



Property and Construction Management Department  
Public Facilities Department  
Martin J. Walsh, Mayor

October 8, 2015

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Dion Irish, Commissioner

Location: 26 Court Street, 10<sup>th</sup> Floor, Conference Room 10C  
Boston, MA 02108  
Meeting Time: 9:45 a.m.

Dear Commissioners:

I recommend that the following votes attached hereto and referred to as the AGENDA, be approved by the Commission at its October 8, 2015 meeting:

<b>VOTE 1</b> <b>Maureen</b> <b>Anderson</b>	<b>CONTRACT TO UTILE, INC.:</b> To provide design services to perform a master planning study and programming for Boston City Hall and Plaza.	<b>\$700,000</b>
<b>VOTE 2</b> <b>Jim</b> <b>McQueen</b>	<b>AMENDMENT TO THE VOTE OF JUNE 6, 2013:</b> Regarding a contract with PMA Consultants, LLC to provide owner project manager (OPM) services associated with the Boston Public Library Johnson Building Improvements project.	<b>Increase of</b> <b>\$1,750,837</b>
<b>VOTE 3</b> <b>Evan</b> <b>Brinkman</b>	<b>CONTRACTS TO VARIOUS DESIGNERS:</b> To provide design review consulting services for capital construction projects for various architectural and engineering disciplines. Design review services will be performed on an as-needed-basis for individual projects.	<b>Various</b> <b>Amounts</b>
<b>VOTE 4</b> <b>Ken Griffin</b>	<b>CONTRACT TO DIETZ &amp; COMPANY ARCHITECTS, INC.:</b> To perform a schematic design study associated with the Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) for window and door replacements at seven (7) Boston Public Schools. The schematic design study will follow the MSBA's guidelines for the ARP to facilitate eligible project funding and reimbursement from the MSBA.	<b>\$341,820</b>

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Public Facilities Commission Meeting PED Agenda October 8, 2015  
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**VOTE 5**      **CONTRACT TO P-THREE INC.:** To provide owner project manager services (OPM) associated with the Massachusetts School Building Authority's (MSBA) Accelerated Repair Program (ARP) for window and door replacements at seven (7) Boston Public Schools.      **\$68,000**  
**Ken Griffin**

**PUBLIC FACILITIES DEPARTMENT  
AGENDA**

**PUBLIC FACILITIES COMMISSION  
October 8, 2015**

**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, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on June 8, 2015 and the Central Register on June 10, 2015, to Utile, Inc., a Massachusetts corporation, with an office at 115 Kingston Street, Boston, MA 02111. Under the terms of this contract, Utile, Inc. will provide design services to perform a master planning study and programming for Boston City Hall and Plaza. The term of this contract shall be 52 weeks from the date of execution at a cost not to exceed \$700,000.00, including \$200,000.00 for additional services. 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 vote of this Commission at its meeting of June 20, 2013 regarding a contract with PMA Consultants, LLC, to provide owner project manager (OPM) services associated with the Boston Public Library Johnson Building Improvements project;

be, and hereby is, amended as follows:

By deleting the following words and figures: "at a cost not to exceed \$1,883,275.00, including \$376,655.00 for additional services, which is a fixed fee of 4.30% based on an estimated construction cost of \$35,000,000.00" and substituting in place thereof the following words and figures: "at a cost not to exceed \$3,634,112.00, including \$1,599,906.00 for additional services, which is a fixed fee of 3.66% based on an estimated construction cost of \$55,513,323.00."

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 3:** 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 contracts, pursuant to a publicly advertised request for qualifications under M.G.L. c.7C, sections 44-57 with advertisements appearing in the Boston Globe and City Record on March 16, 2015 and Central Register on March 18, 2015, for Fiscal Years 2016 through 2018, for design review consulting services for capital construction projects involving various architectural and engineering disciplines

to be performed on an as needed basis. Services may include building evaluation and recommendations for upgrades, design review of projects in all phases, including planning, design, construction and operation.

The contracts are awarded to:

**Category No. 1: ARCHITECTURE - PROGRAMMING AND MASTER PLANNING - \$50,000.00 – per individual contract award**

Mount Vernon Group Associates, Inc.  
200 Harvard Mills Square, Suite 410  
Wakefield, MA 01880

**CATEGORY No. 3: GREEN BUILDING TECHNOLOGY/SUSTAINABILITY - \$50,000.00 per individual contract award**

Sebesta East, Inc.  
120 Presidential Way, Suite 320  
Woburn, MA 01801

Emersion Design, Inc.  
711 Atlantic Avenue  
Boston, MA 02111

**CATEGORY NO. 14: COMMISSIONING \$50,000.00 per individual contract award**

Sebesta East, Inc.  
120 Presidential Way, Suite 320  
Woburn, MA 01801

WSP USA Corp. d/b/a WSP  
88 Black Falcon Avenue, Suite 210  
Boston, MA 02210

**CATEGORY NO. 18: BUILDING CODE REVIEW \$50,000.00 per individual contract award**

Code Red Consultants, LLC  
30 Turnpike Road, Suite 11  
Southborough, MA 01772

Jensen Hughes  
1661 Worcester Road, Suite 501  
Framingham, MA 01701

Under the terms of these contracts, the aforementioned vendors will provide design review consulting services at a cost not to exceed the specific dollar amounts identified above for the individual categories, and per contract award from the date of contract execution through June 30, 2018. The Director is, also, authorized to execute such contracts, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**VOTE 4:** 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 the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to Dietz & Company, Inc., a Massachusetts corporation, with an office at 17 Hampden Street, 3<sup>rd</sup> Floor, Springfield, MA 01103. Under the terms of this contract, Dietz & Company, Inc. will provide architectural design and construction administration services for window and door replacements at seven (7) Boston Public Schools. The specific schools and their addresses are listed below:

Sumner Elementary School  
15 Basile Street, Roslindale, MA 02131

Mary Curly School/James Curley School  
493 Center Street, Jamaica Plain, MA 02130

David Ellis School  
302 Walnut Avenue, Roxbury, MA 02119

Donald McKay School  
122 Cottage Street, East Boston, MA 02128

Tech Boston Academy (formerly Dorchester High School)  
9 Peacevale Road, Dorchester, MA 02124

Dorchester Academy (formerly Grover Cleveland High School)  
11 Charles Street, Boston, MA 02122

Young Achievers Academy (formerly Solomon Lewenberg Middle School)  
20 Outlook Road, Mattapan, MA 02126

A final schematic design that identifies the recommended approach will be submitted to the MSBA for approval and funding. The term of this contract shall be 397 days from the date of contract execution, at a cost not to exceed \$341,820.00, including \$50,000 for additional services. 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 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, pursuant to the Massachusetts School Building Authority's (MSBA) guidelines for its Accelerated Repairs Program (ARP) to P-Three Inc., a Massachusetts corporation, with an office located at 150 Longwater Drive, Norwell, MA 02061. Under the terms of this contract, P-Three Inc. will provide owner project manager services (OPM) for window and door replacements at seven (7) Boston Public Schools. The scope of work includes scheduling, estimating, project management oversight, design management, permitting and numerous other tasks associated with the Public Facilities Department in the design and construction of the project. These services and fees are only through the schematic design study phase of the project. The term of this contract shall be 397 days from the date of contract execution at a cost not to exceed \$68,000. 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.