

PUBLIC FACILITIES DEPARTMENT

Minutes

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

June 21, 2017

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer
Colleen M. Daley, PFC Secretary, (Not Present)
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
David Zuares, Assistant Corporation Counsel, Law Department, (Not Present)
Patricia M. Lyons, Director
Brian P. McLaughlin, Chief of Staff
James McQueen, Senior Project Manager
Carol Houghtaling, Administrative Assistant

Chair Craven called the meeting to order.

The minutes from the meeting of May 17, 2017 were presented to and approved by the Commissioners.

VOTE 1: James McQueen, Senior Project Manager

Request for approval to utilize M.G.L. c.149A Construction Management at Risk delivery method for the Boston Arts Academy (BAA) 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 Arts Academy (BAA) located at 174 Ipswich Street, 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 BAA has an estimated construction value of approximately Ninety Six Million Six Hundred Thousand Dollars (\$96,600,000); 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 it is 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 upon approval by the City Council of appropriated funds for the same and confirmation by the City's Office of Budget Management.

NOTE: James McQueen addressed the Commission and answered their questions.

NOTE: Chair Craven asked, "Is the existing structure at 174 Ipswich Street being knocked down?"

NOTE: James McQueen replied, "Yes, that's the proposal."

NOTE: Chair Craven questioned, "Is that the old Boston Latin Academy?"

NOTE: James McQueen replied, "That's correct."

NOTE: Chair Craven asked, "In terms of the phasing of this project, how long will construction take?"

NOTE: James McQueen replied, "The students will move out at the end of the next school year. There will be abatement and demolition proceedings. Thus, construction will begin around January 2019 and the students will return by September 2021."

NOTE: Chair Craven asked, "What is the estimated reimbursement by the state/Massachusetts School Building Authority (MSBA) for this project?"

NOTE: James McQueen replied, "Approximately fifty percent total."

NOTE: Chair Craven asked, "Do we know what the base rate is that the City should/will be getting from the MSBA?" She further commented, "There were certain bonus points the City could get for reimbursement."

NOTE: James McQueen replied, "Right. The project team is going back to revisit some of those issues. In the most recent filing, the MSBA had reduced the rate for maintenance and it may be due to errors made in the submission to the MSBA. Therefore, we are going back to review where it was before."

NOTE: Chair Craven stated, "A fifty percent reimbursement rate sounds a little low for the City."

NOTE: Commissioner Irish asked, “Could you further explain how the construction management at risk delivery method benefits the City?”

NOTE: James McQueen replied, “The construction management at risk delivery method allows the Public Facilities Department (PFD) to do a better process of pre-qualifying the construction managers and the trade firms engaged by them, which ultimately ensures a better quality project. CM at Risk, also, allows PFD to work with the construction manager during the design process so we can work out some of the phasing and staging of the issues associated with the construction project and to identify problems upfront so we can avoid during construction. PFD has procured construction management at risk delivery method in the past on several projects such as the Bruce C. Bolling Municipal Building, Boston Public Library Johnson Building and currently the Dearborn 6-12 STEM/Early College Academy.

NOTE: Commissioner Mammoli asked, “What is the temporary home for the school?”

NOTE: James McQueen replied, “The Cleveland School in Fields corner.”

NOTE: Chair Craven asked, “Who is the state-assigned owner’s project manager (OPM) for the project? “Is it the City, or another approved party?”

NOTE: James McQueen replied, “PFD will be working with PMA Consultants, LLC.”

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

Exhibits: Project Background Memorandum; June 19, 2017 Memorandum detailing the reasons to utilize the CM at Risk delivery method for the project delivery, as approved by PFD’s Director; and Photos.

VOTE 2: James McQueen, Senior Project Manager

Amendment to the vote of May 17, 2017: Regarding a contract with ICON Architecture, Inc., for architectural design and construction administration services associated with the Massachusetts School Building Authority’s (MSBA) Accelerated Repair Program (ARP) at five (5) Boston Public Schools project located in Boston, South Boston, Hyde Park and Dorchester, Massachusetts.

Increase of: \$28,284

That the vote of this Commission at its meeting of November 9, 2016, and, thereafter, amended by a vote for a contract time extension and increase to additional services on May 17, 2017 regarding a contract with ICON Architecture, Inc., for architectural design and construction administration services associated with the Massachusetts School Building Authority’s (MSBA) Accelerated Repair Program (ARP) at five (5) Boston Public Schools project located at:

- Boston Latin School, Avenue 78 Louis Pasteur, Boston, MA
- Condon Elementary School, 200 D Street, South Boston, MA
- Channing Elementary School, 35 Sunnyside Street, Hyde Park, MA
- John W. McCormack School, 315 Mt. Vernon Street, Dorchester, MA
- Paul A. Dever School, 325 Mt. Vernon Street, Dorchester, MA

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$646,500” and substituting in place thereof the following words and figures: “at a cost not to exceed \$674,784, including \$28,284 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: James McQueen addressed the Commission and answered their questions.

NOTE: Chair Craven asked, “What is the estimated cost of both roofs for the McCormack and Dever Schools?”

NOTE: James McQueen replied, “Approximately three million dollars (\$3,000,000) total.”

NOTE: Chair Craven asked, “Are there any further questions?”

NOTE: Commissioner Mammoli and Commissioner Irish had no questions.

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

Exhibits: Amendment No. 2 Project Background Memorandum, Amendment No. 1 Project Background Memorandum; CVR Project Background Memorandum; MSBA Board Approval Letter: Memorandum to MSBA Board Members; Approval of Capital Commitments by the Office of Budget Management OBM/Capital Budgeting; and Photos.

NOTE: The June 21, 2017 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=21255

A True Record.

The meeting commenced at 9:46 a.m. and adjourned at 10:02 a.m.



Angela Atchue, Acting PFC Secretary