

# Property and Construction Management Department



*Boston Public Facilities Department*

*Thomas M. Menino, Mayor*

*Michael J. Galvin, Chief of Public Property*

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BOSTON, MA

February 10, 2011

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

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 February 10, 2011 meeting:

**VOTE 1**      **CONTRACT TO POWERS & CO., INC.:** To provide architectural design and      **\$252,650.00**  
**Scott Dupre**      construction administration services associated with the Flaherty Pool  
Renovations project.

**VOTE 2**      **CONVEYANCE TO NSTAR ELECTRIC COMPANY:** Permanent Access and  
**Michael**      Utility Easement and a portion of Land at 338 East Eagle Street in East Boston.  
**Galvin**

**Ward:01**

**Parcel Numbers:** 03711003

**Total Square Feet for Permanent Easement:** 13,742

**Total Square Feet for Land:** 16,808

**Total Appraisal for Easement .:** \$490,000  
and Land

**Use:** Permanent access and utility easement with the subsurface and aboveground land use restricted; and land in fee for future development in compliance with all laws, zoning requirements, permits and approvals.

Sincerely,

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

**ROOM 811, BOSTON CITY HALL, BOSTON, MA 02201 617-635-4100 FAX: 617-635-3250**

**CAPITAL CONSTRUCTION OFFICE**

**26 COURT STREET, 10TH FLOOR, BOSTON, MA 02108 617-635-0546 FAX: 617-635-0555**

**PUBLIC FACILITIES DEPARTMENT  
AGENDA**

**PUBLIC FACILITIES COMMISSION  
FEBRUARY 10, 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 September 13, 2010 to Powers & Co., Inc., a Massachusetts corporation, with an office at 516 East Second Avenue, Unit 29, Suite 610, South Boston, Massachusetts 02127. Under the terms of this contract, Powers & Co., Inc. will provide architectural design and construction administration services associated with the Flaherty Pool Renovations project. The scope of services includes miscellaneous building envelope repairs and upgrades; interior improvements and upgrades including the building and pool systems, building entry, lobby, locker rooms, pool and pool deck repairs. Powers & Co., Inc. will participate in a community design review process and attend community meetings. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$252,650.00, including \$64,000.00 for additional services, which is a fixed fee of 9.8% based on an estimated construction cost of \$1,925,000.00. 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 2:** That having duly advertised its intent to sell to a nominee selected by the Director of the Public Facilities Department, as holder of a permanent access and utility easement and a portion of land in fee located at 338 East Eagle Street (Ward 01, Parcel Number 03711003), in the East Boston District of the City of Boston containing approximately 13,742 square feet of land for a permanent access and utility easement and 16,808 square feet of a portion of land in fee, for two consecutive weeks (January 3, 2011 and January 10, 2011) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12), the Public Facilities Commission, pursuant to its vote of December 20, 2010 and approved by the Mayor, does hereby vote to sell the aforementioned property to NSTAR Electric Company (NSTAR), a Massachusetts corporation, with an address of One NSTAR Way, Westwood, Massachusetts 02090, as the nominee approved by the Director of the Public Facilities Department and subject to the terms of a purchase and sale agreement approved by Corporation Counsel; and

**FURTHER VOTED:** That the Director be, and hereby is, authorized to deliver an instrument conveying said property to NSTAR in consideration of land in fee located at 365 Prescott Street, East Boston Massachusetts, consisting of approximately 33,500 square feet of land, more or less, and recorded on June 4, 1954 with the Suffolk County Registry of Deeds in Book 6962 at Page 393.