

PUBLIC FACILITIES DEPARTMENT

Minutes

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

March 26, 2025

ATTENDANCE:

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
Dion Irish, Chief of Operations, Mayor's Office (Not Present)
Carleton Jones, Director, PFD
Lisa Guscott, Assistant Director for Construction, PFD
Dana A. DeMatteo, Assistant Director for Operations, PFD
Lisa Schwab, Project Manager II, PFD
Bill Evers, Project Manager II, PFD
Tieshia Walton, Project Manager II, PFD
Joseph Tomasini, Project Manager I, PFD
Brian McLaughlin, Senior Program Manager, PFD
Stacey Nwachukwu, Project Manager I, PFD

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of February 26, 2025, for the Public Facilities Department and 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 Public Facilities Department meeting participants.

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

NOTE: ThyThy Le stated, "Vote numbers one (1) through six (6) are being presented by Brian McLaughlin, Senior Program Manager with PFD I'd like to call to your attention, Commissioners, one (1) through six (6) are requests to award consultant contracts for the 2024 Massachusetts School Building Authority's (MSBA) Accelerated Repairs Program (ARP) at eight (8) Boston Public Schools projects managed by PFD and located in Allston (1), Dorchester (3), East Boston (2), Hyde Park (1), West Roxbury (1). As a result, there is a request to the

commission to allow the Project Manager to present votes one (1) through six (6) jointly, with a separate roll call for each vote thereafter.” She then asked “Would that be agreeable to the Commission?”

NOTE: The Commission agreed to hear the vote requests presented jointly.

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.

NOTE: Brian McLaughlin addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “All good projects!”

NOTE: Commissioner Wright stated, “You’ve got your hands full!”

NOTE: Brian McLaughlin replied, “Thank you, Commissioners, lucky that I get to work with some great PMs on this that will be doing the majority of the work. Thank you.”

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

Exhibits: March 14, 2025 project background memorandum with enclosures and PowerPoint presentation.

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.

NOTE: Brian McLaughlin addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: March 14, 2025 project background memorandum with enclosures and PowerPoint presentation.

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.

NOTE: Brian McLaughlin addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: March 14, 2025 project background memorandum with enclosures and PowerPoint presentation.

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.

NOTE: Brian McLaughlin addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: March 14, 2025 project background memorandum with enclosures and PowerPoint presentation.

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.

NOTE: Brian McLaughlin addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: March 14, 2025 project background memorandum with enclosures and PowerPoint presentation.

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.

NOTE: Brian McLaughlin addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: March 14, 2025 project background memorandum with enclosures and PowerPoint presentation.

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 \$14,200,000.¹

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.

¹ 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.

NOTE: Stacey Nwachukwu addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “Fantastic project! It’s great to see how this would go ahead.”

NOTE: Commissioner Wright stated, “Same here, no questions, I’m looking forward to getting in the ground!”

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

Exhibits: February 14, 2025 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 26, 2025 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=58918.

A True Record.

The meeting commenced at 10:22 a.m. and adjourned at 10:44 a.m.


Colleen Daley, PFC Secretary