

Property and Construction Management Department

Boston Public Facilities Department

Thomas M. Menino, Mayor

Michael J. Galvin, Chief of Public Property



Patrick Harrington, Chairman
Michael Hatfield, Commissioner
John Walsh, Commissioner

January 27, 2011

Public Facilities Commission
26 Court Street
Boston, MA 02108

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its January 27, 2011 meeting:

- | | | |
|---|---|---|
| VOTE 1
Greg
Rideout | CONTRACT TO TMP CONSULTING ENGINEERS, INC.: To provide engineering design and construction administration services associated with the Charlestown High School Energy Improvements project. | \$1,451,935.00 |
| VOTE 2
Ken Griffin | CONTRACT TO WESTON & SAMPSON ENGINEERS, INC.: To provide architectural design and construction administration services associated with the Central Maintenance Truck Wash project. | \$30,000.00 |
| VOTE 3
Ken Griffin | AMENDMENT TO THE VOTE OF APRIL 22, 2010: Regarding a contract with Russo Barr Associates, Inc. for architectural design and construction administration services associated with the Central Maintenance Facility Floor Repairs project. | Increase of
\$119,374.00 |
| VOTE 4
Scott Dupre | AMENDMENT TO THE VOTE OF MAY 13, 2010: Regarding a contract with Touloukian Touloukian, Inc. for architectural design and construction administration services associated with the Mount Hope Cemetery Chapel Stabilization project. | Increase of
\$36,150.00 |
| VOTE 5
Doug
Chakmakian | CONTRACT TO GRAHAM/MEUS, INC.: To provide architectural design and construction administration services associated with the Draper Pool Renovations project. | \$177,660.00 |

Sincerely,

Michael J. Galvin
Director of Public Facilities Department and
Chief of Public Property

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CAPITAL CONSTRUCTION OFFICE

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**PUBLIC FACILITIES DEPARTMENT
AGENDA**

**PUBLIC FACILITIES COMMISSION
JANUARY 27, 2011**

VOTE 1: 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, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on August 9, 2010 to TMP Consulting Engineers, Inc., a Massachusetts corporation, with an office at 52 Temple Place, Boston, MA 02111. Under the terms of this contract, TMP Consulting Engineers, Inc., will provide engineering design and construction administration services associated with the Charlestown High School Energy Improvements project. The scope of services includes boiler and burner replacement, pumps, variable air volume drives, air handler units, convectors, fan coils, heating, ventilation and air-conditioning controls, co-generation controls, chiller, cooling tower, destratification fans, generator, sewage ejectors, domestic hot water heaters, sprinkler, ceilings, lighting, emergency lighting, electrical panels, transformers, elevator, separation walls, penthouse epoxy floor and other energy conservation measures are included in this project. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$1,451,935.00, including \$290,387.00 for additional services, which is a fixed fee of 7.40% based on an estimated construction cost of \$15,696,593.00. 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.

VOTE 2: 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, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on October 18, 2010 to Weston & Sampson Engineers, Inc., a Massachusetts corporation, with an office at 5 Centennial Drive, Peabody, MA 01960. Under the terms of this contract, Weston & Sampson Engineers, Inc., will provide architectural design and construction administration services associated with the Central Maintenance Truck Wash project. The scope of services includes a comprehensive exploration and analysis of existing abandoned vehicle-washing infrastructure and associated drainage system in bays 10, 11 and 12 in the storage building on the Central Maintenance Campus; a detailed assessment of user agency needs and existing fleet inventory and the comparative analysis of design investigations based on the re-use of existing facilities; investigations of existing and future user agency vehicle use as a basis of vehicle wash system design; providing fully developed construction documents (plans, specifications and construction estimates) to facilitate the delivery of a functional and code-compliant

truck washing system; various upgrades to interior storage building layout and plumbing, electrical and mechanical systems to accommodate the integration of a new vehicle washing system and allow the continued operation of existing functions; a full environmental investigation of existing sanitary and storm drain connections associated with the existing, abandoned vehicle-washing infrastructure to assist development of new code compliant water handling requirements; and environmental remediation of any hazardous materials identified. The term of this contract shall be 78 weeks from the date of execution at a cost not to exceed \$30,000.00, including \$7,875.00 for additional services, which is a fixed fee of 8.85% based on an estimated construction cost of \$250,000.00. 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.

VOTE 3: That the vote of this Commission at its meeting of April 22, 2010 regarding a contract with Russo Barr Associates, Inc. for architectural design services associated with the Central Maintenance Facility Floor Repairs project

be, and hereby is, amended as follows:

By deleting the following words and figures: “at a cost not to exceed \$131,862.00,” and substituting in place thereof the following words and figures: “at a cost not to exceed \$251,236.00;”

and, also, by deleting the following words and figures: “which is a fixed fee of 7.62% based on an estimated construction cost of \$1,375,184.00,” and substituting in place thereof the following words and figures: “which is a fixed fee of .065% based on an estimated construction cost of \$3,443,895.00.”

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.

VOTE 4: That the vote of this Commission at its meeting of May 13, 2010 regarding a contract with Touloukian Touloukian, Inc. for architectural design and construction administration services associated with the Mount Hope Cemetery Chapel Stabilization project

be, and hereby is, amended as follows:

By deleting the following words and figures: “\$32,760.00, including \$15,000.00 for additional services, which is a fixed fee of 11.84% based on an estimated construction cost of \$150,000.00,” and substituting in place thereof the following words and figures: “\$68,910.00, including \$35,000.00 for additional services, which is a fixed fee of 11% based on an estimated construction cost of \$345,000.00.”

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.

VOTE 5: 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, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on September 27, 2010 to Graham/Meus, Inc., a Massachusetts corporation, with an office at 6 Edgerly Place, Boston, MA 02116. Under the terms of this contract, Graham/Meus, Inc., will provide architectural design and construction administration services associated with the Draper Pool Renovations project. The scope of work consists of miscellaneous building renovations and upgrades, including, but not limited to, building envelope work, interior building improvements, pool improvements and site work. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$177,660.00, including \$59,220.00 for additional services, which is a fixed fee of 9.87% based on an estimated construction cost of \$1,200,000.00. 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.