

PUBLIC FACILITIES DEPARTMENT

Minutes

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

November 15, 2023

ATTENDANCE:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner
ThyThy Le, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary, Law Department
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department (Not Present)
Elizabeth Feltner, Paralegal PFC/PFD, Law Department
Dion Irish, Chief of Operations, Mayor's Office (Not Present)
Kerrie Griffin, Director, PFD
Marquis Meca, Assistant Director for Construction, PFD
Susan Rice, Assistant Director for Operations, PFD
Tom Kazmowski, Senior Project Manager, PFD (Not Present)
Lissa Schwab, Project Manager, PFD
Tara Coughlan, Project Manager II, PFD

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of October 12, 2023, for the Mayor's Office of Housing and October 18, 2023, for the Public Facilities Department and 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 October 12, 2023, for the Mayor's Office of Housing and October 18, 2023, for the Public Facilities Department and Mayor's Office of Housing. She then asked for a motion to approve.

NOTE: On a motion duly made and seconded, the October 12, 2023 meeting minutes for the Mayor's Office of Housing and the October 18, 2023 meeting minutes for the Public Facilities Department and Mayor's Office of Housing were unanimously approved.

VOTE 1: Tom Kazmowski, Senior Project Manager

Contract to Jones Architecture, Inc.: To provide design and construction administration services for the renovation or new construction of the east grandstand and track and field associated with the White Stadium project located at 450 Walnut Avenue, Jamaica Plain.

Contract Price: \$2,750,920

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 qualifications under M.G.L. c. 7C, sections 44-57 with advertisements appearing in the Boston Globe, City Record and COMMBUYS on September 18, 2023 and the Central Register on September 20, 2023, to Jones Architecture, Inc., a Massachusetts corporation with an office at 10 Derby Square, Suite 3, Salem, MA 01970. Under the terms of this contract, Jones Architecture, Inc. will provide design services including schematic design through the end of design development for the renovation or new construction of the east grandstand and track and field associated with the White Stadium Renovations project located at 450 Walnut Avenue, Jamaica Plain. The term of this contract is for a maximum of 24 weeks from the date of execution at a cost not to exceed \$2,750,920, including \$1,017,830 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: Marquis Meca addressed the Commission and provided an overview of the project in place of Tom Kazmowski who was not in attendance.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “No questions, sounds like a great project.”

NOTE: Commissioner Wright stated, “No questions, really excited about the work and the outreach to the sub[trade]s, so I congratulate the teams on those efforts.”

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

Exhibits: November 9, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Kerrie Griffin, Director

Request for approval to utilize M.G.L. c.149A Construction Management at Risk delivery method for the White Stadium Renovations project: Authority to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm.

WHEREAS, the Public Facilities Department seeks approval from its governing body, the Public Facilities Commission, to submit an application to the Office of the Inspector General requesting a notice to proceed utilizing the procurement procedures of M.G.L. c. 149A, sections 1-11, a construction management at risk delivery method for the White Stadium Renovations project located at 450 Walnut Avenue, Jamaica Plain, MA 02130; and

WHEREAS, the Public Facilities Department has requested authority from its governing body, the Public Facilities Commission, to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm if granted a notice to proceed by the Office of the Inspector General for this Project; and

WHEREAS, the White Stadium Renovations project has an estimated construction value of approximately Forty Six Million Dollars (\$46,000,000); and

WHEREAS, the Public Facilities Department has determined that the use of construction management at risk services is appropriate for the proposed project and has stated such in writing;

NOW, THEREFORE, BE IT VOTED: The Public Facilities Commission authorizes the Director of the Public Facilities Department to submit a notice to proceed application to the Office of the Inspector General for approval to use the construction management at risk procurement procedures of M.G.L. c. 149A, sections 1-11 and, if approved, to act on said authority and in compliance with the provisions of M.G.L. c. 149A, sections 5-7, to procure a construction management at risk firm through the two-phase selection process and award and execute a contract with a qualified construction management at risk firm with appropriated funds as confirmed by the City's Office of Budget Management.

NOTE: Kerrie Griffin addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli stated, "No questions, again this is a great project and your timing is perfect – isn't Boston getting the World Cup in 2026 I think around that time?"

NOTE: Commissioner Wright stated, "No questions, excited about this as well! Kerrie, kudos to the team and looking forward to this really taking shape."

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

Exhibits: November 10, 2023 project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Lissa Schwab, Project Manager

Amendment to the vote of March 15, 2023: Regarding a contract with NV5 Consultants, Inc. to provide owner project manager (OPM) services associated with the 2022 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project at four (4) Boston Public Schools located in Dorchester, Jamaica Plain and Roslindale.

Increase of \$155,000 and Time Extension

That the vote of this Commission at its meeting of March 15, 2023 regarding a contract with NV5 Consultants, Inc. to provide owner project manager (OPM) services associated with the 2022 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project at four (4) Boston Public Schools located at;

Jeremiah E. Burke High School, 60 Washington Street, Dorchester

The English High School, 144 McBride Street, Jamaica Plain

Dennis C. Haley Pilot School, 570 American Legion Highway, Roslindale

Dr. William W. Henderson Upper School, 18 Croftland Avenue, Dorchester

be, and hereby is, amended as follows:

By deleting the following words and figures: "October 14, 2023, at a cost not to exceed \$40,000" and substituting in place thereof the following words and figures: "May 31, 2024, at a cost not to exceed \$195,000, including the requested additional amount of \$155,000 for basic design services fee."

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 and Boston City Council vote of approval for appropriation of funds.

NOTE: ThyThy Le noted for the record, "I'd like to call to your attention, Commissioners, votes three (3) and four (4) are both requests for amendments of the votes of March 15, 2023 to amend the consultant contracts for the 2022 Massachusetts School Building Authority's (MSBA) Accelerated Repairs Program (ARP) at four (4) Boston Public Schools projects located in Dorchester, Jamaica Plain and Roslindale managed by PFD. As a result, there is a request to the commission to allow the Project Manager to present votes three (3) and four (4) jointly, with a separate roll call for each vote thereafter." She then asked, "Would that be agreeable to the Commission?"

NOTE: The Commissioners expressed agreement with the joint presentation request.

NOTE: Lissa Schwab addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: October 12, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: Lissa Schwab, Project Manager

Amendment to the vote of March 15, 2023: CSS Architects, Inc. to provide design services associated with the 2022 Massachusetts School Building Authority’s (MSBA) Accelerated Repair Program (ARP) project at four (4) Boston Public Schools located in Dorchester, Jamaica Plain and Roslindale.

Increase of \$1,061,500 and Time Extension

That the vote of this Commission at its meeting of March 15, 2023 regarding a contract with CSS Architects, Inc. to provide design services associated with the 2022 Massachusetts School Building Authority’s (MSBA) Accelerated Repair Program (ARP) project at four (4) Boston Public Schools located at;

Jeremiah E. Burke High School, 60 Washington Street, Dorchester

The English High School, 144 McBride Street, Jamaica Plain

Dennis C. Haley Pilot School, 570 American Legion Highway, Roslindale

Dr. William W. Henderson Upper School, 18 Croftland Avenue, Dorchester

be, and hereby is, amended as follows:

By deleting the following words and figures: “October 13, 2023, at a cost not to exceed \$235,000 including \$45,000 for additional services” and substituting in place thereof the following figures: “December 31, 2025, at a cost not to exceed \$1,296,500, including \$100,000 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 and Boston City Council vote of approval for appropriation of funds.

NOTE: Lissa Schwab addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: October 12, 2023 (revised November 13, 2023) project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Tara Coughlan, Project Manager

Contract to Sasaki Architects, P.C.: To provide design services associated with the demolition of the existing structure/library and construction/development of a new Egleston Square Branch Library located at 2044 Columbus Avenue, Roxbury.

Contract Price: \$2,878,200

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 qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe, City Record and COMMBUYS on June 5, 2023 and the Central Register on June 7, 2023, to Sasaki Architects, P.C., a New York corporation with an office at 110 Chauncy Street, Boston, MA 02111. Under the terms of this contract, Sasaki Architects, P.C. will provide schematic design services with an option to proceed through design development, construction development bidding and construction administration services associated with the demolition of the existing structure and development of a new Egleston Square Branch Library located at 2044 Columbus Avenue, Roxbury. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$2,878,200, including \$1,325,000 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: Tara Coughlin addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “No questions, great project, glad to see it finally proceeding!”

NOTE: Commissioner Wright stated, “Same here, great project, excited about what we’re doing on the BPL side with the new branch library, again commending your team!”

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


Exhibits: October 23, 2023 (revised November 6, 2023) 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 November 15, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57492.

A True Record.

The meeting commenced at 10:09 a.m. and adjourned at 10:31 a.m.



Colleen Daley, PFC Secretary