



City of Boston  
Public Facilities Department

Martin J. Walsh, Mayor

November 15, 2017

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 November 15, 2017 meeting:

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

**Transfer the care, custody, management and control of a portion of land located at 338 East Eagle Street and Condor Street and limited property interests located at Condor Street in East Boston from the Public Facilities Commission to the Public Facilities Department.**

**Portion of Land**

**Ward:** 01

**Parcel Number:** 03711003 and 03711002

**Square Feet:** 26,889 ±

**Limited Property Interests**

**Ward:** 01

**Parcel Number:** 03711002

**Square Feet:** 2,601 ± square feet easement and 388 ± square feet easement

**Total Square Feet for Easements:** 2,989 ±

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WHEREAS, on November 1, 2017 the Boston City Council through an Order declared surplus a portion of land 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, declared surplus limited property interests located at Condor Street (Ward 01, Parcel Number 03711002), in the East Boston District of the City of Boston, with such being transferred to the care, custody, management and control of the Public Facilities Commission; and

FURTHER VOTED: Subject to the approval of the Mayor under the provisions of St.1909, C. 486, s. 31A (as appearing in St. 1966, C.642, s.12) that a portion of land (26,889 +/- 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, declared surplus limited property interests (2,601+/- square feet easement and 388 +/- square feet easement) located at Condor Street (Ward 01, Parcel Number 03711002), in the East Boston District of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Public Facilities Commission to the care, custody, management and control of the Public Facilities Department; and

AND FURTHER VOTED: That the portion of land and limited property interests hereby transferred are shown on a site plan, entitled, "Plan of Land 338 East Eagle Street and Condor Street," dated October 30, 2017, and prepared by Leers Weinzapfel and Associates Architects, Inc.

**VOTE 2: Maureen Anderson, Senior Project Manager**

**Tentative Designation and Intent to Sell to a Nominee:** 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.

**Portion of Land**

**Ward:** 01  
**Parcel Number:** 03711003 and 03711002  
**Square Feet:** 26,889 ±  
**Appraisal Value:** \$575,000

**Limited Property Interests**

**Ward:** 01  
**Parcel Number:** 03711002  
**Square Feet:** 2,601 ± square feet easement and 388 ± square feet easement  
**Total Square Feet for Easements:** 2,989 ±  
**Appraisal Value:** \$29,700

That a nominee be tentatively designated as holder of a portion of land in fee (26,889 +/- 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 (2,601± square feet and 388 ± square feet) located at Condor Street (Ward: 01, Parcel: 03711002) in the East Boston District of the City of Boston from the date of

notice of contract award subject to such terms, conditions and restrictions as the Director of the Public Facilities Department deems appropriate for proper use and disposition of this land; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, s.31B (as appearing in St. 1966, c.642, s.12) that it is the intent of this Commission to convey the aforementioned portion of land in fee and easements to a nominee to be approved by the Director of the Public Facilities Department;

AND FURTHER VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to advertise the intent of this Commission to convey the above-described portion of land in fee and easements in accordance with the applicable provisions of Chapter 642 of the Acts of 1966 and G.L. c.30B, section 16.

### **VOTE 3: Kelly Winston, Senior Project Manager**

**Amendment to the vote of August 20, 2015:** Regarding contracts to various designers and consultants: To provide house doctor consulting services for various City facilities, projects and/or sites. Design consulting services will be performed on an as-needed-basis from July 1, 2016 through June 30, 2018.

### **An Increase of \$2,500,000 to the Contract's Not-To-Exceed Amount and 24 Month Time Extension to the Contract's Expiration Date**

That the vote of this Commission at its meeting of August 20, 2015, regarding a contract with Leers Weinzapfel Associates Architects, Inc., a Massachusetts corporation, with an office at 75 Kneeland Street, Boston, MA 02111 to provide general architecture services for various City of Boston facilities, projects and/or sites on an as-needed-basis:

be, and hereby is, amended as follows:

By deleting the following words and figures for the above referenced contract award to Leers Weinzapfel Associates Architects, Inc.: "at a cost not to exceed a maximum of \$900,000 per contract award, for the designated three-year period" and substituting in place thereof the following words and figures as limited to the contract award to Leers Weinzapfel Associates Architects, Inc.: "at a cost not to exceed a maximum contract amount of \$3,400,000 through June 30, 2020."

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 4: Kelly Winston, Procurement/AP Manager for Planning and Management**

**Amendment to the vote of August 20, 2015:** Regarding a contracts to various designers and consultants: To provide house doctor consulting services for various City facilities, projects and/or sites. Design consulting services will be performed on an as-needed-basis from July 1, 2016 through June 30, 2018.

**An Increase of \$1,500,00 to the Contract's Not-To-Exceed Amount and 24 Month Time Extension to the Contract's Expiration Date**

That the vote of this Commission at its meeting of August 20, 2015, regarding a contract with Finegold Alexander Architects, Inc., a Massachusetts corporation, with an office at 77 North Washington Street, Boston, MA 02114 to provide general architecture services for various City of Boston facilities, projects and/or sites on an as-needed-basis:

be, and hereby is, amended as follows:

By deleting the following words and figures for the above referenced contract award to Finegold Alexander Architects, Inc.: "at a cost not to exceed a maximum of \$900,000 per contract award, for the designated three-year period" and substituting in place thereof the following words and figures as limited to the contract award to Finegold Alexander Architects, Inc.: "at a cost not to exceed a maximum contract amount of \$2,400,000 through June 30, 2020."

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.

Sincerely,

Patricia M. Lyons, Director  
Public Facilities Department