



# NORTH END COMMUNITY CENTER

Community Meeting #1

April 2, 2024



Mayor Michelle Wu



City of Boston  
Public Facilities

# AGENDA

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- ▣ Introductions
  - PFD Team
  - OPM Team
  - BCYF Team
- ▣ Project Update
  - Study
  - OPM Selection
  - Architect (Designer) Selection
- ▣ Questions and Feedback





# CITY OF BOSTON

*Public Facilities Team*

**DION IRISH** *Chief of Operations*

**KERRIE GRIFFIN** *Director*

**CARLETON JONES** *Deputy Director*

**ELLEN MCDONOUGH** *Chief of Staff*

**MARQUIS MECA** *Assistant Director*

**THOMAS KAZMOUSKI** *Sr. Project Manager*

**EVAN BRINKMAN** *Assistant Director /  
Design*

**ALISTAIR LUCKS** *Sr. Design Project  
Manager*



**CITY OF BOSTON**

*BCYF Team*

**MARTA E. RIVERA** *Commissioner*

**EDDIE MCGuire** *Operations Director*

**DAN MONAHAN** *Regional Operations  
Manager*

**KATE HENNIGAN** *Program Manager*

**ALLISON SINGER** *Interim Nazzaro Center  
Director*

## **OWNER'S PROJECT MANAGER (OPM) Team**

Project Management and Project Controls – A critical part of the CM-R project delivery process, this team will devise and implement the tools and methods to administer and control project scope, budget, schedule, required documentation, change orders & Quality Assurance assistance. Architect and Construction Manager oversight.



**PMA Consultants**

**CHRISTOPHER CARROLL** *Executive  
Director*

**KEVIN NIGRO** *Project Director*

**TIMOTHY CHENEY** *Sr. Project Manager*

**DEBORAH SHAER** *Project Controls  
Manager*

**Epsilon Associates** *-Permitting Consultants*  
Eric Rexford – *Project Manager*

# LOOKING AHEAD

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*Dates are subject to change*

**STUDY**

**OPM  
SELECTION**

**ARCHITECT  
SELECTION**

**SCHEMATIC  
DESIGN &  
PERMITTING**

2019  
Completed

January  
2024  
Completed

April 2024-  
May 2024

May 2024-  
November 2024



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# LOOKING AHEAD

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*Dates are subject to change*



Target Project Completion: November - December 2027



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# TENTATIVE TIMELINE

## STUDY

2019

The scope of the North End Community Center Study included the following items:

- **EXISTING CONDITIONS ASSESSMENT** of the Nazzaro Center,
- **DEMOGRAPHIC ANALYSIS** of the Nazzaro Center users and the North End community,
- **PROGRAM** for a new or renovated BCYF community center for the North End,
- **SITE SEARCH** for potential sites in the North End that could support the new or renovated community center program,
- **CONCEPT LAYOUT** and **COST ESTIMATE** for a new community center for the preferred site option.
- **COMMUNITY PROCESS** that included an *online and hardcopy survey* as well as 3 *community meetings* to solicit feedback from the community and to provide updates on the study findings.





# TENTATIVE TIMELINE

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## STUDY

2019

The study included the following findings:

- The shape and size of the existing Nazzaro Community Center site cannot fully support the new community center program either as a renovation or a new facility.
- The study explored a total 6 site options in depth (including the existing Nazzaro site) and determined that each site had a variety of pros and cons, which are listed in the final report. Following an analysis of the pros and cons of each site, as well as feedback on the site search process from the community, the study final report listed the Mirabella Pool site as the preferred site option for the BCYF North End Community Center.



# TENTATIVE TIMELINE

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## OPM SELECTION

January 2024

PFD completed the public procurement phase to obtain an Owner's Project Manager. A Request for Qualifications (RFQ) was developed, reviewed and approved by the City, Statement of Qualifications were received, OPM firms were shortlisted and interviewed culminating in the selection of PMA Consultants, LLC.



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## Permitting Process

(Potential permits but not limited to the following.)




Epsilon Associates have been contracted through PMA Consultants due to the extensive permitting requirements as a result of the location of the NECC Project.

Epsilon will be assisting the project team to develop, review and submit required pre-construction permits above and beyond typical construction permitting. Epsilon's expertise in permitting will benefit both costs and schedule during the project.

During construction, Epsilon will also be on-hand to secure permit modifications and approvals for field changes if needed.

- **Massachusetts Environmental Policy Act Review** –MEPA is administered by the Massachusetts Executive Office of Energy and Environmental Affairs (EEA). It is the Commonwealth's primary means by which the environmental impacts of large developments are studied and reviewed.
- **Massachusetts Wetlands Protection Act** -The Massachusetts Wetlands Protection Act (MGL c.131 § 40) (WPA) and implementing regulations (310 CMR 10.00 [Wetlands Regulations]) is a state statute administered locally by Conservation Commissions. The WPA requires the preparation of a Notice of Intent (NOI) for work within a wetland resource area and/or work within the 100-foot buffer zone of certain wetland resource areas.
- **Chapter 91** - Chapter 91 provides for the protection of the public's right of waterway navigation and access to the Massachusetts shoreline. Chapter 91 is implemented through 310 CMR 9.00 et seq. (Waterways Regulations) promulgated and administered by the Massachusetts Department of Environmental Protection Waterways Regulation Program (MassDEP).
- **Massachusetts Historical Commission Review** –Projects that require state or federal licenses, permits or approvals; or those that utilize state or federal financing, are subject to review by the MHC in accordance with State Register Review regulations (Chapter 254) and/or Section 106 of the National Historic Preservation Act.

# DRAFT PERMITTING SCHEDULE

Q1			Q2			Q3			Q4			Q5		
Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 12	Month 13	Month 14	Month 15	Month 16
														
														
														

## Potential Consulting Agencies



City of Boston  
Landmarks Commission



US Army Corps  
of Engineers®



Boston Water and  
Sewer Commission

## ARCHITECT (DESIGNER) SELECTION

April- May 2024

PFD is in the process of procuring an architect and engineering team. A Request for Qualifications (RFQ) was developed, reviewed and approved by the City and after following the public procurement process of advertising and seeking Statement of Qualifications for the project, (10) proposals were received.

PFD and the NECC Team is currently reviewing the RFQ responses for compliance with requirements of the RFQ and will rank and short list the firms found most responsible and responsive to the RFQ. Interviews of the highest ranked firms will be scheduled after review process is completed.



# QUESTIONS AND FEEDBACK

## New Construction

Future questions and/or feedback can be directed to:

**TOM KAZMOUSKI**

Senior Project

Manager PFD

[tom.kazmouski@boston.gov](mailto:tom.kazmouski@boston.gov)



## Existing Nazzero Community Center

Future questions and/or feedback can be directed to:

**EDDIE McGUIRE**

Director of Operations BCYF

[Edward.McGuire@boston.gov](mailto:Edward.McGuire@boston.gov)

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