

## **PUBLIC FACILITIES DEPARTMENT**

### **Minutes**

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

November 13, 2019

#### **ATTENDING:**

Katherine P. Craven, Chair (Not Present)  
Lawrence D. Mammoli, Commissioner  
Dion S. Irish, Commissioner  
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department  
Shamus J. Hyland, Assistant Corporation Counsel 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 (Not Present)  
Sean Chen, Assistant Corporation Counsel, Law Department  
Kellie Duffy, Intern PFC/PFD, Law Department  
Patricia M. Lyons, Director, PFD  
Brian P. McLaughlin, Chief of Staff, PFD (Not Present)  
Carleton Jones, Assistant Director for Operations, PFD  
Gregory Rideout, Senior Project Manager, PFD  
James McGaffigan, Senior Project Manager, PFD

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of October 30, 2019, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

#### **VOTE 1: Gregory Rideout, Senior Project Manager**

**Amendment to the vote of October 17, 2013:** Regarding a contract with MacRitchie Engineering, Inc., to provide engineering design and construction administration services for the Boston City Hall HVAC Upgrades Phase 1 project located at One City Hall Plaza, Boston.

#### **Increase of: \$373,034.69**

That the vote of this Commission at its meeting of October 17, 2013, as amended by PFD's Director under delegations of authority to extend the duration of the contract on November 18, 2016 and February 25, 2019 regarding a contract with MacRitchie Engineering, Inc. provide engineering

design and construction administration services for the Boston City Hall HVAC Upgrades Phase 1 project located at One City Hall Plaza, Boston;

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$623,155, including \$160,000 for additional services, which is a fixed fee of 7.7% based on an estimated construction cost of \$6,015,000” and substituting in place thereof the following words and figures: “at a cost not to exceed \$996,189.69, including an increase of \$268,345 to the basic fee amount thereby totaling \$731,500 and, also, including an increase of \$104,689.69 for additional services thereby totaling \$264,689.69, thus totaling \$373,034.69 for a contract amendment increase, which is a fixed fee of 7.7% based on an estimated construction cost of \$9,500,000.”

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:** Gregory Rideout addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Mammoli asked, “Was the original heat for City Hall Trigen<sup>1</sup> or Boston Thermal<sup>2</sup> steam?”

**NOTE:** Gregory Rideout replied, “Yes, it’s Veolia<sup>3</sup>. The building is still on Veolia steam, but the project did reduce the City’s steam rate significantly.”

**NOTE:** Commissioner Mammoli remarked about the duration of time since discussions concerning the matter had been at issue. He then asked, “[City Hall] is still using Veolia’s steam for heat?”

**NOTE:** Gregory Rideout replied, “Correct.”

**NOTE:** Commissioner Mammoli asked, “But you’re not using chilled water? Is this program to get [City Hall] off Veolia?”

**NOTE:** Gregory Rideout replied, “Initially this project was contemplated to get City Hall off of Veolia and onto boilers. During the meetings held by PFD, Environment Department, Property Management Department and the Engineer, with the Veolia rate reduction, it was determined that the rate reduction was significant enough to decide to stay on steam and have Veolia take responsibility for management of the steam pipes up to a certain point.”

**NOTE:** Commissioner Irish asked, “The services that PFD is requesting the increase for, have they already been provided?”

**NOTE:** Gregory Rideout replied, “Most of them have been provided, yes.”

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<sup>1</sup> Boston Thermal Energy Corporation (name as amended April 24, 1987), on April 13, 1994, changed its name to Trigen-Boston Energy Corporation.

<sup>2</sup> Boston Thermal Corporation a Delaware corporation organized on July 1, 1986.

<sup>3</sup> Trigen-Boston Energy Corporation, on November 23, 2010, changed its name to Veolia Energy Boston, Inc.

**NOTE:** Commissioner Irish stated, “Okay, it’s clear that they were needed. I just want to state that going forward, the request should come [to the PFC] prior to the work being done.”

**NOTE:** Gregory Rideout replied, “PFD normally tries to do that. In this case there was a bit of a challenge with the engineer as far as getting the proposal from him in a timely fashion. Also, some of the additional services that were needed were not identified until construction was underway.”

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved by Commissioners Mammoli and Irish.

**Exhibits:** November 5, 2019, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 2: James McGaffigan, Senior Project Manager**

**Correction to the vote of September 25, 2019: Regarding a contract with Hill International (New England), Inc., to provide owner project manager (OPM) services for the feasibility study and schematic design phase associated with the William E. Carter School project located at 396 Northampton Street, South End.**

**Reduction in Contract Duration from 156 weeks to 753 days**

That the vote of this Commission at its meeting of September 25, 2019 regarding a contract with Hill International (New England), Inc., to provide owner project manager (OPM) services for the feasibility study and schematic design phase associated with the William E. Carter School project;

be, and hereby is, corrected as follows:

By deleting the following figure and word: “156 weeks” and substituting in place thereof “753 days.”

The vote to award the OPM services contract for the feasibility study and schematic design phase associated with the William E. Carter School project now provides as follows:

**Contract to Hill International (New England), Inc.: To provide owner project manager (OPM) services for the feasibility study and schematic design phase associated with the William E. Carter School project located at 396 Northampton Street, South End.**

**Contract Price: \$387,295**

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 services under M.G.L. c. 149, section 44½(c) with advertisements appearing in the Boston Globe and City Record on July 1, 2019 and Central Register on July 3, 2019, to Hill

International (New England), Inc., a Massachusetts corporation with an office at 75 Second Avenue, Suite 300, Needham, MA 02494. Under the terms of this contract, Hill International (New England), Inc. will provide owner project manager (OPM) services for the feasibility study and schematic design phase associated with the William E. Carter School project located at 396 Northampton Street, South End. The term of this contract shall be 753 days from the date of contract execution, which occurred on October 8, 2019 and shall expire on October 30, 2021, at a cost not to exceed \$387,295, including \$27,000 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:** No questions were raised by Commissioners Mammoli or Irish.

**NOTE:** Commissioner Irish thanked James for his clear and comprehensible presentation.

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved by Commissioners Mammoli and Irish.

**Exhibits:** November 12, 2019, project background memorandum with enclosure.

**NOTE:** The November 13, 2019 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=31400](https://www.cityofboston.gov/cable/video_library.asp?id=31400).

A True Record.

The meeting commenced at 9:41 a.m. and adjourned at 9:51 a.m.

  
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Colleen Daley, PFC Secretary