

PUBLIC FACILITIES DEPARTMENT

Minutes

Public Facilities Commission
Public Facilities Department
26 Court Street, 1st Floor, Winter Chambers
Boston, MA 02108

September 25, 2019

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department
Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Sean Chen, Assistant Corporation Counsel, Law Department
Kellie Duffy, Intern PFC/PFD, Law Department
Patricia M. Lyons, Director, PFD
Brian P. McLaughlin, Chief of Staff, PFD
Carleton Jones, Assistant Director for Operations, PFD
James Sessum, Project Manager I, PFD

Chair Craven called the meeting to order.

The minutes from the meetings of August 14, 2019, for the Public Facilities Department, Department of Neighborhood Development and Boston Transportation Department, were presented to and approved by Commissioners Mammoli and Irish.

VOTE 1: Brian McLaughlin, Chief of Staff

Contract to Hill International (New England), Inc.: To provide owner project manager (OPM) services for the feasibility study and schematic design phases associated with the William E. Carter School project located at 396 Northampton Street, South End.

Contract Price: \$387,295

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 services under M.G.L. c. 149, section 44½(c) with advertisements appearing in the Boston Globe and City Record on July 1, 2019 and Central Register on July 3, 2019, to Hill

International (New England), Inc., a Massachusetts corporation with an office at 75 Second Avenue, Suite 300, Needham, MA 02494. Under the terms of this contract, Hill International (New England), Inc. will provide owner project manager (OPM) services associated with the William E. Carter School project located at 396 Northampton Street, South End. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$387,295, including \$27,000 for additional services.

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: Brian McLaughlin addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Brian for his presentation. She then asked if there were any questions from the Commissioners.

NOTE: Commissioner Mammoli expressed praise for the project. He then asked, “Is the plan to relocate the school during construction?”

NOTE: Brian McLaughlin replied, “Yes. PFD has been working with the [William E. Carter] School for the past couple of years now, and has brought in Boston Public Schools (BPS) to talk about that issue. That is one of the main topics discussed during project meetings. BPS is well aware that students will need to be relocated during construction.”

NOTE: Commissioner Irish expressed praise for the thorough presentation highlighting the importance and impact of the project. He also expressed appreciation for the comprehensive review of the OPM selection and recommendation process and the diligent work done by PFD on the project.

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

Exhibits: September 18, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Brian McLaughlin, Chief of Staff

Amendment to the vote of May 21, 2015: Regarding a contract with Skanska USA Building, Inc. to provide owner project manager (OPM) services associated with the Josiah Quincy Upper School project located at 900 Washington Street and 249 Harrison Avenue, Chinatown.

Time Extension and Increase of \$531,071

That the vote of this Commission at its meeting of March 7, 2014 and, thereafter, amended on May 21, 2015 regarding a contract with Skanska USA Building, Inc., to provide owner project manager (OPM) services associated with the Josiah Quincy Upper School project;

be, and hereby is, amended as follows:

By deleting the following words and figures: “October 1, 2016, at a cost not to exceed \$897,634, including \$126,940 for additional services” and substituting in place there of the following words and figures: “December 31, 2020, at a cost not to exceed \$1,428,705, including \$40,000 for additional services.”

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: Angela Atchue noted for the record, “Votes two (2) and three (3) concern the same project. If agreeable with the Commission, there is a request to jointly present votes two (2) and three (3) with a separate roll call thereafter.”

NOTE: Chair Craven, Commissioner Mammoli and Commissioner Irish expressed agreement with the proposed vote presentation request.

NOTE: Brian McLaughlin addressed the Commission and provided an overview of the project.

NOTE: At 1:15 p.m. Chair Craven momentarily exited the meeting. At 1:22 p.m. Chair Craven returned to the meeting and was in attendance for the remainder of the presentation of the vote requests and subsequent motions to approve the contract amendments.

NOTE: Chair Craven thanked Brian for his presentation. She then asked if there were any questions or comments from the Commissioners. No questions were raised.

NOTE: Commissioner Mammoli stated, “This has been a long tough project. You’ve had a lot of hurdles I think it’s great we’re finally getting final resolution and actual construction. I remember this site selection has gone on for quite a long time.”

NOTE: Chair Craven stated, “Probably two decades.”

NOTE: Commissioner Irish expressed appreciation for the comprehensive overview and history of the project identified in the presentation.

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

Exhibits: September 25, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Brian McLaughlin, Chief of Staff

Amendment to the vote of May 21, 2015: Regarding a contract with HMFH Architects, Inc., to perform a feasibility study associated with the Josiah Quincy Upper School project located at 900 Washington Street and 249 Harrison Avenue, Chinatown.

Time Extension and Increase of \$1,174,246

That the vote of this Commission at its meeting of December 15, 2011, as amended by PFD’s Director under a delegation of authority on March 11, 2013 and, thereafter, amended by votes on August 1, 2013, October 17, 2013, December 19, 2013, May 21, 2015, and, further amended by PFD’s Director under delegations of authority on November 25, 2016, and November 13, 2018 regarding a contract with HMFH Architects, Inc., to perform a feasibility study associated with the Josiah Quincy Upper School project;

be, and hereby is, amended pursuant to the provisions of M.G.L. c.7C, §§ 44 and 52 as follows:

By deleting the following words and figures: “October 31, 2019, at a cost not to exceed \$5,169,571” and substituting in place thereof the following words and figures: “December 31, 2020, at a cost not to exceed \$6,343,817.”

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: Brian McLaughlin addressed the Commission and provided an overview of the project.

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

Exhibits: September 24, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: James Sessum, Project Manager I

Amendment to the vote of August 5, 2015: Regarding a contract with Beasley, Chin & Hunderman, P.C. d/b/a WJE Engineers and Architects, for architectural design and construction administration services associated with Boston Fire Department (BFD) Engine Stations 4, 14 and 55 Building Envelope Repairs project located in the West End, Roxbury and West Roxbury.

Time Extension and Increase of \$68,298

That the vote of this Commission at its meeting of August 5, 2015, and, thereafter, as amended by PFD’s Director under delegations of authority on November 13, 2018, April 10, 2019 and September 4, 2019 regarding a contract with Beasley, Chin & Hunderman, P.C. d/b/a WJE Engineers and Architects, for architectural design and construction administration services associated with Boston Fire Department (BFD) Engine Stations 4, 14 and 55 Building Envelope Repairs project located in the West End, Roxbury and West Roxbury;

be, and hereby is, amended as follows:

By deleting the following words and figures: “October 31, 2019, at a cost not to exceed \$172,503.33, including a total of \$77,140.86 for additional services, which is a fixed fee of 9.92% based on an estimated construction cost of \$961,000” and substituting in place thereof the following words and figures: “March 1, 2020, at a cost not to exceed \$240,801.33, including \$115,438.86 for additional services, which is a fixed fee of 9.1% based on an estimated construction cost of \$1,377,584.41.”

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: James Sessum addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked James for his presentation. She then asked if there were any comments or questions from the Commissioners.

NOTE: Commissioner Irish expressed concern for the requested time extension of only five months. He then asked, “Do you believe that you will need another extension [to the duration of the contract]?”

NOTE: James Sessum replied, “That’s correct. PFD extended the time, and also extended the time of the construction contract to take care of all the issues identified.”

NOTE: Patricia Lyons clarified, “It is not anticipated that PFD will require another extension beyond this.”

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

Exhibits: September 23, 2019, project background memorandum with enclosures and PowerPoint presentation.

NOTE: The September 25, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=31316.

A True Record.

The meeting commenced at 1:06 p.m. and adjourned at 1:32 p.m.


Colleen Daley, PFC Secretary