

PUBLIC FACILITIES DEPARTMENT

Minutes

Public Facilities Commission

Mayor's Office of Housing

Virtually via Zoom

Boston, MA 02201

August 27, 2025

REMOTE ATTENDANCE:

Katherine P. Craven, Chair (NOT PRESENT)

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

Violeta Panayotova, Paralegal PFC/PFD, Law Department

Carelton Jones, Director, PFD

Gui de Azevedo, Senior Project Manager, PFD

Greg Rideout, Senior Project Manager, PFD

Dana A. DeMatteo, Assistant Director for Operations, PFD

Pat Mulvey-Welsh, Assistant Director for Construction, PFD

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of July 30, 2025, for the Boston Transportation 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 Public Facilities Department meeting participants.

NOTE: Colleen Daley performed the roll call and confirmed the individuals in attendance.

VOTE 1: Greg Rideout, Senior Project Manager

Amendment to the vote of September 20, 2023: Regarding a contract with Cambridge Seven Associates, Inc. to provide architectural design and construction administration services associated with the 26 Court Street Full Renovation project located at 26 Court Street, Downtown.

Increase of \$1,186,126.24 and Time Extension

That the vote of this Commission at its meeting of September 20, 2023 and February 2, 2021 regarding a

contract with Cambridge Seven Associates, Inc. will provide architectural design and construction administration services associated with the 26 Court Street Full Renovation project located at 26 Court Street, Downtown:

be, and hereby is, amended as follows:

By deleting the following words and figures: “August 1, 2025, at a cost not to exceed \$8,679,713, including the requested additional amount of \$1,804,252 for additional services, and substituting in place thereof the following words and figures: “maximum contract duration of January 28, 2026, at a cost not to exceed \$9,865,839.24, including the requested additional amount of \$1,186,126.24 for 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: Greg Rideout addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli clarified that the vote is for an extension until January 28, 2026.

NOTE: Greg Rideout confirmed, “We are requesting up to this dollar amount and up to this duration of six months, however, PFD would like to have the ability to execute for a lower dollar amount and a shorter period and then, if needed, have an additional time with the designer, we’ll go up to this period of January 28, 2026 and up to the full dollar amount.”

NOTE: Commissioner Wright stated, “Thank you for your clarification, Greg.”

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Commissioner Wright, a roll call vote was conducted. Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

Exhibits: August 27, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 2: Gui de Azevedo, Senior Project Manager

Amendment to the vote of May 22, 2024: Regarding a contract with LiRo Program and Construction Management, PE P.C. to provide owner project manager (OPM) services for the construction and final completion phase services associated with the William E. Carter School project located at 396 Northampton Street, South End.

Time Extension and Increase of \$368,500

That the votes of this Commission at its meetings of May 22, 2024, September 25, 2019 and November 13, 2019 and, thereafter, as corrected on February 12, 2020 and amended on August 18, 2021, regarding a contract with LiRo Program and Construction Management, PE P.C. to provide owner project manager

(OPM) services associated with the William E. Carter School project located at 396 Northampton Street, South End;

be, and hereby is, amended as follows:

By deleting the following words and figures: "June 12, 2026 at a cost not to exceed \$3,282,013, including \$714,451 for additional services" and substituting in place thereof the following words and figures: "October 23, 2026, at a cost not to exceed \$3,650,513, including a total of amended base and additional services of \$368,500."

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

NOTE: The August 27, 2025 Public Facilities Department Agenda, concerning vote two, was publicly posted with a scrivener's error wherein the amended not to exceed (NTE) amount stated as \$2,650,513 was incorrect. The correct amount is \$3,650,513. Accordingly, the meeting minutes acknowledge the scrivener's error and such is corrected for the record. The meeting minutes and vote certificate reflect the correct information as presented at the public meeting

NOTE: Thythy Le noted for the record that "Vote numbers two (2) and three (3) are both requests to amend consultant contracts for the construction of a new William E. Carter School located at 396 Northampton Street, South End managed by PFD. As a result, this is a request that two (2) and three (3) be presented jointly. At the conclusion of the project manager's presentation a separate roll call for each vote will be raised." She then asked, "Would that be agreeable with the Commission?"

NOTE: Commissioner Mamolli and Commissioner Wright expressed agreement with the proposed vote presentation request.

NOTE: Gui de Azevedo addressed the Commission and provided one presentation for Vote 2 and Vote 3 as they pertain to the same project.

NOTE: Commissioner Wright commented "Really excited for this project. Really looking forward to it."

NOTE: On a motion duly made by Commissioner Wright and seconded by Commissioner Mammoli, a roll call vote was conducted. Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

Exhibits: August 27, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 3: Gui de Azevedo, Senior Project Manager

Amendment to the vote of May 22, 2024: Regarding a contract with Perkins & Will Architects, Inc., to provide design services associated with the William E. Carter School project located at 396 Northampton Street, South End.

Increase of \$331,395

That the vote of this Commission at its meeting of May 22, 2024, July 19, 2023, and thereafter amended on August 18, 2021 and February 12, 2020, regarding a contract with Perkins & Will Architects, Inc., to provide design services associated with the William E. Carter School project located at 396 Northampton Street, South End;

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$8,936,804, including \$552,476 for additional services for the feasibility study and schematic design phase services associated with the project.” and substituting in place thereof the following words and figures: “at a cost not to exceed \$9,268,199, including a total of amended base and additional services of \$331,395 for the construction and final completion phase services associated with the project.”

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: Gui de Azevedo addressed the Commission and provided an overview of the project.

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Commissioner Wright, a roll call vote was conducted. Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

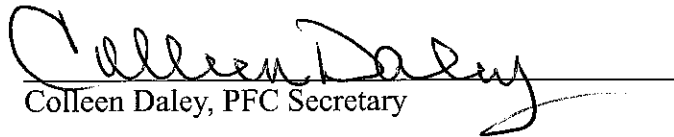
Exhibits: August 27, 2025 project background memorandum with attachment and PowerPoint presentation.

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

NOTE: A recording of this August 27, 2025 Public Facilities Commission Meeting is available at the web address of https://boston.granicus.com/player/clip/10431?view_id=1&redirect=true.

A True Record.

The meeting commenced at 10:20 a.m. and adjourned at 10:44 a.m.


Colleen Daley, PFC Secretary