

## **PUBLIC FACILITIES DEPARTMENT**

### **Minutes**

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

June 13, 2018

#### **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  
Catherine Pendleton, Articled Clerk, PFD and PFC  
Henry C. Luthin, First Assistant Corporation Counsel, Law Department (Not Present)  
David Zuares, Assistant Corporation Counsel, Law Department  
Patricia M. Lyons, Director  
Carleton Jones, Assistant Director for Operations  
Susan Rice, Assistant Director for Operations  
Brian Melia, Senior Project Manager  
Gregory Rideout, Senior Project Manager  
Kelly Winston, Procurement/AP Manager for Planning and Management  
Adam Mullen, Project Manager  
Dan Gallagher, Computer Specialist, Director's Office and Policy Development and Research

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of May 16, 2018 were presented to and approved by the Commissioners.

#### **VOTE 1: Gregory Rideout, Senior Project Manager**

**Contract to designLAB Architects, Inc.:** To provide architectural design and construction administration services associated with the Boston Centers for Youth and Family (BCYF) Curley Community Center Renovation project located at 1663 Columbia Road, South Boston, Massachusetts.

#### **Contract Price: \$1,180,078**

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. 7C, sections 44-57 with advertisements appearing in the

Boston Globe and City Record on October 9, 2017 and Central Register on October 11, 2017, to designLAB Architects, Inc., a Massachusetts corporation with an office at 35 Channel Center Street, Suite 103, Boston, MA 02210. Under the terms of this contract, designLAB Architects, Inc. will provide architectural design and construction administration services associated with the Boston Centers for Youth and Families (BCYF) Curley Community Center Renovations project located at 1663 Columbia Road, South Boston, MA. The term of this contract shall be 130 weeks from the date of the execution at a cost not to exceed \$1,180,078 including \$282,150.84 for additional services, which is a fixed fee of 8.5% based on an estimated construction cost of \$10,563,849.

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:** Gregory Rideout addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Mammoli stated, "I know that building quite well. One of the things it's used for by the City is elections. One comment I would make concerning the design is there has always been a problem in that room with not enough lighting for the election officials. I think it's the M Street side of the building, make sure there's enough lighting."

**NOTE:** Commissioner Irish stated, "Thank you, I make a motion that we approve."

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

**Exhibits:** May 22, 2018, project background memorandum with enclosures and PowerPoint presentation.

## **VOTE 2: Brian Melia, Senior Project Manager**

**Contract to Skanska USA Building, Inc.:** To provide owner's project manager (OPM) services associated with the Boston City Hall and Plaza Renovations project located at 1 City Hall Square, Boston, Massachusetts.

### **Contract Price: \$1,825,000**

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 December 11, 2017 and Central Register on December 13, 2017 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, Skanska USA Building, Inc. will provide owner project manager (OPM) services associated with the Boston City Hall and Plaza Renovations project located at 1 City Hall Square, Boston, MA. The term of this contract shall be 260 weeks from the date of execution at a cost not to exceed \$1,825,000 including \$325,000 for additional services, which is a fixed fee of 3% based on an estimated construction cost of \$50,000,000.

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:** Brian Melia addressed the Commission and provided an overview of the project.

**NOTE:** Commissioners Mammoli stated, “I have no questions.”

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

**NOTE:** The June 13, 2018 Public Facilities Department agenda, concerning vote two, was publicly posted with the dollar amounts transposed in the “cost not to exceed” for the design fee and the Project’s “estimated construction cost.” Accordingly, the meeting minutes acknowledge the scrivener’s error. Both the agenda and vote certificate reflect the correct dollar amounts as presented at the public meeting.

**Exhibits:** June 7, 2018, project background memorandum with enclosures and PowerPoint presentation.

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

**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, 2018 through June 30, 2023.

**Contract Price: \$3,000,000 (general architecture) maximum amount per contract for a five year period.**

**Contract Price: \$1,500,000 (landscape architecture/civil engineering, surveying and mapping services, structural engineering, mechanical/electrical/plumbing/fire protection, commissioning agent, environmental engineering/testing, building forensic investigation and testing services, claims review, risk analysis, contract negotiations), maximum amount per contract for a five year period.**

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 and City Record on February 26, 2018 and Central Register on February 28, 2018, for Fiscal Years 2019 through 2023, 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. 1: General Architecture - \$3,000,000 maximum amount per contract for a five year period**

Ann Beha Architects, Inc.  
33 Kingston Street  
Boston, MA 02111

Beacon Architectural Associates, Inc.  
145 South Street, 3<sup>rd</sup> Floor  
Boston, MA 02111

Blackstone Block Architects, Inc.  
7 Marshall Street, Suite 301  
Cambridge, MA 02108

CGKV Architects, Inc.  
204A Hampshire Street  
Cambridge, MA 02139

CSS Architects, Inc.  
107 Audubon Road, Building 2, Suite 300  
Wakefield, MA 01880

DHK Architects, Inc.  
54 Canal Street, Suite 200  
Boston, MA 02114

Fennick McCredie Architecture, LTD  
70 Franklin Street, 2<sup>nd</sup> Floor  
Boston, MA 02110

Finegold Alexander Architects, Inc.  
77 North Washington Street  
Boston, MA 02114

Garofalo Design Associates, Inc.  
384 Lowell Street, Unit 105 A&B  
Wakefield, MA 01880

Gensler Architecture/Design, Inc.  
One Beacon Street  
Boston, MA 02108

HAKS Engineers, P.C.  
56 Roland Street, Suite 202  
Boston, MA 02129

Jones Architecture, Inc.  
10 Derby Square, Suite N3  
Salem, MA 01970

Kaestle Boos Associates, Inc.  
137 Lewis Wharf, Suite B  
Boston, MA 02110

Leers Weinzapfel Associates  
75 Kneeland Street  
Boston, MA 02111

Machado & Silveti Associates, LLC  
560 Harrison Avenue, Suite 301  
Boston, MA 02118

Merge Architects, Inc.  
332 Congress Street, 6<sup>th</sup> Floor  
Boston, MA 02210

Miller Dyer Spears, Inc.  
99 Chauncy Street, 8<sup>th</sup> Floor  
Boston, MA 02111

Mount Vernon Group Architects, Inc.  
200 Harvard Mills Square, Suite 410  
Wakefield, MA 01880

NADAAA, Inc.  
1920 Washington Street, No. 2  
Boston, MA 02118

OverUnder  
46 Waltham Street, Courtyard One  
Boston, MA 02118

Powers & Co., Inc.  
516 East Second Street, Unit 29, Suite 610  
South Boston, MA 02127

Saam Architecture  
655 Summer Street  
Boston, MA 02210

Studio Enee, Inc.  
460 Hillside Avenue, Suite J  
Needham, MA 02494

The Galante Architecture Studio, Inc.  
146 Mount Auburn Street  
Cambridge, MA 02138

Touloukian Touloukian, Inc.  
151 Pearl Street, 2<sup>nd</sup> Floor  
Boston, MA 02110

Utile, Inc.  
115 Kingston Street  
Boston, MA 02111



**Category No. 2: Landscape Architecture/Civil Engineering - \$1,500,000 maximum amount per contract for a five year period**

Allen & Major Associates, Inc.  
100 Commerce Way  
Woburn, MA 01801

Nitsch Engineering, Inc.  
2 Center Plaza, Suite 430  
Boston, MA 02108

BSC Group, Inc.  
803 Summer Street  
Boston, MA 02127

Ray Dunetz Landscape Architecture, Inc.  
179 Green Street  
Boston, MA 02130

CBA Landscape Architects, LLC  
24 Thorndike Street  
Cambridge, MA 02141

Warner Larson Landscape Architects  
130 West Broadway  
Boston, MA 02127

Deborah Myers Landscape Architecture, LLC  
60 Glen Road, Suite 108  
Brookline, MA 02445

Woodard & Curran New England, Inc.  
980 Washington Street, Suite 325  
Dedham, MA 02026

**Category No. 3: Surveying and Mapping Services - \$1,500,000 maximum amount per contract for a five year period**

Allen & Major Associates, Inc.  
100 Commerce Way  
Woburn, MA 01801

BSC Group, Inc.  
803 Summer Street  
Boston, MA 02127

Bryant Associates, Inc.  
90 Canal Street, Suite 301  
Boston, MA 02114

Nitsch Engineering, Inc.  
2 Center Plaza, Suite 430  
Boston, MA 02108

**Category No. 4: Structural Engineering - \$1,500,000 maximum amount per contract for a five year period**

Beasley, Chin & Hunderman, PC, d/b/a  
WJE Engineers & Architects  
311 Summer Street, Suite 300  
Boston, MA 02210

HAKS Engineers, P.C.  
56 Roland Street, Suite 202  
Boston, MA 02129

Boston Building Consultants, Inc.  
241 A Street, Suite 220  
Boston, MA 02210

Rist-Frost-Shumway Engineering, P.C.  
71 Water Street  
Laconia, NH 03246

Woodard & Curran New England  
980 Washington Street, Suite 325  
Dedham, MA 02026

**Category No. 5: Mechanical/Electrical/Plumbing/Fire Protection - \$1,500,000 maximum amount per contract for a five year period**

BLW Engineers, Inc.  
311 Great Road, P.O Box 1551  
Littleton, MA 01460

Rist-Frost-Shumway Engineering, P.C.  
71 Water Street  
Laconia, NH 03246

Fitzemeyer & Tocci Associates, Inc.  
300 Unicorn Park Drive  
Woburn, MA 01801

WSP USA Corp d/b/a WSP  
75 Arlington Street  
Boston, MA 02116

**Category No. 6: Commissioning Agent - \$1,500,000 maximum amount per contract for a five year period**

Energy Engineering & Design, Inc.  
1 Longfellow Place, No. 301  
Boston, MA 02114

Rist-Frost-Shumway Engineering, P.C.  
71 Water Street  
Laconia, NH 03246

Fitzemeyer & Tocci Associates, Inc.  
300 Unicorn Park Drive  
Woburn, MA 01801

WSP USA Corp. d/b/a WSP  
75 Arlington Street  
Boston, MA 02116

**Category No. 8: Environmental Engineering/Testing - \$1,500,000 maximum amount per contract for a five year period**

End Point, LLC  
75 Arlington Street, Suite 500  
Boston, MA 02116

TRC Environmental Corporation  
2 Liberty Square, 6<sup>th</sup> Floor  
Boston, MA 02109

GEI Consultants, Inc.  
400 Unicorn Park Drive, 3<sup>rd</sup> Floor  
Woburn, MA 01801

Woodard & Curran New England  
980 Washington Street, Suite 325  
Dedham, MA 02026

**Category No. 11: Building Forensic Investigation and Testing Services - \$1,500,000 maximum amount per contract for a five year period**

Beasley, Chin & Hunderman, PC, d/b/a  
WJE Engineers & Architects  
311 Summer Street, Suite 300  
Boston, MA 02210

Russo Barr Associates, Inc.  
Prudential Tower  
800 Boylston Street, 16<sup>th</sup> Floor  
Boston, MA 02199

**Category No. 12: Claims Review, Risk Analysis, Contract Negotiations - \$1,500,000 maximum amount per contract for a five year period**

PMA Consultants, LLC  
35 Braintree Hill Office Park, Suite 300  
Braintree, MA 02184

Under the terms of these contracts, the aforementioned vendors listed above will provide house doctor design and 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.

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

**NOTE:** Commissioner Irish stated, “Thank you for your presentation. Your presentation answered questions that I was going to ask. Thank you. I have no questions. I make a motion that we approve.”

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

**Exhibits:** June 1, 2018, project background memorandum for House Doctor Consulting Services for general architecture services with enclosures; and June 1, 2018, project background memorandum for House Doctor Consulting Services for all other services categories with enclosures.

**NOTE:** The June 13, 2018 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=26730](https://www.cityofboston.gov/cable/video_library.asp?id=26730).

A True Record.

The meeting commenced at 9:31 a.m. and adjourned at 9:46 a.m.

  
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Colleen Daley, PFC Secretary