

PUBLIC FACILITIES DEPARTMENT

Minutes

Public Facilities Commission
Public Facilities Department
Virtually via Zoom
Boston, MA 02201

January 13, 2021

ATTENDING:

Katherine P. Craven, Chair (Not Present)

Lawrence D. Mammoli, Commissioner

Dion S. Irish, Commissioner

ThyThy Le, Legal Advisor PFC/PFD, Law Department

Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department

Colleen M. Daley, PFC Secretary, Law Department

Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department

Henry C. Luthin, First Assistant Corporation Counsel, Law Department (Not Present)

Patrick I. Brophy, Chief of Operations, PFD

Paul Donnelly, Assistant Director for Design, PFD

Carleton Jones, Assistant Director for Operations, PFD

Alistair Lucks, Staff Architect, PFD

Tom Kazmowski, Project Manager II, PFD

J. Rohn MacNulty, Senior Project Manager, PFD

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of November 18, 2020, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

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 meeting participants.

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

NOTE: ThyThy Le noted for the record, draft meeting minutes from the meetings of November 18, 2020 for the Public Facilities Department and the Department of Neighborhood Development. She then asked for a motion to approve.

NOTE: On a motion duly made and seconded, the November 18, 2020 meeting minutes for the Public Facilities Department and the Department of Neighborhood Development were unanimously approved by Commissioners Mammoli and Irish.

VOTE 1: Alistair Lucks, Staff Architect

Contract to Sasaki Architects, P.C.: To conduct a programming and facility study associated with the Codman Square Branch Library Study project located at 690 Washington Street, Dorchester.

Contract Price: \$100,000

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 August 24, 2020 and in the Central Register and COMMBUYS on August 26, 2020, to Sasaki Architects, P.C., a New York corporation with an office at 64 Pleasant Street, Watertown, MA 02472. Under the terms of this contract, Sasaki Architects, P.C. will conduct a programming and facility study associated with the Codman Square Branch Library Study project located at 690 Washington Street, Dorchester. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$100,000, including \$10,087 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: Alistair Lucks addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Mammoli stated, "I commend the great work of the Public Facilities Department in getting a lot of our libraries across the City up and in great shape!"

NOTE: Commissioner Irish stated, "Judging from my background image, it's actually some of your work for the Roxbury branch library, the Nubian Square Library, so I'm looking forward to this as well!"

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

Exhibits: December 30, 2020, project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Tom Kazmowski, Project Manager II

Contract to Jones Architecture Inc.: To provide architectural design and construction administration services associated with the UP Academy Unit Ventilator Replacement project located at 35 Westville Street, Dorchester.

Contract Price: \$204,770

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 April 6, 2020 and in the Central Register and COMMBUYS on April 8, 2020, to Jones Architecture Inc., a Massachusetts corporation with an office at 10 Derby Square, Suite 3, Salem, MA 01970. Under the terms of this contract, Jones Architecture Inc. will provide architectural design and construction administration services associated with the UP Academy Unit Ventilator Replacement project located at 35 Westville Street, Dorchester. The term of this contract shall be 130 weeks from the date of execution at a cost not to exceed \$204,770, including \$10,000 for additional services, which is a fixed fee of 9.69% based on an estimated construction cost of \$2,112,917.

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: Tom Kazmowski addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked how long the existing unit ventilators have been in use.

NOTE: Tom Kazmowski replied, “They’re approximately 50 years old.”

NOTE: Commissioner Mammoli asked, “Who is doing the mechanical design work on this contract; is it Jones [Architecture Inc.]?”

NOTE: Tom Kazmowski replied, “They have a subconsultant of BVH Integrated Services. They are doing another job that I’m on at the Henderson School as well.”

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

Exhibits: January 6, 2021, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: J. Rohn MacNulty, Senior Project Manager

Transfer of the care, custody, management and control from the Public Works Department (PWD) to the Boston Public Schools Department (BPS): Certain portions of property located adjacent to 900 Washington Street 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), certain portions of property located adjacent to 900 Washington Street (Ward: 03, Parcel Number: 05500010) in the Chinatown District of the City of Boston, as shown the plan of land entitled, “City of Boston Public Works Department, Engineering Division, Vertical Discontinuance, Marginal Road, 900 Washington Street & 249 Harrison Avenue, Boston Proper,” dated September 2020 and prepared by Nitsch Engineering, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Boston Public Schools.

NOTE: J. Rohn MacNulty addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Irish stated, “I’m happy to see this moving forward and I enthusiastically make a motion that we approve!”

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

Exhibits: January 4, 2021, project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: J. Rohn MacNulty, Senior Project Manager

Amendment to the vote of September 25, 2019: 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 \$4,889,200

That the vote of this Commission at its meeting of March 7, 2014 and, thereafter, amended on May 21, 2015 and September 25, 2019, 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: “December 31, 2020, at a cost not to exceed \$1,428,705, including \$40,000 for additional services” and substituting in place there of the following words and figures: “May 1, 2025, at a cost not to exceed \$6,317,905, including \$150,000 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: J. Rohn MacNulty addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Mammoli stated, “Great project!”

NOTE: Commissioner Irish stated, “I concur!”

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

Exhibits: December 9, 2020, project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: J. Rohn MacNulty, Senior Project Manager

Amendment to the vote of September 25, 2019: Regarding a design services contract with HMFH Architects, Inc., associated with the Josiah Quincy Upper School project located at 900 Washington Street and 249 Harrison Avenue, Chinatown.

Time Extension and Increase of \$15,587,452

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, amended by PFD’s Director under delegations of authority on November 25, 2016, and November 13, 2018, and, further amended by vote on September 25, 2019, regarding a design services contract with HMFH Architects, Inc. 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: “December 31, 2020, at a cost not to exceed \$6,343,817” and substituting in place thereof the following words and figures: “May 1, 2025, at a cost not to exceed \$21,931,269, including \$1,738,452 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: J. Rohn MacNulty addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Mammoli stated, "Again, great project!"

NOTE: Commissioner Irish stated, "Great project, I can't wait for 2024! Since this is the last vote [on the Agenda for PFD today], I just want to thank the department for the work that you did in 2020. Excellent work and excellent leadership by Chief Brophy; and, of course, none of this would happen without the Mayor's commitment and investment, so great job!"

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

Exhibits: December 9, 2020, project background memorandum with enclosures and PowerPoint presentation.

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

NOTE: A recording of this January 13, 2021 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=35693.

A True Record.

The meeting commenced at 10:03 a.m. and adjourned at 10:34 a.m.


Colleen Daley, PFC Secretary