

PUBLIC FACILITIES DEPARTMENT

Minutes

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

November 15, 2017

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
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
Kelly Winston, Procurement/Accounts Payable Manager for Planning and Management

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of October 26, 2017 were presented to and approved by the Commissioners.

VOTE 1: Maureen Anderson, Senior Project Manager

Transfer the care, custody, management and control of a portion of land located at 338 East Eagle Street and Condor Street and limited property interests located at Condor Street in East Boston from the Public Facilities Commission to the Public Facilities Department.

Portion of Land

Ward: 01

Parcel Number: 03711003 and 03711002

Square Feet: 26,889 ±

Limited Property Interests

Ward: 01

Parcel Number: 03711002

Square Feet: 2,601 ± square feet easement and 388 ± square feet easement

Total Square Feet for Easements: 2,989 ±

WHEREAS, on November 1, 2017 the Boston City Council through an Order declared surplus a portion of land located at 338 East Eagle Street (Ward 01, Parcel Number 03711003) and Condor Street (Ward 01, Parcel Number 03711002) in the East Boston District of the City of Boston, and, also, declared

surplus limited property interests located at Condor Street (Ward 01, Parcel Number 03711002), in the East Boston District of the City of Boston, with such being transferred to the care, custody, management and control of the Public Facilities Commission; and

FURTHER VOTED: Subject to the approval of the Mayor under the provisions of St. 1909, C. 486, s. 31A (as appearing in St. 1966, C.642, s.12) that a portion of land (26,889 +/- square feet) located at 338 East Eagle Street (Ward 01, Parcel Number 03711003) and Condor Street (Ward 01, Parcel Number 03711002) in the East Boston District of the City of Boston, and, also, declared surplus limited property interests (2,601 +/- square feet easement and 388 +/- square feet easement) located at Condor Street (Ward 01, Parcel Number 03711002), in the East Boston District of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Public Facilities Commission to the care, custody, management and control of the Public Facilities Department; and

AND FURTHER VOTED: That the portion of land and limited property interests hereby transferred are shown on a site plan, entitled, "Plan of Land 338 East Eagle Street and Condor Street," dated October 30, 2017, and prepared by Leers Weinzapfel and Associates Architects, Inc.

NOTE: Angela Atchue noted for the record that votes one (1) and two (2) were being presented by Maureen Anderson and both vote requests concern the same matter. The Commissioners allowed the votes to be presented jointly with a separate roll call for each vote.

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

NOTE: Commissioner Mammoli stated, "I know the history of this and it's a lot of work on this site. It's good to see it coming to an end. I, also, know this site has a lot of restrictions that most people don't understand being in the designated port area. There are uses that people would like to see on the property that aren't allowed. So you are restricted to what the property can be used for. Hopefully this cleans up the area and gets the site and the projects going. I'm in a favor of this vote and I have no further questions."

NOTE: Commissioner Irish stated, "I have no questions. Thank you for your very thorough presentation. I understand it and think the public will understand as well."

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

Exhibits: Project Background Memorandum, November 1, 2017 City Council Surplus Order as Approved by Mayor Walsh on November 13, 2017 and a Plan of Land 338 East Eagle Street and Condor Street dated October 30, 2017.

VOTE 2: Maureen Anderson, Senior Project Manager

Tentative Designation and Intent to Sell to a Nominee: A portion of land in fee located at 338 East Eagle Street and Condor Street in East Boston, and limited property interests as easements located at Condor Street in East Boston.

Portion of Land

Ward: 01

Parcel Number: 03711003 and 03711002

Square Feet: 26,889 ±

Appraisal Value: \$575,000

Limited Property Interests

Ward: 01

Parcel Number: 03711002

Square Feet: 2,601 ± square feet easement and 388 ± square feet easement

Total Square Feet for Easements: 2,989 ±

Appraisal Value: \$29,700

That a nominee be tentatively designated as holder of a portion of land in fee (26,889 +/- square feet) located at 338 East Eagle Street (Ward 01, Parcel Number 03711003) and Condor Street (Ward 01, Parcel Number 03711002) in the East Boston District of the City of Boston, and, also, as holder of easements in land (2,601± square feet and 388 ± square feet) located at Condor Street (Ward: 01, Parcel: 03711002) in the East Boston District of the City of Boston from the date of notice of contract award subject to such terms, conditions and restrictions as the Director of the Public Facilities Department deems appropriate for proper use and disposition of this land; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, s.31B (as appearing in St. 1966, c.642, s.12) that it is the intent of this Commission to convey the aforementioned portion of land in fee and easements to a nominee to be approved by the Director of the Public Facilities Department;

AND FURTHER VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to advertise the intent of this Commission to convey the above-described portion of land in fee and easements in accordance with the applicable provisions of Chapter 642 of the Acts of 1966 and G.L. c.30B, section 16.

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: Project Background Memorandum, November 1, 2017 City Council Surplus Order as Approved by Mayor Walsh on November 13, 2017 and a Plan of Land 338 East Eagle Street and Condor Street dated October 30, 2017.

VOTE 3: Kelly Winston, Procurement/AP Manager for Planning and Management

Amendment to the vote of August 20, 2015: Regarding contracts to various designers and consultants: To provide house doctor consulting services for various City facilities, projects and/or sites. Design consulting services will be performed on an as-needed-basis from July 1, 2016 through June 30, 2018.

An Increase of \$2,500,000 to the Contract's Not-To-Exceed Amount and 24 Month Time Extension to the Contract's Expiration Date

That the vote of this Commission at its meeting of August 20, 2015, regarding a contract with Leers Weinzapfel Associates Architects, Inc., a Massachusetts corporation, with an office at 75 Kneeland Street, Boston, MA 02111 to provide general architecture services for various City of Boston facilities, projects and/or sites on an as-needed-basis:

be, and hereby is, amended as follows:

By deleting the following words and figures for the above referenced contract award to Leers Weinzapfel Associates Architects, Inc.: “at a cost not to exceed a maximum of \$900,000 per contract award, for the designated three-year period” and substituting in place thereof the following words and figures as limited to the contract award to Leers Weinzapfel Associates Architects, Inc.: “at a cost not to exceed a maximum contract amount of \$3,400,000 through June 30, 2020.”

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: Angela Atchue noted for the record that votes three (3) and vote four were being presented by Kelly Winston and both vote requests concern the same House Doctor Consulting Services contract. The Commissioners allowed the votes to be presented jointly with a separate roll call for each vote.

NOTE: Kelly Winston addressed the Commission and provided an overview of the project.

NOTE: Angela Atchue noted for the record that the published agenda identifies the request to delete words and figures for vote three (3) that state, “at a cost not to exceed a maximum of \$900,000 per contract award, for the designated three-year period” and replace with those words “at a cost not to exceed a maximum contract amount of \$3,400,000 through June 30, 2020.” She noted for the record when \$900,000 is added to \$2,500,000 the figure results in a total request of \$3,400,000 as being the ceiling for a not-to-exceed contract amount. For vote four (4) the request is to delete the words and figures that state, “at a cost not to exceed a maximum of \$900,000 per contract award, for the designated three-year period” that request also includes the replacement of the words and figures “at a cost not to exceed a maximum contract amount of \$2,400,000 through June 30, 2020.” The agenda reflects adding \$900,000 to \$1,500,000, which results in a not-to-exceed fee limit of \$2,400,000.

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

Exhibits: Amendment Project Background Memorandum, Project Background Memorandum for the Contract Vote Request (CVR) and Project Profiles.

VOTE 4: Kelly Winston, Procurement/AP Manager for Planning and Management

Amendment to the vote of August 20, 2015: Regarding a contracts to various designers and consultants: To provide house doctor consulting services for various City facilities, projects and/or sites. Design consulting services will be performed on an as-needed-basis from July 1, 2016 through June 30, 2018.

An Increase of \$1,500,000 to the Contract’s Not-To-Exceed Amount and 24 Month Time Extension to the Contract’s Expiration Date

That the vote of this Commission at its meeting of August 20, 2015, regarding a contract with Finegold Alexander Architects, Inc., a Massachusetts corporation, with an office at 77 North Washington Street, Boston, MA 02114 to provide general architecture services for various City of Boston facilities, projects and/or sites on an as-needed-basis:

be, and hereby is, amended as follows:

By deleting the following words and figures for the above referenced contract award to Finegold Alexander Architects, Inc.: “at a cost not to exceed a maximum of \$900,000 per contract award, for the designated three-year period” and substituting in place thereof the following words and figures as limited to the contract award to Finegold Alexander Architects, Inc.: “at a cost not to exceed a maximum contract amount of \$2,400,000 through June 30, 2020.”

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: Kelly Winston addressed the Commission and provided an overview of the project.


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

Exhibits: Amendment Project Background Memorandum, Project Background Memorandum for the Contract Vote Request (CVR) and Project Profiles.

NOTE: The November 15, 2017 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=25502.

A True Record.

The meeting commenced at 9:41 a.m. and adjourned at 10:03 a.m.


Colleen Daley, PFC Secretary