

PUBLIC FACILITIES DEPARTMENT

Minutes

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

March 15, 2023

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, 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
Elizabeth Feltner, Paralegal PFC/PFD, Law Department
Dion Irish, Chief of Operations, Mayor's Office
Kerrie Griffin, Director, PFD
Pat Mulvey-Welsh, Assistant Director for Construction
Stephen Saracco, Assistant Director for Construction
Brian McLaughlin, Senior Project Manager, PFD
Lissa Schwab, Project Manager, PFD
Niall Murphy, Project Manager II, PFD
Susan Phillipson, Project Manager II, PFD

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of February 22, 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: Chair Craven requested that Commissioner Mammoli call the meeting to order and lead the meeting.

NOTE: ThyThy Le noted for the record draft meeting minutes from the meetings of February 22, 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 February 22, 2023 meeting minutes for the Public Facilities Department and Mayor’s Office of Housing were unanimously approved.

VOTE 1: Brian McLaughlin, Senior Project Manager

Amendment to the vote of October 19, 2022: Regarding a contract with PMA Consultants, L.L.C. to provide owner project manager services associated with the Boston Arts Academy project.

Increase of \$48,272

That the vote of this Commission at its meeting of March 16, 2016 and, thereafter, amended by PFD’s Director under a delegation of authority September 18, 2017, and further amended by votes on September 22, 2017, December 13, 2017, August 18, 2021 and October 19, 2022, regarding a contract with PMA Consultants, L.L.C. to provide owner project manager (OPM) services associated with the Boston Arts Academy project located at 174 Ipswich Street, Boston, MA:

be, and hereby is, amended as follows:

By deleting the following words and figures: at a cost not to exceed \$5,059,182.78, including \$191,495.78 for additional services” and substituting in place thereof the following words and figures: “at a cost not to exceed \$5,107,454.78, including the requested additional amount of \$48,272 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.

NOTE: ThyThy Le noted for the record, “I’d like to call to your attention, Commissioners, votes one (1) and two (2) are both requests for Amendment to the consultant contracts for the Boston Arts Academy project. As a result, there is a request to the commission to allow the Project Manager to present votes one (1) and two (2) 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: Brian McLaughlin addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked if Chair Craven had any questions. No questions were raised.

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

Exhibits: March 1, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Brian McLaughlin, Senior Project Manager

Amendment to the vote of December 13, 2017: Regarding a contract with Perkins Eastman Architects, D.P.C. to conduct a feasibility study and prepare a schematic design for the Boston Arts Academy project.

Increase of \$30,000

That the vote of this Commission at its meeting of June 15, 2016 and, thereafter, amended by a vote for additional services on September 22, 2017 regarding a contract with Perkins Eastman Architects, D.P.C. to conduct a feasibility study and prepare a schematic design for the Boston Arts Academy project located at 174 Ipswich Street, Boston, MA: be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$12,067,437, including \$2,655,613 for additional services, which is a fixed fee of 9.8% based on an estimated construction cost of \$95,976,807” and substituting in place thereof the following figures: “at a cost not to exceed \$12,097,437, including the requested additional amount for base fee services of \$30,000.

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

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

Exhibits: March 1, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Lissa Schwab, Project Manager

Contract to 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.

Contract Price: \$40,000

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 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 01880. Under the terms of this contract, NV5 Consultants, Inc. will

provide owner project manager (OPM) services associated with the 2022 MSBA ARP project for repairs 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

The OPM services and fees are limited to the schematic design phase of the project at a cost not to exceed \$40,000 for a term of 164 days from the date of contract execution

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: ThyThy Le noted for the record, “I’d like to call to your attention, Commissioners, I’d like to call to your attention, Commissioners, votes three (3) and four (4) are both requests to award 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 (2), 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: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: March 7, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: Lissa Schwab, Project Manager

Contract to 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.

Contract Price: \$235,000

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 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 services associated with the 2022 MSBA ARP project for repairs 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

The design services and fees are limited to the schematic design phase of the project at a cost not to exceed \$235,000 including \$45,000 for additional services. The full term of the design services contract is 164 days from the date of contract execution.

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

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

Exhibits: February 17, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Niall Murphy, Project Manager II

Amendment to the vote of March 16, 2022: Regarding a contract with Raymond Design Associates, Inc. to provide design and construction administration services associated with the Patrick J. Kennedy Elementary School Renovations project.

Increase of \$506,600

That the vote of this Commission at its meetings of October 20, 2021 and June 25, 2021 and thereafter amended on regarding a contract with Raymond Design Associates, Inc. to provide design and construction administration services associated with the Patrick J. Kennedy Elementary School Renovations project;

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$1,681,378.80, including \$163,027.80 for additional services;” and substituting in place thereof the following words and

figures: “at a cost not to exceed \$2,187,978.80, including \$143,100 for additional services;” where such may appear.

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: Niall Murphy addressed the Commission and provided an overview of the project.

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

Exhibits: March 7, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 6: Susan Philipson, Project Manager II

Contract to Rauhaus Freedendfeld & Associates LLP: To provide architectural design and construction administration services associated with the Franklin Park Animal Shelter project, Roxbury.

Contract Price: \$2,517,300

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 under a reservation of right to retain Rauhaus Freedendfeld & Associates LLP, a Massachusetts limited liability partnership with an office at 97 Broadway, Boston, MA 02116 for continued design services into the design, bid construction documents and construction administration phases 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 August 26, 2019 and the Central Register on August 28, 2019 and COMMBUYS on August 26, 2019, under the terms of contract awarded on April 29, 2020 subject to availability of funding. Rauhaus Freedendfeld & Associates LLP will provide architectural design and construction administration services associated with the Franklin Park Animal Shelter project. The term of this contract shall be 127 weeks from the date of the contract execution at a cost not to exceed \$2,517,300 including \$644,100 for additional services which is a fixed fee of 5.80% based on an estimated construction cost of \$25,003,815.

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: Susan Phillipson addressed the Commission and provided an overview of the project.

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

NOTE: ThyThy Le clarified for the record that the total duration of this contract is 127 weeks, and Susan Phillipson confirmed that is correct.

Exhibits: March 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 March 15, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57223.

A True Record.

The meeting commenced at 10:01 a.m. and adjourned at 10:28 a.m.



Colleen Daley, PFC Secretary