

PUBLIC FACILITIES DEPARTMENT

Minutes

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

December 12, 2018

ATTENDING:

Martin J. Walsh, Mayor
Patrick I. Brophy, Chief of Operations, Mayor's Office
Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
ThyThy Le, Assistant Corporation Counsel, Law Department
Patricia M. Lyons, Director, PFD
Brian P. McLaughlin, Chief of Staff, PFD
Carleton Jones, Assistant Director for Operations, PFD
James McGaffigan, Project Manager II, PFD
Tom Kazmowski, Project Manager II, PFD
Robert F. Miller, Project Manager II, PFD
Gerald F. Cahill, Sergeant Detective, Police Department
Cameron Charbonnier, Sr. Project Manager, Tourism Sports and Entertainment

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of November 14, 2018 were presented to and approved by Commissioners Mammoli and Irish.

VOTE 1: James McGaffigan, Project Manager II

Amendment to the vote of March 14, 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, Massachusetts.

Increase of \$60,000

That the vote of this Commission at its meeting of May 19, 2016 and, thereafter, amended by a vote on March 14, 2018, and further amended by PFD's Director under a delegation of authority to increase the additional services on November 13, 2017 and July 5, 2017 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 the following words and figures: "at a cost not to exceed \$1,310,430, including \$150,000 for additional services, which is a fixed fee of 7.56% based on an estimated construction cost of \$12,275,000" and substituting in place thereof the following words and figures: "at a cost not to exceed \$1,370,430, including \$60,000 for additional services, which is a fixed fee of 7.56% based on an estimated construction cost of \$12,275,000."

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: James McGaffigan addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish expressed praise for the presentation and enthusiasm for project.

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

Exhibits: December 4, 2018, project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Tom Kazmowski, Project Manager II

Contract to NV5 Consultants, Inc.: To provide owner project manager services (OPM) associated with the 2018 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project.

Contract Price: \$40,500

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 the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to NV5 Consultants, Inc., a Massachusetts corporation, with an office located at 70 Fargo Street, Suite 800, Boston, MA 02210. Under the terms of this contract, NV5 Consultants, Inc. will provide owner project manager services (OPM) at six (6) Boston Public Schools located at:

Rafael Hernandez School, K-8, 61 School Street, Roxbury

Patrick Lyndon School, K-8, 20 Mt. Vernon Street, West Roxbury

Donald McKay School, K-8, 122 Cottage Street, East Boston

James Otis School, K1-5, 218 Marion Street, East Boston

Josiah Quincy Elementary, K0-5, 885 Washington Street, Chinatown

John D. O'Bryant School of Mathematics and Science, 7-12, 55 Malcolm X. Blvd., Roxbury

The OPM services and fees are limited to the schematic design phase of the project at a cost not to exceed \$40,500. The full term of the OPM contract is 104 weeks with the initial phase dedicated to schematic design 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: Angela Atchue read aloud vote two (2) and vote three (3) and noted for the record that vote two (2) and vote three (3) are being presented by Tom Kazmowski and coincide with the same project. She then asked Commissioners Mammoli and Irish, "Is there approval, from the Commission, for votes two (2) and three (3) to be presented jointly with a separate roll call thereafter?"

NOTE: Commissioner Mammoli and Commissioner Irish expressed agreement with the proposed vote presentation request.

NOTE: Tom Kazmowski addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, "How are you bidding the project? For example, will there be one bid for all the windows, and another for the boilers? Or, is it one consolidated bid for everything?"

NOTE: Tom Kazmowski replied, "That is still in discussion. There is a possibility that the bids will be separated geographically, by the location of the schools, or possibly three (3) bid packages, but there will not be one (1) singular bid package. The discussion about bidding is still in a very early stage. Once the team is on board, PFD, the OPM and the designer will all meet as a group to discuss the best option to move forward with bidding for the project."

NOTE: Commissioner Mammoli expressed concern with regard to the boiler replacement and maintaining heat for the schools.

NOTE: Tom Kazmowski replied, "The deadline for boiler replacement and heating is October 15. PFD's goal is to complete that portion of the project well before the deadline."

NOTE: Commissioner Irish expressed amazement at the age of the boilers currently being used at the schools.

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

Exhibits: December 4, 2018, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Tom Kazmowski, Project Manager II

Contract to CSS Architects, Inc.: To provide design and construction administration services associated with the 2018 Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) project.

Contract Price: \$169,600

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 the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to CSS Architects, Inc., a Massachusetts corporation, with an office located at 107 Audubon Road, Building 2, Suite 300, Wakefield, MA 01880. Under the terms of this contract, CSS Architects, Inc. will provide design and construction administration services at six (6) Boston Public Schools located at:

Rafael Hernandez School, K-8, 61 School Street, Roxbury

Patrick Lyndon School, K-8, 20 Mt. Vernon Street, West Roxbury

Donald McKay School, K-8, 122 Cottage Street, East Boston

James Otis School, K1-5, 218 Marion Street, East Boston

Josiah Quincy Elementary, K0-5, 885 Washington Street, Chinatown

John D. O'Bryant School of Mathematics and Science, 7-12, 55 Malcolm X. Blvd., Roxbury

The services and fees are limited to the schematic design phase of the project at a cost not to exceed \$169,600. The full term of the design services contract is 104 weeks with the initial phase dedicated to schematic design 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: Tom Kazmowski addressed the Commission and provided an overview of the project.

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

Exhibits: December 4, 2018, project background memorandum with enclosures and PowerPoint presentation.

NOTE: The December 14, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26980.

A True Record.

The meeting commenced at 9:38 a.m. and adjourned at 9:54 a.m.


Colleen Daley, PFC Secretary