

PUBLIC FACILITIES DEPARTMENT

Minutes

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

February 12, 2020

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department
Colleen M. Daley, PFC Secretary, Law Department
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department (Not Present)
ThyThy Le, Assistant Corporation Counsel, Law Department
Sean Chen, Assistant Corporation Counsel, Law Department
Patricia M. Lyons, Director, PFD
Brian P. McLaughlin, Chief of Staff, PFD
Jim McGaffigan, Senior Project Manager, PFD
Mark O'Connor, Principal, William E. Carter School

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of January 15, 2020, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

VOTE 1: Jim McGaffigan, Sr. Project Manager

Correction to the vote of November 13, 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.

Correction to the Corporate Name

That the vote of this Commission at its meeting of November 13, 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 words: “(New England).”

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, 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, Inc., a Pennsylvania corporation, with a local office at 75 Second Avenue, Suite 300, Needham, MA 02494. Under the terms of this contract, Hill International, 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: Jim McGaffigan addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

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

Exhibits: February 3, 2020, project background memorandum with enclosure.

VOTE 2: Jim McGaffigan, Sr. Project Manager

Contract to Perkins & Will Architects, Inc.: To provide design 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: \$1,212,000

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.7C, sections 44-57 with advertisements appearing in the City Record on November 11, 2019 and the Boston Globe and Central Register on November 13, 2019, to Perkins & Will Architects, Inc., a Delaware corporation, with a local office at 225 Franklin Street, Suite 1100 Boston, MA 02110. Under the terms of this contract, Perkins & Will Architects, Inc. will provide design 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 90 weeks from the date of execution at a cost not to exceed \$1,212,000, including \$247,000 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: Jim McGaffigan addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, “What is the estimated construction cost?”

NOTE: Jim McGaffigan replied, “[PFD doesn’t] have an estimated construction cost at this point because it’s still in the study phase.”

NOTE: Commissioner Mammoli stated, “I assumed there might be a ballpark [figure].”

NOTE: Tricia Lyons replied, “Not yet.”

NOTE: Commissioner Irish asked, “When this gets to construction, where will students be relocated to during construction?”

NOTE: Jim McGaffigan replied, “That needs to be studied also.”

NOTE: Tricia Lyons replied, “It’s a significant concern. I’d like to point out that with us in the audience today is the Principal of the School, Mark O’Connor, who has done a tremendous job leading the school. He’s also been a great partner thus far in the project and will continue to be as [the project team] progresses through the study and through design as well. A lot of those concerns about temporary space will also be addressed in conjunction with [BPS].”

NOTE: Commissioner Irish commended PFD on the work undertaken to bring this much needed project to fruition.

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

Exhibits: February 6, 2020, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Jim McGaffigan, Sr. Project Manager

Amendment to the vote of December 12, 2018: Regarding a contract with Utile, Inc. to provide architectural design and construction administration services associated with the Dudley Branch Library Renovations project located at 149 Dudley Street (formerly 65 Warren Street), Roxbury.

Time Extension and Increase of \$120,000

That the vote of this Commission at its meeting of May 19, 2016, as amended by PFD’s Director under delegations of authority on July 5, 2017 and November 13, 2017, and, thereafter, amended by votes on March 14, 2018 and December 12, 2018 regarding a contract with Utile, Inc., to provide architectural design and construction administration services associated with the Dudley Branch Library Renovations project located at 65 Warren Street, Boston, MA;

be, and hereby is, amended as follows:

By deleting following figure and words: “65 Warren Street, Boston” and substituting in place thereof the following figure and words: “149 Dudley Street, Roxbury”

And, also, by deleting the following words and figures: “June 23, 2020, at a cost not to exceed \$1,370,430, including \$60,000 for additional services” and substituting in place thereof the following words and figures: “September 23, 2020, at a cost not to exceed \$1,490,430, including \$120,000 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: Jim McGaffigan addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli remarked on the importance of addressing the water infiltration issues prior to project closeout.

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

Exhibits: January 29, 2020, project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: Patricia M. Lyons, Director

CERTIFICATE OF AUTHORITY

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Mayor of Boston, does hereby vote:

VOTED: “Subject to the approval of the Mayor, that in accordance with the provisions of Sections 2 and 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission’s approved acquisition or conveyance of real property or to the discharge, satisfaction, subordination or termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Grant Agreements involving the City of Boston, Public Facilities Department, in the name and on behalf of the Commission as they may deem necessary or appropriate.”

Patrick I. Brophy, Chief of Operations
Office of Mayor Martin J. Walsh

Patricia M. Lyons, Director
Public Facilities Department

Brian P. McLaughlin, Chief of Staff
Public Facilities Department

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate of Authority dated August 20, 2015 recorded on September 15, 2015, with the Suffolk County Registry of Deeds in Book 55059 at Page 286, and filed with the Suffolk Registry District of the Land Court as Document Number 00848066.

NOTE: Patricia Lyons addressed the Commission.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Mammoli stated, “We’re going to miss you!”

NOTE: Patricia Lyons stated, “Thank you.”

NOTE: Commissioner Irish stated, “I concur. It’s definitely a bittersweet vote and we will miss you, great job.”

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

Exhibits: February 10, 2020, correspondence from the Mayor of Boston to the PFC.

NOTE: Henry Luthin stated, “I’d like to acknowledge and thank, also, Attorney Angela Atchue, former Legal Advisor to the Public Facilities Commission, for thirteen years of dedicated service with the City. She had been a lawyer for Public Facilities, Property Management and Construction before that, and she had worked for the Public Facilities Commission for thirteen years. She brought tremendous knowledge and value, to the legal advice and counsel and representation to the City. She has gone on to the Massachusetts Water Resource Authority, which will greatly benefit from her expertise. I just wanted to express my own immense gratitude to Angela for the work that she did, on behalf of the Law Department, and I know, on behalf of the Commission, as well.”

NOTE: Commissioner Mammoli stated, “Well said, I couldn’t agree more. It’s going to be a loss, but we wish her well.”

NOTE: Henry Luthin stated, “Finally, I would like to formally announce and congratulate Senior Assistant Corporation Counsel, ThyThy Le, who recently accepted the position as Legal Advisor to the Public Facilities Commission and Department. ThyThy is with us today, and we look forward to welcoming her to her new role, beginning March 1st.”

NOTE: Commissioner Mammoli stated, “Welcome.”

NOTE: Commissioner Irish stated, “Welcome aboard.”

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

NOTE: The February 12, 2020 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=32486.

A True Record.

The meeting commenced at 9:34 a.m. and adjourned at 9:52 a.m.


Colleen Daley, PFC Secretary