

PUBLIC FACILITIES DEPARTMENT

Minutes

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

February 28, 2024

ATTENDANCE:

Katherine P. Craven, Chair
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
Elizabeth Feltner, Paralegal PFC/PFD, Law Department
Dion Irish, Chief of Operations, Mayor's Office (Not Present)
Kerrie Griffin, Director, PFD
Carleton Jones, Deputy Director, PFD (Not Present)
Evan Brinkman, Assistant Director for Operations/Design, PFD
Rohn MacNulty, Assistant Director for Construction, PFD
Pat Mulvey-Welsh, Assistant Director for Construction, PFD
Scott Dupre, Senior Project Manager, PFD
Erica Bilotta, Training & Compliance Specialist, PFD
Patricia Cafferky, Project Manager II for Studies, PFD
Hélène Guézennec, Senior Project Manager, PFD
Roberson Castor, Senior Project Manager, PFD

Chair Craven called the meeting to order.

The minutes from the meetings of January 31, 2024, 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 January 31, 2024, 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 January 31, 2024 meeting minutes for the Public Facilities Department and Mayor’s Office of Housing were unanimously approved.

VOTE 1: Patricia Cafferky, Project Manager

Amendment to the vote of October 19, 2022: Anser Advisory Management LLC: To provide owner project manager (OPM) services associated with the Long Island Facility Preservation project located at Long Island Campus, Boston.

Increase of \$241,444

That the vote of this Commission at its meeting of October 19, 2022 and thereafter, amended by PFD’s Director under a delegation of authority on January 31, 2024, regarding a contract with Anser Advisory Management LLC to provide owner project manager (OPM) services associated with the Long Island Facility Preservation project located at Long Island Campus, Boston:

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$790,158, including \$129,800 for additional services” and substituting in place thereof the following figures: “at a cost not to exceed \$1,031,602, including \$241,444 for amended 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.

NOTE: The February 28, 2024 Public Facilities Department agenda, concerning vote one, was publicly posted with a scrivener’s error misspelling the presenter’s last name. Accordingly, the meeting minutes acknowledge the scrivener’s error and such is corrected for the record.

NOTE: Patricia Cafferky 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: February 20, 2024 project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Hélène Guézennec, Senior Project Manager

Amendment to the vote of January 13, 2021: Regarding a contract with Skanska USA Building, Inc. to provide owner project manager (OPM) services associated with the Josiah Quincy Upper School project located at 900 Washington Street and 249 Harrison Avenue, Chinatown.

Increase of \$69,760

That the vote of this Commission at its meeting of March 7, 2014 and, thereafter, amended on May 21, 2015, September 25, 2019 and January 13, 2021, regarding a contract with Skanska USA Building, Inc., to provide owner project manager (OPM) services associated with the Josiah Quincy Upper School project;

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$6,317,905, including, \$4,488,200 for additional services” and substituting in place there of the following words and figures: “at a cost not to exceed \$6,387,665, including, \$69,760 for additional services.”

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: H  l  ne Gu  zennec 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: February 21, 2024 project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Roberson Castor, Senior Project Manager

Contract to LeftField, LLC: To provide owner project manager (OPM) services associated with the Madison Park Technical Vocational High School project located at 75 Malcolm X Boulevard, Roxbury.

Contract Price: \$5,427,600

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 a publicly advertised request for the qualifications under M.G.L. c. 149,   44  (c) with advertisements appearing in the Boston Globe, COMMBUYS, and City Record on October 30, 2023, and in the Central Register on November 1, 2023, to LeftField, LLC, a Massachusetts limited liability company with an office at 101 Federal Street, Suite 1900, Boston, MA 02110. Under the terms of this contract, LeftField, LLC will provide owner project manager (OPM) services associated with the Madison Park Technical Vocational High School project located at 75 Malcolm X Boulevard in the Roxbury District of the City of Boston. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$5,427,600, including \$827,600 for additional services, which is a fixed fee of 0.8% based on an estimated construction cost of \$660,000,000.

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: Roberson Castor addressed the Commission and provided an overview of the project.

NOTE: Chair Craven asked, “What’s the total dollar amount on the project?”

NOTE: Roberson replied, “The total construction budget that was advertised was \$660 million dollars.”

NOTE: Commissioner Mammoli stated, “Good project. I’m assuming the cost for this, because it’s phased construction while staying occupied in the school instead of emptying and having a free site, so building swing space is probably doubling the cost of this building.”

NOTE: Roberson replied, “Yes there is a significant cost for swing space and we are exploring all our options on how to tackle that including coordinating with trade agencies and whatnot to see what our options are. The swing space, as you mentioned, is definitely complicating the project.”

NOTE: Chair Craven asked, “Would there be an opportunity to house things differently while this is going on? The original construction of Madison Park, we did a lot of projects there when I was at [the Massachusetts] School Building [Authority], or mini projects. I was wondering about the overall bones of the building, did you guys explore building something behind the building and then taking the old building down eventually? I’m not sure there’s a lot of quality construction in the existing building, or is that part of the study?”

NOTE: Kerrie Griffin replied, “We did a study and we did look at that. That was before Roberson was assigned this as the actual project. We did a six-month study and we looked at four concepts, one of them being to build a new Madison on the fields there and then turning the fields on the front. For multiple reasons, one of them being costs, we didn’t pursue that further, but we did look at four conceptual plans and get pricing on all four.”

NOTE: Chair Craven stated, “Thank you. It’s a big project! LeftField is a good firm for that.”

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

Exhibits: February 26, 2024 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 February 28, 2024 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57577.

A True Record.

The meeting commenced at 10:14 a.m. and adjourned at 10:34 a.m.



Colleen Daley, PFC Secretary