

PUBLIC FACILITIES DEPARTMENT

Minutes

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

September 19, 2018

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer, PFC/PFD
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk, PFC/PFD
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Thythy Le, Assistant Corporation Counsel, Law Department
Patricia M. Lyons, Director (Not Present)
Carleton Jones, Assistant Director for Operations
Robert Melvin, Assistant Director for Construction
Susan Rice, Assistant Director for Operations (Not Present)
Bill Hughes, Senior Project Manager
James McQueen, Senior Project Manager
Patrick Mulvey-Welsh, Project Manager I

Commissioner Mammoli called the meeting to order.

The minutes from the meeting for the Public Facilities Department, Department of Neighborhood Development and Boston Transportation Department, of August 15, 2018 were presented to and approved by the Commissioners.

VOTE 1: James McQueen, 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 174 Ipswich Street (a/k/a 176 Ipswich Street), in the Fenway District of the City of Boston, Massachusetts.

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 174 Ipswich Street (a/k/a 176 Ipswich Street) as shown on plans of land entitled, “City of Boston Public Works Department, Engineering Division, Vertical Discontinuance Plan, 174 Ipswich Street, Boston,” dated July 20, 2018 and “City of Boston Public Works Department, Engineering Division, Highway Discontinuance Plan, 174 Ipswich Street, Boston” dated July 20, 2018 and prepared by Nitsch Engineering, (Ward 05, Parcel Number 04189000) in the Fenway District of the City of Boston, and, further, be 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: James McQueen addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish stated, “Thank you, I make a motion that we approve.”

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

Exhibits: September 10, 2018, project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Bill Hughes, Senior Project Manager

Amendment to the vote of August 6, 2014: Regarding a contract with Daedalus Projects, Inc., will provide owner project manager (OPM) services associated with the Dearborn 6-12 STEM/Early College Academy project located at 36 Winthrop Street, Roxbury, Massachusetts.

Increase of \$100,000 and Time Extension

That the vote of this Commission at its meeting of October 11, 2012 and thereafter amended on August 6, 2014 regarding a contract with Daedalus Projects, Inc., will provide owner project manager (OPM) services associated with the Dearborn 6-12 STEM/Early College Academy project;

be, and hereby is, amended as follows:

By deleting the following words and figures: “June 30, 2018, at a cost not to exceed \$1,965,000, including \$195,000 for additional services” and substituting in place thereof the following words and figures: “December 31, 2018, at a cost not to exceed \$2,065,000, including \$295,000 for additional services, which is a fixed fee of 3.2% based on an estimated construction cost of \$60,245,740.”

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: Bill Hughes addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, “What is the original contract amount?”

NOTE: Bill Hughes replied, “The original contract amount for Daedalus for pre-construction services was \$175,000. Once the project funding agreement was in place, the contract was increased to \$1.9 million. This increase brings the contract to \$2,065,000.”

NOTE: Commissioner Mammoli asked, “What did the original contract for \$175,000 entail, that it was increased to \$1.9 million?”

NOTE: Bill Hughes replied, “That was for the feasibility study.”

NOTE: Commissioner Mammoli expressed concern for the increase to the contract and stated, “Hopefully, you do not anticipate another amendment to their contract.”

NOTE: Bill Hughes replied, “That is correct.”

NOTE: Commissioner Mammoli asked, “Has any of this requested money been spent?”

NOTE: Bill Hughes replied, “Yes, a small amount, the cost for the Massachusetts Historic review was \$20,000. There is still \$20,000 for the unanticipated services. The air quality testing is presently ongoing.”

NOTE: Commissioner Mammoli stated, “So, you have spent \$80,000.”

NOTE: Bill Hughes replied, “Approximately, not all has been paid out, but has been encumbered.”

NOTE: Commissioner Mammoli expressed concern in regard to the expenditures, he then stated, “This is a good project. We need to proceed, but we need to be sure to control costs and additional costs. We don’t want to see any additional amendments to this contract.”

NOTE: Commissioner Irish expressed agreement with Commissioner Mammoli.

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

Exhibits: September 12, 2018, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Pat Mulvey-Welsh, Project Manager

Contract to Miller Dyer Spears Inc.: To provide architectural design and construction administration services associated with the Central Maintenance Facility Complex project located at 400 Frontage Road, South Boston, Massachusetts.

Contract Price: \$395,000

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 January 15, 2018 and Central Register on January 17, 2018 to Miller Dyer Spears Inc., a Massachusetts corporation with an office at 99 Chauncy Street, Boston, MA 02111. Under the terms of this contract, Miller Dyer Spears Inc. will provide architectural design and construction administration services in phases, which will be associated with the Central Maintenance Facility Complex project located at 400 Frontage Road, South Boston, MA 02118. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$395,000 including \$78,800 for additional services, which is a fixed fee of 7.44% based on an estimated construction cost of \$4,250,000 for the total project.

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: Pat Mulvey-Welsh addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish stated, "I am familiar with this project and the long-term considerations. I want to understand." He then asked, "Why is this investment needed, and how does that relate to a long-term plan for this site?"

NOTE: Pat Mulvey-Welsh replied, "We are aware of the potential sale of this site. However, the work that is proposed is due to public safety and security. The glass wall shown in the PowerPoint slide is secured by steel stops, specifically at the top right, and has rusted over time. This steel has deteriorated to the point that the glass vibrates in heavy wind. This is a public safety issue. Further, it has been determined that even if a sale does occur quickly, the transfer will not take place for several years. There is an issue with people becoming trapped in the elevators. Also, there are security issues with lighting in the garage that it doesn't properly work after fifty years, and a need for security cameras to protect at the entrances."

NOTE: Commissioner Mammoli stated, "At this point, the contract is specifically for design services, not construction services."

NOTE: Pat Mulvey-Welsh replied, "Yes sir, if, in the meantime, something changes with the status of the building we can choose not to bid the project for the construction phase."

NOTE: Commissioner Irish stated, "Thank you, the project is important. I wanted this to be discussed for the public record."

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

Exhibits: September 13, 2018, project background memorandum with enclosures and PowerPoint presentation.

NOTE: The September 19, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26870.

A True Record.

The meeting commenced at 9:45 a.m. and adjourned at 10:01 a.m.


Colleen Daley, PFC Secretary