



October 28, 2026

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

RECEIVED

By City Clerk at 8:32 am, Oct 26, 2026

Location:
Virtually via Zoom
Boston, MA 02201

Meeting Time: 10:10 a.m.

Dear Commissioners:

I recommend that the following votes attached hereto and referred to as the Public Facilities Department agenda, be approved by the Commission at its October 28, 2026 meeting:

VOTE 1: Lissa Schwab, Project Manager II

Contract to LiRo Program and Construction Management, PE, P.C.: To provide owner project manager (OPM) services through the schematic design phase associated with the 2025 MSBA ARP Roofs at three (3) schools project located in Boston, South End and Mattapan.

Contract Price: \$30,000

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 LiRo Program and Construction Management, PE, P.C., a New York corporation, with an office located at One Gateway Center, 300 Washington Street, Suite 902, Newton, MA 02458. Under the terms of this contract, LiRo Program and Construction Management, PE, P.C., will provide owner project manager (OPM) services through the schematic design phase associated with the 2025 MSBA ARP Roofs at three (3) schools located at:

Boston Adult Academy, 20 Church Street, Boston

Joseph J. Hurley School, 70 Worcester Street, South End

Mildred Avenue K-8 School, 5 Mildred Avenue, Mattapan

The OPM services and fees are at a cost not to exceed \$30,000 for base services. The term of the contract will be through December 31, 2027.

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 CGKV Architects, Inc.: To provide design services through the schematic design phase associated with the 2025 MSBA ARP Roofs at three (3) schools project located in Boston, South End and Mattapan.

Contract Price: \$200,000

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 CGKV Architects, Inc., a Massachusetts corporation, with an office located at 204A Hampshire Street, Cambridge, MA 02139. Under the terms of this contract, CGKV Architects, Inc., will provide design services through schematic design phase associated with the 2025 MSBA ARP Roofs at three (3) schools project located at:

Boston Adult Academy, 20 Church Street, Boston

Joseph J. Hurley School, 70 Worcester Street, South End

Mildred Avenue K-8 School, 5 Mildred Avenue, Mattapan

The design services and fees are at a cost not to exceed \$200,000 including \$172,150 for base fee and \$27,850 for additional services. The term of the contract will be through December 31, 2027.

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: Lissa Schwab, Project Manager II

Contract to The Vertex Companies, LLC: To provide owner project manager (OPM) services through the schematic design phase associated with the 2025 MSBA ARP Window and Door Replacements at three (3) schools project located in West Roxbury, Brighton and Roxbury.

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 The Vertex Companies, LLC, a Delaware limited liability company, with an office located at 30 Braintree Hill Office Park, Suite 301, Braintree, MA 02184. Under the terms of this contract, The Vertex Companies, LLC will provide owner project manager (OPM) services through the schematic design phase associated with the 2025 MSBA ARP Window and Door Replacements at three (3) schools located at:

Joyce Kilmer K-8 School, 35 Baker Street, West Roxbury

Lyon Upper 9-12, 95 Beechcroft Road, Brighton

Ellis Mendell Elementary School, 164 School Street, Roxbury

The OPM services and fees are at a cost not to exceed \$20,000 for base services. The term of the contract will be through December 31, 2027.

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: Lissa Schwab, Project Manager II

Contract to The S/L/A/M Collaborative, Inc.: To provide design services through the schematic design phase associated with the 2025 MSBA ARP Window and Door Replacements at three (3) schools project located in West Roxbury, Brighton and Roxbury.

Contract Price: \$297,640

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 The S/L/A/M Collaborative, Inc., a Connecticut corporation, with an office located at 250 Summer Street, 4th Floor, Boston, MA 02210. Under the terms of this contract, The S/L/A/M Collaborative, Inc., will provide design services through schematic design phase associated with the 2025 MSBA ARP Window and Door Replacements at three (3) schools located at:

Joyce Kilmer K-8 School, 35 Baker Street, West Roxbury

Lyon Upper 9-12, 95 Beechcroft Road, Brighton

Ellis Mendell Elementary School, 164 School Street, Roxbury

The design services and fees are at a cost not to exceed \$297,640 including \$218,800 for base fee and \$78,840 for additional services. The term of the contract will be through December 31, 2027.

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