical, Electrical and Plumbing.

and the Design Architects of record, they are still covered for an extensive maintenance package, as well as the commissioning agent to develop that package.”

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

Exhibits: March 2, 2022 project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: James McQueen, Senior Project Manager

Amendment to the vote of October 20, 2021: Regarding a contract with Raymond Design Associates, Inc. to provide design and construction administration services associated with the 2021 Massachusetts School Building Authority’s (MSBA) Accelerated Repair Program (ARP) project.

Increase of \$978,166.80 and Time Extension

That the vote of this Commission at its meetings of October 20, 2021 and June 25, 2021 regarding a contract with Raymond Design Associates, Inc. to provide design and construction administration services associated with the 2021 Massachusetts School Building Authority’s (MSBA) Accelerated Repair Program (ARP) project;

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$703,212, including \$117,202 for additional services” and substituting in place thereof the following words and figures: “at a cost not to exceed \$1,681,378.80, including \$163,027.80 for additional services;” and

Also, by deleting words and figures: “July 29, 2022” and substituting in place thereof the following words and figures: “December 31, 2024;” and

Also, by deleting the, project title, figures and words: “2021 Massachusetts School Building Authority’s (MSBA) Accelerated Repair Program (ARP) project services” and substituting in place thereof the following words and figures: “Patrick J. Kennedy Elementary School Renovations project;” and

Also, by deleting the words and figures: “Samuel Adams Elementary School, 165 Webster Street, East Boston” where such may appear.

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 Commissioner Mammoli had any questions.

NOTE: Commissioner Mammoli asked, “For clarification, there is no boiler work at the Samuel Adams Elementary School, that’s why it’s being deleted totally?”

NOTE: James McQueen replied, “That’s correct.”

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

Exhibits: March 12, 2022 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 March 16, 2022 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=42958.

A True Record.

The meeting commenced at 10:03 a.m. and adjourned at 10:20 a.m.



Colleen Daley, PFC Secretary