

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

April 11, 2018

ATTENDING:

Katherine P. Craven, Chair, (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer, PFD and Legal Counsel, PFC
Colleen M. Daley, PFC Secretary
Catherine Pendleton, Articled Clerk, PFD and PFC
Henry C. Luthin, First Assistant Corporation Counsel, Law Department (Not Present)
David Zuares, Assistant Corporation Counsel, Law Department
Patricia M. Lyons, Director
Maureen Anderson, Senior Project Manager
James McGaffigan, Project Manager II
Mary Silveria, Project Manager II
G. Michael Messersmith, Project Manager I
Robert Melvin, Project Manager II
Carleton Jones, Public Facilities Department, Assistant Director for Operations
Nora Doherty, Special Assistant & Project Manager for the Chief of Operations, Mayor's Office
Dan Gallagher, Computer Specialist, Director's Office and Policy Development and Research

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of March 14, 2018 were presented to and approved by the Commissioners.

VOTE 1: Maureen Anderson, Senior Project Manager

Transfer of the care, custody, management and control of the land and building: 585 Commercial Street, North End, Massachusetts.

Property Transfer

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), the land and building located at 585 Commercial Street (Ward 03, Parcel Number 03058001), consisting of approximately 32,148 ± square feet, in the North End District of the City of Boston and, further, be and the same hereby is, transferred from the care, custody,

management and control of the Property and Construction Management Department, doing business through the Public Facilities Department, to the care, custody, management and control of the Boston Public Schools.

The aforementioned transfer of land and building are authorized in the name and on behalf of the Commission, upon receipt of written authority from the Mayor.

NOTE: Maureen Anderson addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli stated, “I have no questions, but I just want to compliment the department. I’m very familiar with this project over the last five years of getting work done. It was a great opportunity for the City to acquire the property. It’s a job well done.”

NOTE: Commissioner Irish stated, “I have no questions.”

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

NOTE: Director Lyons stated her appreciation for the Project team’s work.

Exhibits: April 5, 2018 project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: James McGaffigan, Project Manager II

Contract to NADAAA, Inc.: To provide architectural design and construction administration services for Adams Branch Library Renovations project located at 690 Adams Street, Dorchester, Massachusetts.

Contract Price: \$1,259,320

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 December 28, 2015 and Central Register on December 30, 2015, to NADAAA, Inc., a Massachusetts corporation with an office at 1929 Washington Street, Boston, MA 02118. Under the terms of this contract, NADAAA, Inc. will provide architectural design and construction administration services for Adams Branch Library Renovations project located at 690 Adams Street, Dorchester, MA. The term of this contract shall be 156 weeks from the date of the execution at a cost not to exceed \$1,259,320 including \$537,800 for additional services.

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: James McGaffigan addressed the Commission and provided an overview of the project.

NOTE: Director Lyons elaborated on the background study process with the community, in conjunction with the Boston Public Library (BPL) iterating modern library standards and identifying a need for additional project funding.

NOTE: Commissioner Mammoli noted his appreciation for the project.

NOTE: Commissioner Irish stated, “Congratulations on this project, I’m looking forward to it coming to fruition. I, also, want to note, the Adams Branch Library is one of the City’s most popular polling places, so I certainly appreciate it.”

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

Exhibits: April 5, 2018 project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Mary Silveria, Project Manager II

Contract to CGKV Architects, Inc.: To provide architectural design and construction administration services associated with the Johnson Building Roof Replacement project located at 700 Boylston Street, Boston, Massachusetts.

Contract Price: \$373,300

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 December 4, 2017 and Central Register on December 6, 2017, to CGKV Architects, Inc., a Massachusetts corporation with an office at 204A Hampshire Street, Cambridge, MA 02139. Under the terms of this contract, CGKV Architects, Inc. will provide architectural design and construction administration services associated with the Johnson Building Roof Replacement project located at 700 Boylston Street, Boston, Massachusetts. The term of this contract shall be 156 weeks from the date of the execution at a cost not to exceed \$373,300 including \$105,963 for additional services. 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: Mary Silveria addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish stated, “No questions, thank you for your presentation and the thorough process behind it.”

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

Exhibits: April 3, 2018 project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: G. Michael Messersmith, Project Manager I

Contract to Gale Associates Inc.: To provide architectural design and construction administration services associated with the William J. Devine Clubhouse Roof Replacement and Patio Expansion project located at 1 Circuit Drive, Dorchester, Massachusetts.

Contract Price: \$184,304

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 October 23, 2017 and Central Register on October 25, 2017, to Gale Associates Inc., a Massachusetts corporation with an office at 163 Libbey Parkway, Weymouth, MA 02189. Under the terms of this contract, Gale Associates Inc. will provide architectural design and construction administration services for William J. Devine Clubhouse Roof Replacement and Patio Expansion project located at 1 Circuit Drive, Dorchester, MA. The term of this contract shall be 104 weeks from the date of the execution at a cost not to exceed \$184,304 including \$65,864 for additional services. 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: G. Michael Messersmith addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish stated, “No questions, I make a motion that we approve.”

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

Exhibits: April 3, 2018 project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Robert Melvin, Project Manager II

Amendment to the vote of August 18, 2016: Regarding a contract with Dietz & Company Architects, Inc. for architectural design and construction administration services associated with the Massachusetts School Building Authority’s (MSBA) Accelerated Repair Program (ARP) for window and door replacements at seven (7) Boston Public Schools.

Increase of \$87,093

That the vote of this Commission at its meeting of October 8, 2015, and, thereafter, amended on August 18, 2016 regarding a contract with Dietz & Company Architects, Inc. for architectural design and construction administration services associated with the Massachusetts School Building

Authority's (MSBA) Accelerated Repair Program (ARP) for window and door replacements at seven (7) Boston Public Schools:

Sumner Elementary School, 15 Basile Street, Roslindale, MA

Mary Curley School/James Curley School, 493 Center Street, Jamaica Plain, MA

David Ellis School, 302 Walnut Avenue, Roxbury, MA

Donald McKay School, 122 Cottage Street, East Boston, MA

Tech Boston Academy (formerly Dorchester High School), 9 Peacevale Road, Dorchester, MA

Community Academy of Science and Health (formerly Grover Cleveland High School),
11 Charles Street, Dorchester, MA

Young Achievers Academy (formerly Solomon Lewenberg Middle School), 20 Outlook Road,
Mattapan, MA

be, and hereby is, amended as follows:

By deleting the following words and figures: "December 31, 2017, at a cost not to exceed \$1,676,578" and substituting in place thereof the following words and figures: "July 1, 2018, at a cost not to exceed \$1,764,481."

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: Robert Melvin addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish stated, "No questions. Thank you for your presentation and for the slides. Wonderful job. It's good to see these schools. I was going to ask what a construction document control service was, but thank you for answering that in your presentation. I make a motion to approve."

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

NOTE: Director Lyons stated her appreciation for the project team's work and success in revitalizing area school buildings.

NOTE: Commissioner Mammoli stated, "I should re-emphasize the same. Unfortunately, maintenance and rehab items don't receive the publicity that new construction of a school does, but they're most vitally important. I compliment you and your staff on doing a tremendous job and doing these improvements."

NOTE: Commissioner Irish stated, "I'd like to echo that compliment."

Exhibits: April 2, 2018 project background memorandum for an amendment vote with enclosures and PowerPoint presentation.

NOTE: The April 11, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26655

A True Record.

The meeting commenced at 9:41 a.m. and adjourned at 10:09 a.m.



Colleen Daley, PFC Secretary