



City of Boston
Public Facilities Department
Martin J. Walsh, Mayor

March 14, 2018

Public Facilities Commission
Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner

Location:
Winter Chambers
26 Court Street, 1st Floor
Boston, MA 02108

Meeting Time: 9:30 a.m.

Dear Commissioners:

I recommend that the following votes attached hereto and referred to as the Public Facilities Department agenda, be approved by the Commission at its March 14, 2018 meeting:

VOTE 1: James McGaffigan, Project Manager II

Amendment to the vote of May 19, 2016: Regarding a contract with Utile, Inc. to provide architectural design and construction administration services associated with the Dudley Branch Library Renovations project located at 65 Warren Street, Boston, Massachusetts.

Increase of \$150,000

That the vote of this Commission at its meeting of May 19, 2016 and, thereafter, amended by PFD's Director under a delegation of authority to increase the additional services on July 5, 2017 and November 13, 2017 regarding a contract with Utile, Inc. to provide architectural design and construction administration services associated with the Dudley Branch Library Renovations project located at 65 Warren Street, Boston, MA:

be, and hereby is, amended as follows:

By deleting the following words and figures: "at a cost not to exceed \$1,160,430, including \$40,000 for additional services, which is a fixed fee of 7.78% based on an estimated construction

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cost of \$11,100,000” and substituting in place thereof the following words and figures: “at a cost not to exceed \$1,310,430, including \$150,000 for additional services, which is a fixed fee of 7.56% based on an estimated construction cost of \$12,275,000.”

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.

VOTE 2: Maureen Anderson, Senior Project Manager

Conveyance to NSTAR Electric Company: A portion of land in fee located at 338 East Eagle Street and Condor Street in East Boston, and limited property interests as easements located at Condor Street in East Boston, Massachusetts.

Portion of Land

Ward: 01

Parcel Numbers: 03711003 and 03711002

Square Feet: 27,389±

Appraisal Value: \$585,455

Limited Property Interests

Ward: 01

Parcel Number: 03711002

Square Feet: 2,527± square feet easement and 385 ± square feet easement

Total Square Feet for Easements: 2,912 ±

Appraisal Value: \$28,807

That having duly advertised its intent to sell to a nominee selected by the Director of the Public Facilities Department, as holder of a portion of land in fee (27,389+/- square feet) located at 338 East Eagle Street (Ward 01, Parcel Number 03711003) and Condor Street (Ward 01, Parcel Number 03711002) in the East Boston District of the City of Boston, and, also, as holder of easements in land (2,527± square feet and 385 ± square feet) located at Condor Street (Ward: 01, Parcel: 03711002) in the East Boston District of the City of Boston for two consecutive weeks (February 12, 2018 and February 19, 2018) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12), the Public Facilities Commission, pursuant to its vote of November 15, 2017 and approved by the Mayor, does hereby vote to sell the aforementioned portion of land in fee and property interests to NSTAR Electric Company (NSTAR), a Massachusetts corporation, with an address of 800 Boylston Street, 17th Floor, Boston, MA 02199, as the nominee approved by the Director of the Public Facilities Department and subject to the terms of a purchase and sale agreement approved by Corporation Counsel; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said portion of land in fee and property interests to NSTAR in consideration of a portion of land in fee, approximately 16,808 ± square feet and an easement of 13,742 ± square

feet, with both property interests located at 338 East Eagle Street in the East Boston District of the City of Boston.

VOTE 3: Maureen Anderson, Senior Project Manager

To Accept and Expend a Grant from The Getty Foundation: To prepare a conservation management plan for Boston City Hall.

Grant Amount: \$120,000

WHEREAS, the Getty Foundation has awarded a grant to the City of Boston's Public Facilities Department, acting by and through the Public Facilities Commission, in an amount not to exceed One Hundred Twenty Thousand (\$120,000) to employ a design consultant to prepare a conservation management plan for Boston City Hall; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid . . . any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation and execute all contracts and instruments for the aforementioned purposes.

Sincerely,

Patricia M. Lyons, Director
Public Facilities Department