

## **PUBLIC FACILITIES DEPARTMENT**

### **Minutes**

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

July 22, 2020

#### **ATTENDING:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Dion S. Irish, Commissioner  
ThyThy Le, Legal Advisor PFC/PFD, Law Department  
Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department  
Colleen M. Daley, PFC Secretary, Law Department  
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department  
Henry C. Luthin, First Assistant Corporation Counsel, Law Department (Not Present)  
Patrick I. Brophy, Chief of Operations, PFD  
Carleton Jones, Assistant Director for Operations, PFD  
Tom Leahy, Assistant Director for Construction, PFD  
Robert Melvin, Assistant Director for Construction, PFD  
G. Michael Messersmith, Project Manager, PFD  
James Sessum, Project Manager, PFD  
James McQueen, Senior Project Manager, PFD

Chair Craven called the meeting to order.

The minutes from the meeting of May 13, 2020, for the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

The minutes from the meeting of June 10, 2020, for the Department of Neighborhood Development, were presented to and approved by Chair Craven and Commissioner Mammoli.

**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, “The first order of business before you today, Commissioners, is a housekeeping matter concerning draft meeting minutes from the meeting of May 13, 2020 for the Department of Neighborhood Development. Present at that meeting were

Commissioners Mammoli and Irish. At the June 10, 2020 PFC meeting, I presented those draft meeting minutes. No motion was made at that time. Therefore I ask, Commissioners Irish and Mammoli, if there is a motion to approve the draft meeting minutes of May 13, 2020 for the Department of Neighborhood Development?"

**NOTE:** On a motion duly made and seconded, the May 13, 2020 meeting minutes for the Department of Neighborhood Development were unanimously approved by Commissioners Mammoli and Irish.

**NOTE:** ThyThy Le noted for the record, draft meeting minutes from the meeting of June 10, 2020 for the Department of Neighborhood Development. She then asked for a motion to approve the meeting minutes of June 10, 2020 for the Department of Neighborhood Development.

**NOTE:** On a motion duly made and seconded, the June 10, 2020 meeting minutes for the Department of Neighborhood Development were unanimously approved by Chair Craven and Commissioner Mammoli.

**VOTE 1: G. Michael Messersmith, Project Manager**

**Contract to Gale Associates, Inc.:** To provide architectural design and construction administration services associated with the Josiah Quincy Elementary School Envelope project located at 885 Washington Street, Chinatown.

**Contract Price: \$464,998**

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 November 11, 2019 and Central Register on November 13, 2019, to Gale Associates, Inc., a Massachusetts corporation with an office at 163 Libbey Parkway, Weymouth, MA 02189. Under the terms of this contract, Gale Associates, Inc. will provide architectural design and construction administration services associated with the Josiah Quincy Elementary School Envelope project located at 885 Washington Street, Chinatown. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$464,998, including \$50,000 for additional services, which is a fixed fee of 6.65% based on an estimated construction cost of \$6,238,301.

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:** G. Michael Messersmith addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Michael for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

**NOTE:** Commissioner Irish thanked Michael for his presentation.

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

**Exhibits:** July 1, 2020, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 2: James Sessum, Project Manager**

**Contract to CSS Architects Inc.:** To provide architectural design and construction administration services associated with the Fire Alarm Building Roof and Antenna project located at 59 Fenway, Back Bay.

**Contract Price: \$110,000**

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. 7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on October 28, 2019 and Central Register on October 30, 2019, to CSS Architects Inc., a Massachusetts corporation with an office at 107 Audubon Road, Wakefield, MA 01880. Under the terms of this contract, CSS Architects Inc. will provide architectural design and construction administration services associated with the Fire Alarm Building Roof and Antenna project located at 59 Fenway, Back Bay. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$110,000, including \$20,000 for additional services, which is a fixed fee of 9.00% based on an estimated construction cost of \$1,000,000.

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

**NOTE:** Chair Craven thanked James for his presentation. She then asked if there were any questions from the Commissioners.

**NOTE:** Commissioner Mammoli stated, "It's great to see the work on the City's infrastructure and buildings. I noticed all of the cables that are on the outside of the building." He then asked, "Is the plan to encase them and bring them inside up to the roof or to encase them on the outside of the building?"

**NOTE:** James Sessum replied, "I can look into that. We're not sure. That's part of why we're doing this construction. This is a historical building, so [PFD] needs to be mindful of where [the project team] place[s] things, so we have to make that determination."

**NOTE:** Commissioner Mammoli stated, “That’s why I asked the question, I’ll be curious to see if landmarks will allow that on the outside of the building.”

**NOTE:** Chair Craven asked if there were any other comments.

**NOTE:** Commissioner Irish expressed appreciation for the work undertaken by PFD to improve City facilities.

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

**Exhibits:** July 10, 2020, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 3: James Sessum, Project Manager**

**Amendment to the vote of November 14, 2018:** Regarding a contract with Studio ENEE Inc., to provide architectural design and construction administration services associated with the Boston Centers for Youth and Families (BCYF) Mattahunt Community Center Renovations project located at 100 Hebron Street, Mattapan.

**Time Extension and Increase of \$115,153.33**

That the vote of this Commission at its meeting of November 14, 2018, regarding a contract with Studio ENEE Inc., to provide architectural design and construction administration services associated with the Boston Centers for Youth and Families (BCYF) Mattahunt Community Center Renovations project located at 100 Hebron Street, Mattapan;

be, and hereby is, amended as follows:

By deleting the following words and figures: “March 5, 2021, at a cost not to exceed \$155,180, including \$25,000 for additional services, based on an estimated construction cost of \$1,300,000” and substituting in place thereof the following words and figures: “July 31, 2021, at a cost not to exceed \$270,333.33, including \$75,000 for additional services, based on an estimated construction cost of \$1,952,959.”

The Director is, also, authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**NOTE:** James Sessum addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked James for his presentation. She then asked if there were any questions or comments from the Commissioners. No questions were raised.

**NOTE:** Commissioner Mammoli expressed praise for the work done by PFD on the project.

**NOTE:** Commissioner Irish stated, “Great project. Congratulations to Chief Brophy and you, I know the folks in Mattapan are excited about this.”

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

**Exhibits:** July 10, 2020, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 4: James McQueen, Senior Project Manager**

**Contract to Shepley Bulfinch Richardson and Abbott Incorporated:** To perform a master plan and programming study associated with the Boston Public Library (BPL) McKim Building Improvements project located at 230 Dartmouth Street, Back Bay.

**Contract Price: \$640,000**

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 qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on January 20, 2020 and the Central Register on January 22, 2020, to Shepley Bulfinch Richardson and Abbott Incorporated a Massachusetts corporation with an office at 2 Seaport Lane, Boston, MA 02210. Under the terms of this contract, Shepley Bulfinch Richardson and Abbott Incorporated will perform a master plan and programming study associated with the Boston Public Library (BPL) McKim Building Improvements project. The term of this contract shall be 52 weeks from the date of execution at a cost not to exceed \$640,000.

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

**NOTE:** Chair Craven thanked James for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

**NOTE:** Commissioner Irish stated, “Making this building more accessible is going to save costs, I know the election department annually spends a lot of money to create an accessible entrance for voters at this very important voting location; so that’s another benefit to this project.”

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

**Exhibits:** June 26, 2020, project background memorandum with enclosures and PowerPoint presentation.

**NOTE:** On a motion duly made and seconded, the meeting was adjourned.

**NOTE:** The July 22, 2020 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=33596](https://www.cityofboston.gov/cable/video_library.asp?id=33596).

A True Record.

The meeting commenced at 10:03 a.m. and adjourned at 10:32 a.m.

  
Colleen Daley, PFC Secretary