

PUBLIC FACILITIES DEPARTMENT

Minutes

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

July 31, 2024

ATTENDANCE:

**Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner
ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)
Rob Arcangeli, Assistant Corporation Counsel PFC/PFD, Law Department (Not Present)
Shamus J. Hyland, Assistant Corporation Counsel PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary, Law Department
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department (Not Present)
Elizabeth Feltner, Paralegal PFC/PFD, Law Department
Dion Irish, Chief of Operations, Mayor's Office (Not Present)
Carleton Jones, Director, PFD (Not Present)
Rohn MacNulty, Deputy Director, PFD
Evan Brinkman, Assistant Director for Operations/Design, PFD
Pat Mulvey-Welsh, Assistant Director for Construction, PFD
Wayne MacKenzie, Project Manager II, PFD
Tom Kazmowski, Senior Project Manager, PFD
Alistair Lucks, Project Manager II, PFD
Roberson Castor, Senior Project Manager, PFD**

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of June 26, 2024, for the Public Facilities Department and Mayor's Office of Housing, were presented to and approved by the Commission.

NOTE: Shamus Hyland noted for the record the meeting is being recorded and broadcast live. He 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.

VOTE 1: Wayne MacKenzie, Project Manager II

Amendment to the vote of July 19, 2023: Regarding a contract with Utile, Inc. to provide architectural design and construction administration services associated with the South End Library project located at 685 Tremont Street, South End.

Increase of \$1,775,030

That the vote of this Commission at its meeting of July 19, 2023 a contract with Utile, Inc. to provide architectural design and construction administration services associated with the South End Library project located at 685 Tremont Street, South End;

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$679,129, including \$497,636 for additional services, which is a fixed fee of 10.4% based on an estimated construction cost of \$20,000,000” and substituting in place thereof the following words and figures: “at a cost not to exceed \$2,454,159, including \$947,453 for additional services.”

and, also, by deleting the following words: “to provide architectural design and construction administration services” and substituting in place thereof the following words “to provide design development through construction bid documents.”

AND, FURTHER VOTED: 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: Wayne MacKenzie addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “No questions, good project.”

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

Exhibits: July 3, 2024 project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Tom Kazmowski, Senior Project Manager

Contract to Sasaki Architects, P.C.: To provide architectural design and construction administration services associated with the North End Community Center project located at 741 Commercial Street, North End.

Contract Price: \$6,746,884

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 February 12, 2024 and in the COMMBUYS and Central Register on February 14, 2024, to Sasaki Architects, P.C., a New York corporation with an office at 110 Chauncy Street, Suite 200, Boston, MA 02111. Under the terms of this contract, Sasaki Architects, P.C. will provide architectural design and construction administration services associated with the North End Community Center project located at 741 Commercial Street, North End. The term of this contract shall be 182 weeks from the date of execution at a cost not to exceed \$6,746,884, including \$2,313,884 for additional services, which is a fixed fee of 10.4% based on an estimated construction cost of \$65,000,000.

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “Just two comments: one, I assume the North End community is thrilled by this; and two the Capital Budget Office, at this point, has only approved the design.” He then asked, “Funding the \$65 million for construction, is that in the Capital budget?”

NOTE: Tom Kazmowski replied, “I believe that is coming out of the Capital budget. Also, one thing to note with this project, we are receiving a federal grant of \$20 million, for starters; it may be more.”

NOTE: Commissioner Mammoli stated, “Okay, that was the point that I was trying to bring up. That’s great.”

NOTE: Commissioner Wright stated, “Great work on the equity side with the MBEs and WBES.”

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

Exhibits: June 27, 2024 project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Alistair Lucks, Project Manager II

Contracts to various designers: To provide design review consulting services for projects involving various architectural and/or engineering disciplines. Design review services will be performed on an as-needed-basis for individual projects from July 1, 2023 through June 30, 2028.

Contract Price: \$1,000,000 not-to-exceed per contract for a five year period (i.e.).

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, City Record and COMMBUYS on March 27, 2023 and Central Register on March 29, 2023, for Fiscal Years 2024 through 2028, for design review consulting services for projects involving various architectural and/or engineering disciplines to be performed on an as-needed basis. Services include design review of projects in all phases of design, including planning, design, construction and operation.

The contracts are awarded to:

Category 2: Green Building Technology/Sustainability: \$1,000,000

**James Carr architecture + design, LLC
366 Boylston Street
Brookline, MA 02445**

Under the terms of this contract, the aforementioned vendor will provide design review 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: Alistair Lucks 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: July 30, 2024 project background memorandum with enclosures.

Vote 4: Roberson Castor, Senior Project Manager

Contract to Perkins & Will Architects, Inc.: To provide programming through schematic design associated with the Madison Park Technical Vocational High School project located at 75 Malcolm X Boulevard, Roxbury.

Contract Price: \$7,425,000

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, COMMBUYS on March 25, 2024 and in the Central Register on March 27, 2024, to Perkins & Will Architects, Inc., a Delaware corporation with an office at 225 Franklin Street Suite 700, Boston, MA 02110. Under the terms of this contract, Perkins & Will Architects, Inc. to provide programming through schematic design associated with the Madison Park Technical Vocational High School project located at 75 Malcolm X Boulevard, Roxbury. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$7,425,000, including \$1,350,000 for additional services based on an estimated construction cost of \$450,000,000.

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: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, "No questions, a great project, long overdue!"

NOTE: Commissioner Wright stated, "I echo that, Commissioner."

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

Exhibits: July 30, 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 July 31, 2024 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57720.

A True Record.

The meeting commenced at 10:20 a.m. and adjourned at 10:43 a.m.



Colleen Daley, PFC Secretary