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**PLEASE POST**

August 13, 2013

Maureen Feeney, City Clerk  
Boston City Hall  
One City Hall Square, Room 601  
Boston, MA 02201-2014

**RE: Public Facilities Commission Meetings**

Dear Ms. Feeney:

In accordance with the provisions of G.L. c. 30A, section 20(b) notice is hereby given that there will be a Public Facilities Commission Meeting held on **Thursday, August 15, 2013 at 2:00 p.m.** at 26 Court Street, 11th Floor, Department of Neighborhood Development, Conference Room 11A. The Agendas for PFD and DND are attached hereto.

Sincerely,



Colleen Daley  
PFC Secretary

Property and Construction Management Department  
Capital Construction Division  
26 Court Street, 10 Fl.  
Boston, MA 02108  
617-635-4826 (phone)  
617-635-0558 (fax)



# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR  
SHEILA A. DILLON, CHIEF AND DIRECTOR  
CITY CLERK'S OFFICE

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August 15, 2013

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

Location:  
Public Facilities Commission  
26 Court Street, 11<sup>th</sup> Floor, Conf. Rm. 11A  
Boston, MA 02108

Meeting Time: 2:15 p.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its August 15, 2013 meeting:

<b>VOTE 1</b> <b>Bernard</b> <b>Mayo</b>	<b>CONVEYANCE TO BOSTON DAY AND EVENING ACADEMY FOUNDATION, INC.:</b> Vacant land located at Kearsarge Avenue, Roxbury.	<b>Purchase Price</b> <b>\$100.00</b>
	Ward: 12 Parcel Number: 00068000 Square Feet: 3,875	
	Use: Community Garden Estimated Total Development Cost: \$100.00 Assessed Value: \$20,900.00 Appraisal Estimate: N/A DND Program: REMS – Land Disposition RFP Date: 03/11/2013	
<b>VOTE 2</b> <b>Chris</b> <b>Rooney</b>	<b>TENTATIVE DESIGNATION AND INTENT TO SELL TO WORK REALTY LLC:</b> Vacant land located at 23 Richfield Street, Roxbury.	<b>Purchase Price</b> <b>\$74,500.00</b>
	Ward: 15 Parcel Number: 02356000 Square Feet: 7,413	
	Use: New Construction - Housing Estimated Total Development Cost: \$385,126.00 Assessed Value: \$93,100.00 Appraised Value: N/A	



DND Program: REMS-Land Disposition  
RFP Date: 3/21/2011

**VOTE 3**  
**Chris**  
**Rooney**

**TENTATIVE DESIGNATION AND INTENT TO SELL TO THE BOYS  
AND GIRLS CLUBS OF BOSTON, INC.:** Land with building thereon located  
at 10 Hazleton Street, Mattapan.

**Purchase**  
**Price**  
**\$100.00**

Ward: 14  
Parcel Number: 05180000  
Square Feet: 13,700

Use: Teen Center  
Estimated Total Development Cost: \$2,000,000.00  
Assessed Value: \$2,025,000.00  
Appraised Value: N/A  
DND Program: REMS-Building Sales  
RFP Date: 4/16/2013

**VOTE 4**  
**Robert**  
**Gehret**

**TO ACCEPT AND EXPEND A GRANT FROM THE MASSACHUSETTS  
EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT  
(EOHED):** To fund the Bornstein Pearl Food Production Small Business Center.

**\$1,500,000.00**

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
August 15, 2013**

**VOTE 1:** That having duly advertised its intent to sell to Boston Day And Evening Academy Foundation, Inc., a Massachusetts non-profit corporation, with an address of 20 Kearsarge Avenue, Roxbury, MA 02119, the vacant land located at Kearsarge Avenue (Ward 12, Parcel Number 00068000) in the Roxbury District of the City of Boston containing approximately 3,875 square feet of land, for two consecutive weeks (July 1, 2013 and July 8, 2013) 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 June 16, 2013 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Day And Evening Academy Foundation, Inc.; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Boston Day And Evening Academy Foundation, Inc., or a nominee to be approved by the Director, in consideration of ONE HUNDRED DOLLARS (\$100.00).

**VOTE 2:** That Work Realty LLC, a Massachusetts limited liability company, with an address of 552 Adams Street, Milton, MA 02186 be tentatively designated as developer of the vacant land located at 23 Richfield Street (Ward 15, Parcel Number 02356000) in the Dorchester District of the City of Boston containing approximately 7,413 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper redevelopment of these parcels; 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 sell the aforementioned property to Work Realty LLC, or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

**VOTE 3:** That The Boys and Girls Clubs of Boston, a Massachusetts non-profit corporation, with an address of 50 Congress Street, Suite 730, Boston, MA 02109 be tentatively designated as developer of the land with building thereon located at 10 Hazleton Street (Ward 14, Parcel Number 05180000) in the Mattapan District of the City of Boston containing approximately 13,700 square feet of land, for the

period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper redevelopment of these parcels; 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 sell the aforementioned property to The Boys and Girls Clubs of Boston, or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

**VOTE 4:** WHEREAS, the Massachusetts Executive Office Of Housing and Economic Development (EOHED) has submitted a letter of intent to offer a conditional commitment of up to \$1,500,000.00 in MassWorks Infrastructure Program funds to assist the Dorchester Bay Economic Development Corporation (DBEDC) with the development of the Bornstein Pearl Food Production Small Business Center located 196 Quincy Street to the City of Boston's Department of Neighborhood Development (DND), acting by and through the Public Facilities Commission, in an amount not to exceed \$1,500,000.00; and

WHEREAS, the duration of the contract will be from August 1, 2013 to August 1, 2015; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section 3(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW THEREFORE BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.



# 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

August 15, 2013

Public Facilities Commission  
Patrick Harrington, Chairman  
Michael Hatfield, Commissioner  
John Walsh, Commissioner

Location: 26 Court Street, 11<sup>th</sup> Floor, Conf. Rm. 11A  
Boston, MA 02108

Meeting Time: 2:00 p.m.

Dear Commissioners:

I recommend that the votes noted below and incorporated into the AGENDA, be approved by the Commission at its August 15, 2013 meeting:

- |  |   |                    |
|--|---|--------------------|
| <b>VOTE 1</b><br><b>Jim</b><br><b>Sessum</b>   | <b>CONTRACT TO ICON PARKS DESIGN:</b> To provide design and construction administration services for the Rev. Dr. Michael E. Haynes Early Education Center schoolyard construction improvement project.   | <b>\$47,000.00</b> |
| <b>VOTE 2</b><br><b>Jim</b><br><b>Sessum</b>   | <b>CONTRACT TO CBA LANDSCAPE ARCHITECTS LC:</b> To provide landscape design and construction administration services for the Martin Luther King, Jr. K-8 schoolyard construction project.   | <b>\$75,000.00</b> |
| <b>VOTE 3</b><br><b>Joe</b><br><b>Mulligan</b> | <b>TO ACCEPT AND EXPEND FUNDS FROM THE BOSTON REDEVELOPMENT AUTHORITY:</b> To provide funds to the Public Facilities Department for the purpose of engaging Vanesse Hangen Brustlin, Inc. to perform a study to assess existing and future parking conditions in Dudley Square. | <b>\$25,000.00</b> |

**PUBLIC FACILITIES DEPARTMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
August 15, 2013**

**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 May 20, 2013, to Icon Parks Design, with an office at 20 Franklin Street, Dorchester, MA 02122. Under the terms of this contract, Icon Parks Design will provide landscape design and construction administration services for the Rev. Dr. Michael E. Haynes Early Education Center schoolyard construction project, including a community based design process. The term of this contract shall be 102 weeks from the date of execution at a cost not to exceed \$47,000.00 including \$15,000.00 for additional services, which is a fixed fee of 9.84% based on an estimated construction cost of \$325,000.00. 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 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 May 20, 2013, to CBA Landscape Architects LLC, with an office at 24 Thorndike Street, Cambridge, MA 02141. Under the terms of this contract, CBA Landscape Architects LLC will provide landscape design and construction administration services for the Martin Luther King, Jr. K-8 schoolyard construction project, including a community based design process. The term of this contract shall be 154 weeks from the date of execution at a cost not to exceed \$75,000.00 including \$27,000.00 for additional services, which is a fixed fee of 8.0% based on an estimated construction cost of \$600,000.00. 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:** WHEREAS, the Boston Redevelopment Authority has agreed to provide funds to the Public Facilities Department, acting by and through the Public Facilities Commission, in an amount of one-half the cost of the study up to \$25,000.00 for the purpose of engaging Vanesse Hangen Brustlin, Inc. to perform a study to assess existing and future parking conditions in Dudley Square; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section 3(f)(i) of Chapter 642 of the Acts of 1966 has the power and

authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW THEREFORE BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.