



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

May 15, 2019

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 May 15, 2019 meeting:

VOTE 1: Brian McLaughlin, Chief of Staff

Proposed Site Selection Recommendation and Order of Taking for 189 Paris Street in the East Boston District of the City of Boston.

WHEREAS, pursuant to the requirements of St. 1966, C. 642, §§ 4(B), on the 5th day of April, 2019 the Director of the Public Facilities Department gave written notice to the Interim Superintendent of the Boston Public Schools of her intent to recommend to the Public Facilities Commission the acquisition of a certain parcel of land with building and improvements thereon located at 189 Paris Street in the East Boston District of the City of Boston ("the Parcel") for future municipal use and development for the Boston Public Schools (BPS); and

WHEREAS, the Interim Superintendent of the Boston Public Schools on the 11th day of April, 2019 provided the Director of the Public Facilities Department with written approval of the selection of the proposed site pursuant to the requirements of St. 1966, C. 642, §§ 4(B); and

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WHEREAS, upon the written recommendation of the Director of the Public Facilities Department, the Public Facilities Commission, pursuant to the requirements of St. 1966, C. 642, §§ 4(A), does hereby vote to select the Parcel to be acquired for municipal purposes for the Boston Public Schools;

WHEREAS, the Public Facilities Commission by this vote shall execute an Order of Taking for the Parcel, which consists of approximately 28,703 ± square feet of land area or 0.66 acres and further described and shown on an Order of Taking Plan for 189 Paris Street as prepared by the BSC Group, dated May 7, 2019; and

WHEREAS, EBCDC Inc., a Massachusetts non-profit corporation, with an office located at 72 Marginal Street, East Boston, Massachusetts 02128, is the owner of the Parcel and shall be awarded the sum of Three Million Eight Hundred Thousand Dollars (\$3,800,000), as full compensation for damages for the taking of the Parcel for municipal school purposes:

Owner: EBCDC Inc.
Property: 189 Paris Street, East Boston
Ward 01, Parcel 06313100
28,703 ± square feet of land area or 0.66 acres
Damages to Owner: \$3,800,000

NOW, THEREFORE, BE IT VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to deliver an instrument and any documents, approved as to form by the City's Corporation Counsel, on behalf of the City of Boston, acting through its Public Facilities Commission, to effectuate the purposes of this vote.

VOTE 2: Brian McLaughlin, Chief of Staff

Transfer of the care, custody, management and control from the Public Facilities Department (PFD) to the Boston Public Schools (BPS): A certain parcel of land with building and improvements thereon located at 189 Paris Street in the East Boston District of the City of Boston.

Property Transfer

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), a certain parcel of land with building and improvements thereon located at 189 Paris Street, (Ward 01, Parcel Number 06313100) consisting of approximately 28,703 ± square feet in the East Boston District of the City of Boston, as shown on an Order of Taking Plan entitled "189 Paris Street" as prepared by the BSC Group, dated May 7, 2019, the Public Facilities Commission does hereby vote to transfer said property from the care, custody, management and control of the Public Facilities Department to the care, custody, management and control of the Boston Public Schools.

VOTE 3: Maureen Anderson, Senior Project Manager

Proposed Site Selection Recommendation and Order of Taking for 249 Harrison Avenue, in the Chinatown district of the City of Boston.

WHEREAS, pursuant to the requirements of St. 1966, C. 642, §§ 4(B), on the 6th day of May, 2019 the Director of the Public Facilities Department gave written notice to the Interim Superintendent of the Boston Public Schools of her intent to recommend to the Public Facilities Commission the acquisition of a certain parcel of land with building and improvements thereon located at 249 Harrison Avenue in the Chinatown District of the City of Boston (“the Parcel”) for the future municipal use and development of the new Josiah Quincy Upper School; and

WHEREAS, the Interim Superintendent of the Boston Public Schools on the 7th day of May, 2019 provided the Director of the Public Facilities Department with written approval of the selection of the proposed site pursuant to the requirements of St. 1966, C. 642, §§ 4(B); and

WHEREAS, upon the written recommendation of the Director of the Public Facilities Department, the Public Facilities Commission, pursuant to the requirements of St. 1966, C. 642, §§ 4(A), does hereby vote to select the Parcel to be acquired for the future municipal use and development of the new Josiah Quincy Upper School;

WHEREAS, the Public Facilities Commission by this vote shall execute an Order of Taking for the Parcel, which consists of approximately 12,202 ± square feet of land and further described and shown on an Order of Taking Plan for 249 Harrison Avenue as prepared by Nitsch Engineering, dated May 8, 2019; and

WHEREAS, the Boston Chinese Evangelical Church, a religious entity, duly organized under M.G.L. c.180, with an office located at 249 Harrison Avenue, Boston, Massachusetts is the owner of the Parcel and shall be awarded the sum of Nine Million Five Hundred Thousand Dollars (\$9,500,000) and other good and valuable consideration for relocation, as full compensation for damages for the taking of the Parcel for the future municipal use and development of the new Josiah Quincy Upper School:

Owner: Boston Chinese Evangelical Church
Property: 249 Harrison Avenue, Chinatown
Ward 03, Parcel 05494000
12,202 ± square feet of land
Damages to Owner: \$9,500,000 and other good and valuable consideration for relocation

NOW, THEREFORE, BE IT VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to deliver an instrument and any documents, approved as to form by the City’s Corporation Counsel, on behalf of the City of Boston, acting through its Public Facilities Commission, to effectuate the purposes of this vote.

VOTE 4: Maureen Anderson, Senior Project Manager

Transfer of the care, custody, management and control from the Public Facilities Department (PFD) to the Boston Public Schools (BPS): A certain parcel of land with building and improvements thereon located at 249 Harrison Avenue in the Chinatown District of the City of Boston.

Property Transfer

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), a certain parcel of land with building and improvements thereon located at 249 Harrison Avenue, (Ward 03, Parcel Number 05494000) consisting of approximately 12,202 ± square feet in the Chinatown District of the City of Boston, shown on an Order of Taking Plan entitled “249 Harrison Avenue” as prepared by Nitsch Engineering, dated May 8, 2019, the Public Facilities Commission does hereby vote to transfer said property from the care, custody, management and control of the Public Facilities Department to the care, custody, management and control of the Boston Public Schools for the future municipal use and development of the Josiah Quincy Upper School.

VOTE 5: Brian Melia, Senior Project Manager

Amendment to the vote of July 18, 2018: Regarding a contract with Sasaki Architects, P.C. to provide design and construction administration services associated with the Boston City Hall and Plaza Renovations project located at 1 City Hall Square, Boston, Massachusetts.

Increase of \$6,671,200

That the vote of this Commission at its meeting of July 18, 2018 regarding a contract with Sasaki Architects, P.C. to provide architectural design and construction administration services associated with the Boston City Hall and Plaza Renovation project;

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$1,455,200, including \$700,000 for additional services” and substituting in place thereof the following words and figures: “at a cost not to exceed \$8,126,400, including \$3,100,000 for additional services, which is a fixed fee of 8.24% based on an estimated construction cost of \$61,000,000.”

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.

VOTE 6: Mary Silveria, Project Manager II

Contract to Oudens Ello Architecture, LLC: To provide architectural design and construction administration services associated with the Faneuil Branch Library Renovations project located at 419 Faneuil Street, Brighton, Massachusetts.

Contract Price: \$1,051,862

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 October 1, 2018 and Central Register on October 3, 2018, to Oudens Ello Architecture, LLC, a Massachusetts limited liability company with an office at 46 Waltham Street, Suite 4A, Boston, MA 02118. Under the terms of this contract, Oudens Ello Architecture, LLC will provide architectural design and construction administration services associated with the Faneuil Branch Library Renovations project located at 519 Faneuil Street, Brighton, MA. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$1,051,862, including \$393,942 for additional services, which is a fixed fee of 7.89% based on an estimated construction cost of \$8,332,831. 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.

VOTE 7: Wayne MacKenzie, Project Manager

Contract to Abacus Architects + Planners: To provide architectural design and construction administration services associated with the elevator upgrades at the Family Justice Center project located at 989 Commonwealth Avenue, Allston, Massachusetts.

Contract Price: \$38,848

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 October 1, 2018 and Central Register on October 3, 2018, to Abacus Architects + Planners, a Massachusetts sole proprietor with an office 119 Braintree Street, Suite 318, Allston, MA 02134. Under the terms of this contract, Abacus Architects + Planners will provide architectural design and construction administration services associated with the Elevator Upgrades at the Family Justice Center project located at 989 Commonwealth Avenue, Allston, MA 02115. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$38,848, including \$14,008 for additional services, which is a fixed fee of 11.3% based on an estimated construction cost of \$219,816. 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.

VOTE 8: Wayne MacKenzie, Project Manager

Amendment to the vote of January 19, 2017: Regarding a contract with Next Phase Studios, Inc. for architectural design and construction administration services associated with the Engine No. 5 Envelope Repairs and Slab Replacement project located at 360 Saratoga Street, East Boston, Massachusetts.

Increase of \$40,412.40 and Time Extension

That the vote of this Commission at its meeting of March 7, 2014, and, thereafter, amended by PFD's Director under a delegation of authority on September 11, 2015, and further amended by votes of this Commission at its meetings of December 15, 2016, and January 19, 2017 regarding a contract with Next Phase Studios, Inc., for architectural design and construction administration services associated with the Engine No. 5 Envelope Repairs and Slab Replacement project in East Boston;

be, and hereby is, amended as follows:

By deleting the following words and figures: "April 28, 2018, at a cost not to exceed \$265,128, including \$93,878 for additional services, which is a fixed fee of 10% based on an estimated construction cost of \$1,712,508" and substituting in place thereof the following words and figures: "December 24, 2019, at a cost not to exceed \$305,540.40, including \$134,290.40 for additional services, which is a fixed fee of 14.5% based on an estimated construction cost of \$2,096,502.35."

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.

Sincerely,

Patricia M. Lyons, Director
Public Facilities Department