

PUBLIC FACILITIES DEPARTMENT

Minutes

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

May 15, 2019

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Sean Chen, Assistant Corporation Counsel, Law Department
Patricia M. Lyons, Director, PFD (Not Present)
Brian McLaughlin, Chief of Staff, PFD
Tom Leahy, Assistant Director for Construction, PFD
Robert Melvin, Assistant Director for Construction, PFD
Alistair Lucks, Staff Architect, PFD
Maureen Anderson, Senior Project Manager, PFD
Brian Melia, Senior Project Manager, PFD
Mary Silveria, Project Manager II, PFD
Wayne MacKenzie, Project Manager I, PFD
Patrick I. Brophy, Chief of Operations, Mayor's Office
Emme Handy, Chief Financial Officer, Administration and Finance, Mayor's Office
Jerica Bradley, Chief Operating Officer, Administration and Finance, Mayor's Office
Ken Rowe, Advisor to the Mayor, Mayor's Office
Tom M. McDonough, Neighborhood Business Manager, Office of Economic Development
John S. Hanlon, Chief Operating Officer, Boston Public Schools
Ellen McDonough, Director of Intergovernmental Relations, Boston Public Schools
Nathan Kuder, Deputy Chief Financial Officer, Boston Public Schools
John Landergan, Policy Analyst, Boston Municipal Research Bureau
Dan Atkinson, Reporter, Boston Guardian

Chair Craven called the meeting to order.

The minutes from the meeting of April 10, 2019 were presented to and approved by the Commissioners.

VOTE 1: Brian McLaughlin, Chief of Staff

Proposed Site Selection Recommendation and Order of Taking for 189 Paris Street in the East Boston District of the City of Boston.

WHEREAS, pursuant to the requirements of St. 1966, C. 642, §§ 4(B), on the 5th day of April, 2019 the Director of the Public Facilities Department gave written notice to the Interim Superintendent of the Boston Public Schools of her intent to recommend to the Public Facilities Commission the acquisition of a certain parcel of land with building and improvements thereon located at 189 Paris Street in the East Boston District of the City of Boston (“the Parcel”) for future municipal use and development for the Boston Public Schools (BPS); and

WHEREAS, the Interim Superintendent of the Boston Public Schools on the 11th day of April, 2019 provided the Director of the Public Facilities Department with written approval of the selection of the proposed site pursuant to the requirements of St. 1966, C. 642, §§ 4(B); and

WHEREAS, upon the written recommendation of the Director of the Public Facilities Department, the Public Facilities Commission, pursuant to the requirements of St. 1966, C. 642, §§ 4(A), does hereby vote to select the Parcel to be acquired for municipal purposes for the Boston Public Schools;

WHEREAS, the Public Facilities Commission by this vote shall execute an Order of Taking for the Parcel, which consists of approximately 28,703 ± square feet of land area or 0.66 acres and further described and shown on an Order of Taking Plan for 189 Paris Street as prepared by the BSC Group, dated May 7, 2019; and

WHEREAS, EBCDC Inc., a Massachusetts non-profit corporation, with an office located at 72 Marginal Street, East Boston, Massachusetts 02128, is the owner of the Parcel and shall be awarded the sum of Three Million Eight Hundred Thousand Dollars (\$3,800,000), as full compensation for damages for the taking of the Parcel for municipal school purposes:

Owner: EBCDC Inc.
Property: 189 Paris Street, East Boston
Ward 01, Parcel 06313100
28,703 ± square feet of land area or 0.66 acres
Damages to Owner: \$3,800,000

NOW, THEREFORE, BE IT VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to deliver an instrument and any documents, approved as to form by the City’s Corporation Counsel, on behalf of the City of Boston, acting through its Public Facilities Commission, to effectuate the purposes of this vote.

NOTE: Angela Atchue noted for the record, “Vote number one (1) concerns a proposed Site Selection Recommendation and Order of Taking for 189 Paris Street in the East Boston District of the City of Boston. In addition, vote number two (2) concerns the same property and regards the transfer of the care, custody, management and control from the Public Facilities Department to the Boston Public Schools. There is a request to allow Brian McLaughlin to present these votes jointly,

as they concern the same property, with a separate roll call thereafter.” She then asked, “Would that be agreeable with the Commission?”

NOTE: Chair Craven, Commissioner Mammoli and Commissioner Irish expressed agreement with the proposed vote presentation request.

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

NOTE: Chair Craven thanked Brian for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Mammoli expressed praise for the work undertaken to advance the project.

NOTE: Chair Craven expressed admiration and compliments for the collective efforts of PFD and BPS to secure the location in furtherance of the project with a good solution for the school children of East Boston.

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

Exhibits: May 7, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Brian McLaughlin, Chief of Staff

Transfer of the care, custody, management and control from the Public Facilities Department (PFD) to the Boston Public Schools (BPS): A certain parcel of land with building and improvements thereon located at 189 Paris Street in the East Boston District of the City of Boston.

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), a certain parcel of land with building and improvements thereon located at 189 Paris Street, (Ward 01, Parcel Number 06313100) consisting of approximately 28,703 ± square feet in the East Boston District of the City of Boston, as shown on an Order of Taking Plan entitled “189 Paris Street” as prepared by the BSC Group, dated May 7, 2019, the Public Facilities Commission does hereby vote to transfer said property from the care, custody, management and control of the Public Facilities Department to the care, custody, management and control of the Boston Public Schools.

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

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

Exhibits: May 7, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Maureen Anderson, Senior Project Manager

Proposed Site Selection Recommendation and Order of Taking for 249 Harrison Avenue, in the Chinatown district of the City of Boston.

WHEREAS, pursuant to the requirements of St. 1966, C. 642, §§ 4(B), on the 6th day of May, 2019 the Director of the Public Facilities Department gave written notice to the Interim Superintendent of the Boston Public Schools of her intent to recommend to the Public Facilities Commission the acquisition of a certain parcel of land with building and improvements thereon located at 249 Harrison Avenue in the Chinatown District of the City of Boston (“the Parcel”) for the future municipal use and development of the new Josiah Quincy Upper School; and

WHEREAS, the Interim Superintendent of the Boston Public Schools on the 7th day of May, 2019 provided the Director of the Public Facilities Department with written approval of the selection of the proposed site pursuant to the requirements of St. 1966, C. 642, §§ 4(B); and

WHEREAS, upon the written recommendation of the Director of the Public Facilities Department, the Public Facilities Commission, pursuant to the requirements of St. 1966, C. 642, §§ 4(A), does hereby vote to select the Parcel to be acquired for the future municipal use and development of the new Josiah Quincy Upper School;

WHEREAS, the Public Facilities Commission by this vote shall execute an Order of Taking for the Parcel, which consists of approximately 12,202 ± square feet of land and further described and shown on an Order of Taking Plan for 249 Harrison Avenue as prepared by Nitsch Engineering, dated May 8, 2019; and

WHEREAS, the Boston Chinese Evangelical Church, a religious entity, duly organized under M.G.L. c.180, with an office located at 249 Harrison Avenue, Boston, Massachusetts is the owner of the Parcel and shall be awarded the sum of Nine Million Five Hundred Thousand Dollars (\$9,500,000) and other good and valuable consideration for relocation, as full compensation for damages for the taking of the Parcel for the future municipal use and development of the new Josiah Quincy Upper School:

Owner: Boston Chinese Evangelical Church
Property: 249 Harrison Avenue, Chinatown
Ward 03, Parcel 05494000
12,202 ± square feet of land
Damages to Owner: \$9,500,000 and other good and valuable consideration for relocation

NOW, THEREFORE, BE IT VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to deliver an instrument and any documents, approved as to form by the City’s Corporation Counsel, on behalf of the City of Boston, acting through its Public Facilities Commission, to effectuate the purposes of this vote.

NOTE: Angela Atchue noted for the record, “Votes numbered three (3) and four (4) are being presented by Maureen Anderson. Similar to the request that was just heard, votes three (3) and four (4) concern the same property located at 249 Harrison Avenue, and if it is agreeable with the

Commission, the request is to jointly present votes three (3) and four (4), and allow for a separate roll call thereafter.” She then asked, “Would that be agreeable with the Commission?”

NOTE: Chair Craven, Commissioner Mammoli and Commissioner Irish expressed agreement with the proposed vote presentation request.

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

NOTE: Chair Craven thanked Maureen for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Irish expressed excitement and praise for the work undertaken to advance the project.

NOTE: Commissioner Mammoli expressed concurrence with the sentiments of Commissioner Irish.

NOTE: Chair Craven commended the concerted efforts and perseverance of all who came together to successfully resolve an enduring predicament. She recalled in amazement the length of time the matter had been at issue, and again, emphatically praised the dedicated work done to bring the project to actualization.

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

Exhibits: May 9, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: Maureen Anderson, Senior Project Manager

Transfer of the care, custody, management and control from the Public Facilities Department (PFD) to the Boston Public Schools (BPS): A certain parcel of land with building and improvements thereon located at 249 Harrison Avenue in the Chinatown District of the City of Boston.

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), a certain parcel of land with building and improvements thereon located at 249 Harrison Avenue, (Ward 03, Parcel Number 05494000) consisting of approximately 12,202 ± square feet in the Chinatown District of the City of Boston, shown on an Order of Taking Plan entitled “249 Harrison Avenue” as prepared by Nitsch Engineering, dated May 8, 2019, the Public Facilities Commission does hereby vote to transfer said property from the care, custody, management and control of the Public Facilities Department to the care, custody, management and control of the Boston Public Schools for the future municipal use and development of the Josiah Quincy Upper School.

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

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

Exhibits: May 9, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Brian Melia, Senior Project Manager

Amendment to the vote of July 18, 2018: Regarding a contract with Sasaki Architects, P.C. to provide design and construction administration services associated with the Boston City Hall and Plaza Renovations project located at 1 City Hall Square, Boston, Massachusetts.

Increase of \$6,671,200

That the vote of this Commission at its meeting of July 18, 2018 regarding a contract with Sasaki Architects, P.C. to provide architectural design and construction administration services associated with the Boston City Hall and Plaza Renovation project;

be, and hereby is, amended as follows:

By deleting the following words and figures: "at a cost not to exceed \$1,455,200, including \$700,000 for additional services" and substituting in place thereof the following words and figures: "at a cost not to exceed \$8,126,400, including \$3,100,000 for additional services, which is a fixed fee of 8.24% based on an estimated construction cost of \$61,000,000."

AND, FURTHER VOTED: 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: Brian Melia addressed the Commission and provided an overview of the project.

NOTE: Chair Craven asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Mammoli remarked about the duration of time since discussions concerning redevelopment of the Plaza began. He then expressed compliments for the work done by PFD in furtherance of the project.

NOTE: Commissioner Irish expressed praise for the project and excitement for the future improvements to be developed, especially as they relate to increased access for voter registration.

NOTE: Chair Craven expressed concurrence with the sentiments of Commissioner Irish.

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

Exhibits: May 7, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 6: Mary Silveria, Project Manager II

Contract to Oudens Ello Architecture, LLC: To provide architectural design and construction administration services associated with the Faneuil Branch Library Renovations project located at 419 Faneuil Street, Brighton, Massachusetts.

Contract Price: \$1,051,862

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 1, 2018 and Central Register on October 3, 2018, to Oudens Ello Architecture, LLC, a Massachusetts limited liability company with an office at 46 Waltham Street, Suite 4A, Boston, MA 02118. Under the terms of this contract, Oudens Ello Architecture, LLC will provide architectural design and construction administration services associated with the Faneuil Branch Library Renovations project located at 519 Faneuil Street, Brighton, MA. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$1,051,862, including \$393,942 for additional services, which is a fixed fee of 7.89% based on an estimated construction cost of \$8,332,831. 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: Chair Craven thanked Mary for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Irish expressed praise for the thorough presentation of the project and complimented the diligent work done by PFD in its designer selection process. He also expressed appreciation for the comprehensive overview of the recommended designer and for highlighting the diversity of the subconsultants.

NOTE: Commissioner Mammoli expressed agreement with the sentiments of Commissioner Irish.

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

Exhibits: May 7, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 7: Wayne MacKenzie, Project Manager

Contract to Abacus Architects + Planners: To provide architectural design and construction administration services associated with the elevator upgrades at the Family Justice Center project located at 989 Commonwealth Avenue, Allston, Massachusetts.

Contract Price: \$38,848

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 1, 2018 and Central Register on October 3, 2018, to Abacus Architects + Planners, a Massachusetts sole proprietor with an office 119 Braintree Street, Suite 318, Allston, MA 02134. Under the terms of this contract, Abacus Architects + Planners will provide architectural design and construction administration services associated with the Elevator Upgrades at the Family Justice Center project located at 989 Commonwealth Avenue, Allston, MA 02115. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$38,848, including \$14,008 for additional services, which is a fixed fee of 11.3% based on an estimated construction cost of \$219,816. 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: Wayne MacKenzie addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Wayne for his thorough presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

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

Exhibits: May 8, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 8: Wayne MacKenzie, Project Manager

Amendment to the vote of January 19, 2017: Regarding a contract with Next Phase Studios, Inc. for architectural design and construction administration services associated with the Engine No. 5 Envelope Repairs and Slab Replacement project located at 360 Saratoga Street, East Boston, Massachusetts.

Increase of \$40,412.40 and Time Extension

That the vote of this Commission at its meeting of March 7, 2014, and, thereafter, amended by PFD's Director under a delegation of authority on September 11, 2015, and further amended by votes of this Commission at its meetings of December 15, 2016, and January 19, 2017 regarding a contract with Next Phase Studios, Inc., for architectural design and construction administration services associated with the Engine No. 5 Envelope Repairs and Slab Replacement project in East Boston;

be, and hereby is, amended as follows:

By deleting the following words and figures: "April 28, 2018, at a cost not to exceed \$265,128, including \$93,878 for additional services, which is a fixed fee of 10% based on an estimated construction cost of \$1,712,508" and substituting in place thereof the following words and figures:

“December 24, 2019, at a cost not to exceed \$305,540.40, including \$134,290.40 for additional services, which is a fixed fee of 14.5% based on an estimated construction cost of \$2,096,502.35.”

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: Wayne MacKenzie addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Wayne for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Irish expressed his understanding of unforeseen conditions, which arise during the renovation or improvement of existing buildings.

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

Exhibits: May 8, 2019, project background memorandum with enclosures and PowerPoint presentation.

NOTE: The May 15, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=30165.

A True Record.

The meeting commenced at 9:37 a.m. and adjourned at 10:13 a.m.


Colleen Daley, PFC Secretary