



September 13, 2023

Public Facilities Commission
Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner

RECEIVED
By City Clerk at 9:55 am, Sep 11, 2023

Location:
Virtually via Zoom
Boston, MA 02201

Meeting Time: 10:00 a.m.

Dear Commissioners:

I recommend that the following votes attached hereto and referred to as the Public Facilities Department agenda, be approved by the Commission at its September 13, 2023 meeting:

VOTE 1: Kerrie Griffin, Director

Tentative Developer Designation and Intent to Sublease by and between Beacon Residential Management Limited Partnership and the City of Boston’s Property Management Department: Office space located at 2 Center Plaza, Suite 700, Downtown Boston District of the City of Boston.

Subtenant Lease Term: Two (2) year lease term, after the Term Commencement Date, with an *option of a one (1) year extension at Subtenant’s sole discretion, as seen in the Master Lease¹

Year One: \$1,215,900

Year Two: \$1,244,850

Year Three: 1,273,800 (*option of a one (1) year extension at Subtenant’s sole discretion)

Ward: 03

¹ Master Landlord, as “landlord”, and Sublandlord, as “tenant,” are the current parties to that certain Office Lease Agreement dated as of September 27, 2011 by and between MA-Center Plaza, L.L.C., a Delaware limited liability company, as Landlord, and Sublandlord, as tenant, as amended by (a) that certain First Amendment dated as of September 18, 2012 (the “First Amendment”), (b) that certain Second Amendment dated as of May 30, 2013 (the “Second Amendment”), (c) that certain Third Amendment dated as of October 21, 2013 (the “Third Amendment”) and that certain Fourth Amendment dated October 16, 2018 (the “Fourth Amendment (collectively, as amended, the “**Master Lease**”).

Parcel Number: 02715000
Sublease Square Feet: 28,950 (approximately)
Use: General Office Purposes
RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to sublease said office space by and between Beacon Residential Management Limited Partnership, (“Sublandlord”), a Delaware, a limited partnership, with an address of 2 Two Center Plaza, Suite 600, Boston, Massachusetts 02108 and City of Boston (the “City”), a municipal corporation, acting by and through its Property Management Department (“Subtenant”), with an address of 1 City Hall Plaza, Room 811, Boston, Massachusetts 02201;

Enter into a sublease for a two (2) year lease term, beginning on the Term Commencement Date, with an option of a one (1) year extension at Subtenant’s sole discretion, as seen in the Master Lease, the office space located at 2 Center Plaza, Suite 700 in the Downtown District of the City of Boston containing approximately 28,950 subleased square feet defined as the Sublease area for a period of up to 36 months from the Term Commencement Date subject to such terms, conditions and restrictions as the Commissioner of the Property Management Department deems appropriate for proper use by City of Boston; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to approve the sublease of the aforementioned office space by and between Beacon Residential Management Limited Partnership and the City of Boston’s Property Management Department;

AND, FURTHER, VOTED: That the Commissioner of the Property Management Department be, and hereby is, authorized to advertise the intent of this Commission to sublease the above described office space in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 2: Greg Rideout, Senior Project Manager

Rescission to the vote of November 18, 2020: Regarding a contract with TERVA Corporation to provide owner project manager (OPM) services associated with the 26 Court Street Full Renovation project located at 26 Court Street in the Downtown District of the City of Boston.

Contract Price: \$2,464,209

That the votes of this Commission at its meeting of November 18, 2020, the latter of which provides as follows:

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 Boston Globe and City Record on June 15, 2020 and in the Central Register and COMMBUYS on June 17, 2020, to TERVA Corporation, a Massachusetts corporation with an office at 184 Nathaniel Drive, Whitinsville, MA 01588. Under the terms of this contract, TERVA Corporation will provide owner project manager (OPM) services associated with the 26 Court Street Full Renovation project located

at 26 Court Street in the Downtown District of the City of Boston. The term of this contract shall be 182 weeks from the date of execution at a cost not to exceed \$2,464,209, including \$260,000 for additional services, which is a fixed fee of 3.06% based on an estimated construction cost of \$72,000,000; and

be and hereby is rescinded in its entirety.

VOTE 3: Greg Rideout, Senior Project Manager

Contract to Skanska USA Building Inc.: To provide owner project manager (OPM) services associated with the 26 Court Street Full Renovation project located at 26 Court Street in the Downtown District of the City of Boston.

Contract Price: \$2,510,000

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 the qualifications under M.G.L. c. 149, § 44½(c) with advertisements appearing in the Boston Globe and City Record on June 15, 2020 and in the Central Register and COMMBUYS on June 17, 2020, to Skanska USA Building Inc., a Delaware corporation with an office at 101 Seaport Boulevard, Suite 200, Boston, MA 02210. Under the terms of this contract, TERVA Corporation will provide owner project manager (OPM) services associated with the 26 Court Street Full Renovation project located at 26 Court Street in the Downtown District of the City of Boston. The term of this contract shall be 120 weeks from the date of execution at a cost not to exceed \$2,510,000, including \$570,000 for additional services, which is a fixed fee of 1.62% based on an estimated construction cost of \$120,000,000.

VOTE 4: Greg Rideout, Senior Project Manager

Amendment to the vote of February 2, 2021: Regarding a contract with Cambridge Seven Associates, Inc. to provide architectural design and construction administration services associated with the 26 Court Street Full Renovation project located at 26 Court Street, Downtown.

Increase of \$1,804,252

That the vote of this Commission at its meeting of February 2, 2021 regarding a contract with Cambridge Seven Associates, Inc. will provide architectural design and construction administration services associated with the 26 Court Street Full Renovation project located at 26 Court Street, Downtown:

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$6,875,461, including \$2,242,590 for additional services, which is a fixed fee of 7.1% based on an estimated construction cost of \$65,212,450” and substituting in place thereof the following words and figures: “at a cost not to exceed \$8,679,713, including the requested additional amount of \$1,804,252 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.

VOTE 5: Contracts to various designers: 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, 2023 through June 30, 2028.

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 contracts, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe, City Record and in COMMBUYS on January 2, 2023, and in the Central Register on January 4, 2023, for Fiscal Years 2024 through 2028, for house doctor consulting services for various City facilities, projects and/or sites to be performed on an as-needed-basis. Services include investigating, evaluating and preparing certifiable assessments, studies and/or final design and construction administration services for renovation, alteration, modernization and additions to various City facilities, projects and/or sites.

The contracts are awarded to:

Category No. 4: Structural Engineering - \$3,000,000 maximum amount per contract for a five year period

GEI Designers of Massachusetts, Inc.
400 Unicorn Park Drive
Woburn, MA 01801

Category No. 8: Environmental Engineering/Testing - \$3,000,000 maximum amount per contract for a five year period

GEI Designers of Massachusetts, Inc.
400 Unicorn Park Drive
Woburn, MA 01801

Under the terms of these contracts, the aforementioned vendors listed above will provide house doctor consulting services at a cost not to exceed the specific dollar amounts identified above per contract award, for the designated five-year period. 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.

VOTE 6: Alistair Lucks, Project Manager II

Contracts to various designers: To provide design review consulting services for projects involving various architectural and/or engineering disciplines. Design review services will be performed on an as-needed-basis for individual projects from July 1, 2023 through June 30, 2028.

Contract Price: \$1,000,000 not-to-exceed per contract for a five year period

(i.e. architecture and marine engineering).

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 contracts, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe, City Record and COMMBUYS on March 27, 2023 and Central Register on March 29, 2023, for Fiscal Years 2024 through 2028, for design review consulting services for projects involving various architectural and/or engineering disciplines to be performed on an as-needed basis. Services include design review of projects in all phases of design, including planning, design, construction and operation.

The contracts are awarded to:

Category 1: Architecture: Limit: \$1,000,000

SOCOTEC AE Consulting, LLC
250 Dorchester Avenue
Boston, MA 02127

Category 8: Marine Engineering: Limit: \$1,000,000

GEI Designers of Massachusetts, Inc.
400 Unicorn Park Drive
Woburn, MA 01801

Under the terms of these contracts, the aforementioned vendors will provide design review consulting services at a cost not to exceed the specific dollar amounts identified above for the individual categories, and per contract award, for the designated five-year period. The Director is, also, authorized to execute such contracts, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

Sincerely

Kerrie Griffin, Director
Public Facilities Department