

## **PUBLIC FACILITIES DEPARTMENT**

### **Minutes**

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

October 19, 2022

#### **ATTENDING:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
ThyThy Le, Legal Advisor PFC/PFD, Law Department  
Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department (Not Present)  
Colleen M. Daley, PFC Secretary, Law Department  
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department  
Kerrie Griffin, Director, PFD  
Dana DeMatteo, Assistant Director for Operations, PFD  
Susan Rice, Assistant Director for Operations, PFD  
Marquis Meca, Assistant Director for Construction, PFD  
Steven Saracco, Assistant Director for Construction, PFD  
Karen Doherty, Executive Assistant, PFD  
Brian McLaughlin, Senior Project Manager, PFD  
Scott Dupre, Senior Project Manager, PFD

Chair Craven called the meeting to order.

The minutes from the meetings of September 14, 2022, for the Public Facilities Department and the 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 meeting participants.

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

**NOTE:** ThyThy Le noted for the record draft meeting minutes from the meetings of September 14, 2022, for the Public Facilities Department and the Mayor's Office of Housing. She then asked for a motion to approve.

**NOTE:** On a motion duly made and seconded, the September 14, 2022 meeting minutes for the Public Facilities Department and the Mayor's Office of Housing were unanimously approved.

**VOTE 1: Brian McLaughlin, Senior Project Manager**

**Amendment to the vote of August 18, 2021:** Regarding a contract with PMA Consultants, L.L.C. to provide owner project manager services associated with the Boston Arts Academy project.

**Increase of \$191,495.78**

That the vote of this Commission at its meeting of March 16, 2016 and, thereafter, amended by PFD's Director under a delegation of authority September 18, 2017, and further amended by votes on September 22, 2017, December 13, 2017 and August 18, 2021, regarding a contract with PMA Consultants, L.L.C. to provide owner project manager (OPM) services associated with the Boston Arts Academy project located at 174 Ipswich Street, Boston, MA:

be, and hereby is, amended as follows:

By deleting the following words and figures: "at a cost not to exceed \$4,867,687, including \$1,045,371 for additional services" and substituting in place thereof the following words and figures: "at a cost not to exceed \$5,059,182.78, including \$191,495.78 for additional services."

The Director is, also, authorized to execute such contract amendment, 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:** The broadcast was briefly interrupted due to technical difficulties.

**NOTE:** Chair Craven thanked Brian for his presentation and asked if Commissioner Mammoli had any questions.

**NOTE:** Commissioner Mammoli asked, "What is a jellyfish drainage structure? Or do I have to ask John Sullivan?"<sup>1</sup>

**NOTE:** Chair Craven expressed her interest in learning more about this structure.

**NOTE:** Brian McLaughlin replied, "It's the name of the structure that filters stormwater. The stormwater will enter this jellyfish structure and then be leached out into the area cleaner than as it entered. John Sullivan approved it!"

**NOTE:** Commissioner Mammoli stated, "I'm sure he did!"

**NOTE:** Chair Craven stated, "That's the imprimatur that we needed!"

**NOTE:** Brian McLaughlin agreed.

---

<sup>1</sup> John Sullivan is Chief Engineer of Boston Water and Sewer Commission and serves as Commissioner on the Boston Conservation Commission.

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

**Exhibits:** October 7, 2022 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 2: Scott Dupre, Senior Project Manager**

**Contract to Anser Advisory Management LLC :** To provide owner project manager (OPM) services associated with the Long Island Facility Preservation project located at Long Island Campus, Boston.

**Contract Price: \$660,358**

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. 149, § 44½(c) with advertisements appearing in the City Record and COMMBUYS on June 13, 2022, Central Register on June 15, 2022 and in the Boston Globe on June 16, 2022, to Anser Advisory Management, LLC, a California limited liability company with an office at 18 Tremont Street, Suite 401, Boston, MA 02108. Under the terms of this contract, Anser Advisory Management, LLC will provide owner project manager (OPM) services associated with the Long Island Facility Preservation project located at Long Island Campus, Boston. The term of this contract shall be 138 weeks from the date of execution at a cost not to exceed \$660,358, including \$50,000 for additional services, which is a fixed fee of 3.05% based on an estimated construction cost of \$20,000,000.

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:** Scott Dupre addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Scott for his presentation and asked if Commissioner Mammoli had any questions.

**NOTE:** Commissioner Mammoli asked, “This is the first project in, I assume, the beginning of a number of projects in getting those buildings either preserved or updated for future reuse?”

**NOTE:** Scott Dupre replied, “Yes, Commissioner, we have eleven buildings earmarked for stabilization, which basically means we are going to mothball them for the next five to ten years and then once the master plan has been approved for the recovery center we will then start renovating said buildings out there based on whatever the administration’s feedback is.”

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

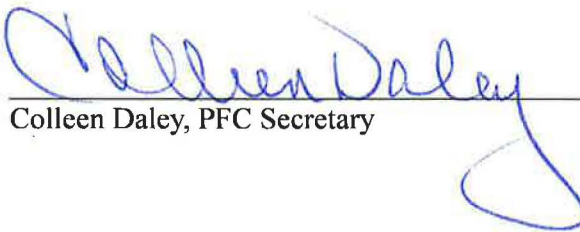
**Exhibits:** October 14, 2022 project background memorandum with enclosures and PowerPoint presentation.

**NOTE:** On a motion duly made and seconded, the meeting was adjourned.

**NOTE:** A recording of this October 19, 2022 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=52131](https://www.cityofboston.gov/cable/video_library.asp?id=52131).

A True Record.

The meeting commenced at 10:05 a.m. and adjourned at 10:18 a.m.

  
\_\_\_\_\_  
Colleen Daley, PFC Secretary