



March 26, 2025

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Donald E. Wright, Commissioner

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting Time: 10:15 a.m.

Dear Commissioners:

I recommend that the following vote attached hereto and referred to as the Public Facilities Department agenda, be approved by the Commission at its March 26, 2025 meeting:

**VOTE 1: Lissa Schwab, Project Manager II**

**Contract to P-Three, Inc.:** To provide owner project manager (OPM) services through schematic design associated with the 2024 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project at three (3) Boston Public Schools located in Hyde Park, Allston and West Roxbury.

**Contract Price: \$45,000**

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 the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to P-Three, Inc., a Massachusetts corporation, with an office located at 150 Longwater Drive, Suite 102, Norwell, MA 02061. Under the terms of this contract, P-Three, Inc. will provide owner project manager (OPM) services associated with the 2024 MSBA ARP project for repairs at three (3) Boston Public Schools located at:

Chittick Elementary School, 154 Ruskindale Road, Hyde Park

Gardner Pilot Academy, 30 Athol Street, Allston

Lyndon K-8 , 20 Mount Vernon Street, West Roxbury

The OPM services and fees are limited to the schematic design phase of the project at a cost not to exceed \$45,000. The term of the contract will be through December 31, 2025 for the schematic design portion of the contract.

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.

## **VOTE 2: Lissa Schwab, Project Manager II**

**Contract to Kaestle Boos Associates, Inc.:** To provide design services associated with the 2024 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project at three (3) Boston Public Schools located in Hyde Park, Allston and West Roxbury.

### **Contract Price: \$245,000**

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 the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to Kaestle Boos Associates, Inc., a Massachusetts corporation, with an office located at 313 Congress Street, Boston, MA 02210. Under the terms of this contract, Kaestle Boos Associates, Inc., will provide design services associated with the 2024 MSBA ARP project for repairs at three (3) Boston Public Schools located at:

Chittick Elementary School, 154 Ruskindale Road, Hyde Park

Gardner Pilot Academy, 30 Athol Street, Allston

Lyndon K-8, 20 Mount Vernon Street, West Roxbury

The design services and fees are limited to the schematic design phase of the project at a cost not to exceed \$245,000 including \$207,00 for base services and \$38,000 for additional services. The term of the contract will be through December 31, 2025 for the schematic design portion of the contract.

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.

## **VOTE 3: Bill Evers, Project Manager II**

**Contract to Watermark Environmental, Incorporated:** To provide owner project manager (OPM) services through schematic design associated with the 2024 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project at two (2) Boston Public Schools located in Dorchester and East Boston.

### **Contract Price: \$20,000**

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 the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to Watermark Environmental, Incorporated, a Massachusetts corporation, with an office located at 285 Billerica Road, Chelmsford, MA 01824. Under the terms of this contract, Watermark Environmental, Incorporated will provide owner project manager (OPM) services associated with the 2024 MSBA ARP project for repairs at two (2) Boston Public Schools located at:

Kenny Elementary School, 19 Oakton Avenue, Dorchester

O'Donnell Elementary School, 33 Trenton Street, East Boston

The OPM services and fees are limited to the schematic design phase of the project at a cost not to exceed \$20,000. The term of the contract will be through December 31, 2025 for the schematic design portion of the contract.

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.

#### **VOTE 4: Bill Evers, Project Manager II**

**Contract to TSKP Studio, LLC:** To provide design services through schematic design associated with the 2024 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project at two (2) Boston Public Schools located in Dorchester and East Boston.

#### **Contract Price: \$89,000**

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 the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to TSKP Studio, LLC, a Connecticut limited liability company, with an office located at 146 Wyllys Street, Bldg. 1-203, Hartford, CT 02210. Under the terms of this contract, TSKP Studio, LLC, will provide design services associated with the 2024 MSBA ARP project for repairs at two (2) Boston Public Schools located at:

Kenny Elementary School, 19 Oakton Avenue, Dorchester

O'Donnell Elementary School, 33 Trenton Street, East Boston

The design services and fees are limited to the schematic design phase of the project at a cost not to exceed \$89,000 including \$83,000 for base services and \$6,000 for additional services. The term of the contract will be through December 31, 2025 for the schematic design portion of the contract.

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.

#### **VOTE 5: Tieshia Walton, Project Manager II**

**Contract to Atlantic Construction and Management, Inc.:** To provide owner project manager (OPM) services through schematic design associated with the 2024 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project at three (3) Boston Public Schools located in East Boston and Dorchester.

**Contract Price: \$50,000**

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 the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to Atlantic Construction and Management, Inc., a Massachusetts corporation, with an office located at 441 Sudbury Road, Concord, MA 01742. Under the terms of this contract, Atlantic Construction and Management, Inc. will provide owner project manager (OPM) services associated with the 2024 MSBA ARP project for repairs at three (3) Boston Public Schools located at:

Adams Elementary School, 163 Webster Street, East Boston

Everett Elementary School, 71 Pleasant Street, Dorchester

Murphy K-8 School, 1 Worrell Street, Dorchester

The OPM services and fees are limited to the schematic design phase of the project at a cost not to exceed \$50,000. The term of the contract will be through December 31, 2025 for the schematic design portion of the contract.

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.

#### **VOTE 6: Tieshia Walton, Project Manager II**

**Contract to Matz Collaborative Architects, Inc.:** To provide design services through schematic design associated with the 2024 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project at three (3) Boston Public Schools located in East Boston and Dorchester.

**Contract Price: \$187,495**

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 the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to Matz Collaborative Architects, Inc., a Massachusetts corporation, with an office located at 50 Speen Street, Suite 300, Framingham, MA 01701. Under the terms of this contract, Matz Collaborative Architects, Inc., will provide design services associated with the 2024 MSBA ARP project for repairs at three (3) Boston Public Schools located at:

Adams Elementary School, 163 Webster Street, East Boston

Everett Elementary School, 71 Pleasant Street, Dorchester

Murphy K-8 School, 1 Worrell Street, Dorchester

The design services and fees are limited to the schematic design phase of the project at a cost not to exceed \$187,495 including \$149,995 for base services and \$37,500 for additional services. The term of the contract will be through December 31, 2025 for the schematic design portion of the contract.

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.

**VOTE 7:** Stacey Nwachukwu, Project Manager I

**Contract to West Work, LLC:** To provide architectural design services through construction administration associated with the West End Library project located at 151 Cambridge Street, West End.

**Contract Price: \$1,486,500**

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 September 16, 2024 and in the COMMBUYS on September 19, 2024 and Central Register on September 18, 2024, to West Work, LLC, a Massachusetts corporation with an office at 103 Terrace Street, Boston, MA 02120. Under the terms of this contract, West Work, LLC will provide architectural design services through construction administration associated with the West End Library project located at 151 Cambridge Street Boston, MA 02114. The term of this contract shall be 260 weeks from the date of execution at a cost not to exceed \$1,486,500, including \$1,052,750 for base services and

\$433,750 for additional services, which is a fixed fee of 7.40% based on an estimated construction cost of \$14,200,000<sup>1</sup>.

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.

Sincerely

Carleton W. Jones, Director  
Public Facilities Department

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<sup>1</sup> This estimated construction cost reflects costs for library fit-out, further detailed in the Boston Public Library West End Branch Programming Study included as part of the Request for Qualifications.