



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

June 12, 2019

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

Location:  
Winter Chambers  
26 Court Street, 1<sup>st</sup> 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 June 12, 2019 meeting:

**VOTE 1: Maureen Anderson, Senior Project Manager**

**Acceptance of a deed from the Boston Redevelopment Authority (BRA) d/b/a Boston Planning and Development Agency ("BPDA") to the City of Boston:** A certain parcel of land with building and improvements thereon located at 900 Washington Street, also known as Urban Renewal Parcel R3A2, in the Chinatown District of the City of Boston.

**Purchase Price: \$1.00**

Ward: 03

Annex of Parcel Numbers: 05500010, 05500020, 05500030

Square Feet: 27,265 ±

Future municipal use and development of the new Josiah Quincy Upper School (JQUS)

Pursuant to and contingent upon a vote of the Boston Redevelopment Authority on June 13, 2019, the Director of the Public Facilities Department, acting by and through the authority of the Public Facilities Commission, be and hereby is authorized to accept from the Director of the

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Boston Redevelopment Authority (BRA) d/b/a Boston Planning and Development Agency (BPDA), a deed to the City of Boston in consideration of ONE DOLLAR (\$1.00), and all other documents deemed necessary, appropriate and approved as to form by the Corporation Counsel for the City of Boston, regarding a certain parcel of land with building and improvements thereon, consisting of approximately 27,265 ± square feet, located at 900 Washington Street, also known as Parcel R3A2, (Ward: 03, Annex of Parcel Numbers: 05500010, 05500020, 05500030) in the Chinatown District of the City of Boston.

Said parcel is also described in "ANNEX A" of the Boston Redevelopment Authority Order of Taking, dated May 16, 2019 and recorded with the Suffolk Registry of Deeds on May 28, 2019 at Book 61170, Page 67, and more particularly described as follows:

A certain parcel of land situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the intersection of the northerly right of way line of Marginal Road and the easterly right of way line of Washington Street;

Thence N11°15'26"E along said easterly right of way line, a distance of 142.06' to the southerly side line of Pine Street;

Thence S78°44'34"E along said southerly side line, a distance of 183.29' to a point;

Thence S8°58'41"W continuing along said southerly side line, a distance of 20.35' to a point;

Thence S51°12'35"E continuing along said southerly side line, a distance of 18.75' to a point on an easterly parcel line of Parcel R3A2;

Thence S18°32'29"W along said easterly parcel line, a distance of 70.97' to a point;

Thence S14°29'59"W continuing along an easterly parcel line of Parcel R3A2, a distance of 42.00' to a point;

Thence along said curve to the left, having a radius of 1052.00', a distance of 15.82' to a point;

Thence N78°59'57"W, a distance of 173.53' to the point of beginning;

Excluding from said parcel any existing rights of the Boston Water and Sewer Commission as set forth by Easement Agreement dated, February 27, 2019 and recorded with the Suffolk Registry of Deeds on March 5, 2019 at Book: 60813, Page: 309;

Containing 27,265 square feet more or less; 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 and do all things necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

WHEREAS, the provisions of St.1909, C.486, s.31A (as appearing in St.1966, C.642, s.12) authorizes the Public Facilities Commission, without obtaining the consent of any other board or officer or further authority, in the name of the City, to acquire for any municipal purpose a fee simple absolute or any lesser interest in any land, public or private, within the limits of the City;

NOW, THEREFORE, BE IT VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to accept, on behalf of the City of Boston, the aforementioned deed from the Boston Redevelopment Authority (BRA) d/b/a Boston Planning and Development Agency (BPDA), and record the same with the Suffolk County Registry of Deeds and place such property in its care, custody, management and control until further notice.

## **VOTE 2: 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 900 Washington Street, also known as Urban Renewal Parcel R3A2, 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 900 Washington Street, also known as Parcel R3A2, (Ward: 03, Annex of Parcel Numbers: 05500010, 05500020, 05500020) consisting of approximately 27,265 ± square feet, in the Chinatown District of the City of Boston, shown on a plan entitled, "900 Washington Street, also known as, Urban Renewal Parcel R3A2" as prepared by Nitsch Engineering, dated June 10, 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 3: Brian Melia, Senior Project Manager**

**Request for approval to utilize M.G.L. c.149A Construction Management at Risk delivery method for the Boston City Hall and Plaza Renovations project:** Authority to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm.

WHEREAS, the Public Facilities Department seeks approval from its governing body, the Public Facilities Commission, to submit an application to the Office of the Inspector General requesting a notice to proceed utilizing the procurement procedures of M.G.L. c.149A, sections 1-11, a construction management at risk delivery method for the Boston City Hall and Plaza Renovations project located at 1 City Hall Square, Boston; and

WHEREAS, the Public Facilities Department has requested authority from its governing body, the Public Facilities Commission, to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm if granted a notice to proceed by the Office of the Inspector General for this Project; and

WHEREAS, the Boston City Hall and Plaza Renovations project has an estimated construction value of approximately Sixty-One Million Dollars (\$61,000,000); and

WHEREAS, the Public Facilities Department has determined that the use of construction management at risk services is appropriate for the proposed project and has stated such in writing;

NOW, THEREFORE, BE IT VOTED: The Public Facilities Commission authorizes the Director of the Public Facilities Department to submit a notice to proceed application to the Office of the Inspector General for approval to use the construction management at risk procurement procedures of M.G.L. c.149A, sections 1-11 and, if approved, to act on said authority and in compliance with the provisions of M.G.L. c.149A, sections 5-7, to procure a construction management at risk firm through the two-phase selection process and award and execute a contract with a qualified construction management at risk firm with appropriated funds as confirmed by the City's Office of Budget Management.

Sincerely,

Patricia M. Lyons, Director  
Public Facilities Department