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

February 25, 2010

Public Facilities Commission
26 Court Street
Boston, MA 02108

Dear Commissioners:

I recommend that the following vote, attached hereto and referred to as the AGENDA, be approved by the Commission at its February 25, 2010 meeting:

VOTE 1 **Jim Sessum**	**AMENDMENT TO THE VOTE OF MARCH 9, 2009:** Regarding a contract with ASEC Corporation for engineering design services associated with the replacement of a sewer line outside the Boston Fire Department, Engine #37.	**Time Extension and Increase of $400.00**

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 25, 2010

VOTE 1: That the vote of this Commission at its meeting of March 9, 2006 and, thereafter, further amended by a vote on April 12, 2007 and a no vote request on July 21, 2008, regarding a contract with ASEC Corporation for engineering design services associated with the replacement of a sewer line outside the Boston Fire Department, Engine No.37

be, and hereby is, amended as follows:

By deleting the following words and figures: "the term of the contract shall be from May 9, 2006 to October 30, 2009, at a cost not to exceed $36,424.00, including $15,000.00 for supplementary services, which is a fixed fee of 16.14% based on an estimated construction cost of $225,666.00" and substituting in place thereof the following words and figures: "the term of the contract shall be from May 9, 2006 to June 30, 2010 at a cost not to exceed $36,824.00, including $15,400.00 for supplementary services, which is a fixed fee of 16.14% based on an estimated construction cost of $225,666.00."

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.

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
THOMAS M. MENINO, MAYOR
EVELYN FRIEDMAN, CHIEF AND DIRECTOR

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

February 25, 2010

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 25, 2010 meeting:

VOTE 1 **Reay** **Pannesi**	**ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY OF LAND WITH BUILDING THEREON LOCATED AT 116 RUSKINDALE ROAD, HYDE PARK.**	**Purchase Price $163,000.00**

WARD: 18
PARCEL NUMBER: 04024000
SQUARE FEET: 4,498

Use: Rehabilitation – Housing
Estimated Total Development Cost: $204,200.00
Assessed Value: $217,000.00
Appraisal Estimate: $185,000.00
DND Program: Foreclosure Intervention

VOTE 2 **Reay** **Pannesi**	**ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY OF LAND WITH BUILDING THEREON LOCATED AT 59 SPENCER STREET, DORCHESTER.**	**Purchase Price $ 217,800.00**

WARD: 17
PARCEL NUMBER: 00228000
SQUARE FEET: 3,939

Use: Rehabilitation – Housing
Estimated Total Development Cost: $433,000.00
Assessed Value: $307,700.00
Appraisal Estimate: $220,000.00
DND Program: Foreclosure Intervention

VOTE 3 **Reay** **Pannesi**	**ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY OF LAND WITH BUILDING THEREON LOCATED AT 37 CEDAR STREET, MATTAPAN.**	**Purchase Price $113,850.00**

WARD: 17
PARCEL NUMBER: 03831000
SQUARE FEET: 2,640

Use: Rehabilitation-Housing
Estimated Total Development Cost: $149,650.00
Assessed Value: $206,800.00
Appraisal Estimate: $115,000.00
DND Program: Foreclosure Intervention

VOTE 4 **Liz Llenas**	**TENTATIVE DESIGNATION AND INTENT TO SELL TO BASIL L. LEWIS AND HELEN P. LEWIS:** Vacant land located at 33 Quincy Street, Roxbury.	**Purchase Price $7,250.00**

WARD: 12
PARCEL NUMBER: 02861000
SQUARE FEET: 2,892

Use: New Construction-Housing
Estimated Total Development Cost: $354,650.00
Assessed Value: $7,200.00
Appraisal Estimate: None
DND Program: REMS Redi Land

VOTE 5 **Carl Hyman**	**TENTATIVE DESIGNATION AND INTENT TO SELL TO STEVEN S. GIUGLIANO AND SALVATORE GIUGLIANO:** Vacant land located at 51 Magazine Street, Roxbury.	**Purchase Price $30,001.00**

WARD: 8
PARCEL NUMBER: 00536000
SQUARE FEET: 3,424

Use: Commercial
Estimated Total Development Cost: $349,001.00
Assessed Value: $19,300.00
Appraisal Estimate: None
DND Program: REMS Land Disposition

VOTE 6 **Chris Rooney**	**AMENDMENT TO THE VOTE OF DECEMBER 18, 2008 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO LEASE PERIOD FROM 12 TO 24 MONTHS TO HISTORIC BOSTON INCORPORATED:** Land with building thereon located at 20 Eustis Street, Roxbury.	**Lease Price $125.00 per month**

WARD: 8
PARCEL NUMBER: 02454000
SQUARE FEET: 1,790

Use: Other

Estimated Total Development Cost: $1,919,106.00
Assessed Value: $90,800.00
Appraisal Estimate: None
DND Program: Real Estate Development Initiative

Sincerely,

Evelyn Friedman
Chief and Director

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
February 25, 2010

VOTE 1: Pursuant to a vote of the Boston Redevelopment Authority on January 12, 2010, the Director of the Department of Neighborhood Development, acting by and through the Public Facilities Commission, be and she hereby is, authorized to accept a deed from the Boston Redevelopment Authority to the City of Boston, and all other documents deemed necessary and appropriate, approved by the Legal Director of the Department of Neighborhood Development, and in a form approved by Corporation Counsel for the City of Boston, regarding the land with building thereon located at 116 Ruskindale Road, in the Hyde Park District of the City of Boston (Ward 18, Parcel Number 04024000), containing 4,498 square feet of land and building in consideration of ONE HUNDRED SIXTY THREE THOUSAND DOLLARS ($163,000.00).

WHEREAS, the Public Facilities Commission, by virtue of Section (3)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts necessary or convenient for the exercise and fulfillment of the Commission's powers and by virtue of Section 3(ii) of Chapter 642 of the Acts of 1966, has the power and authority to delegate any of its powers or functions to any other department or officer, board, commission or authority of the City of Boston:

NOW THEREFORE BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the aforementioned deed from the Boston Redevelopment Authority.

VOTE 2: Pursuant to a vote of the Boston Redevelopment Authority on January 12, 2010, the Director of the Department of Neighborhood Development, acting by and through the Public Facilities Commission, be and she hereby is, authorized to accept a deed from the Boston Redevelopment Authority to the City of Boston, and all other documents deemed necessary and appropriate, approved by the Legal Director of the Department of Neighborhood Development, and in a form approved by Corporation Counsel for the City of Boston, regarding the land with building thereon located at 59 Spencer Street, in the Dorchester District of the City of Boston (Ward 17, Parcel Number 00228000), containing 3,939 square feet of land and building in consideration of TWO HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED DOLLARS ($217,800.00).

WHEREAS, the Public Facilities Commission, by virtue of Section (3)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts necessary or convenient for the exercise and fulfillment of the Commission's powers and by virtue of Section 3(ii) of Chapter 642 of the Acts of 1966, has the power and authority to delegate any of its powers or

functions to any other department or officer, board, commission or authority of the City of Boston:

NOW THEREFORE BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the aforementioned deed from the Boston Redevelopment Authority.

VOTE 3: Pursuant to a vote of the Boston Redevelopment Authority on January 12, 2010, the Director of the Department of Neighborhood Development, acting by and through the Public Facilities Commission, be and she hereby is, authorized to accept a deed from the Boston Redevelopment Authority to the City of Boston, and all other documents deemed necessary and appropriate, approved by the Legal Director of the Department of Neighborhood Development, and in a form approved by Corporation Counsel for the City of Boston, regarding the land with building thereon located at 37 Cedar Street, in the Mattapan District of the City of Boston (Ward 17, Parcel 03831000), containing 2,640 square feet of land and building in consideration of ONE HUNDRED THIRTEEN THOUSAND EIGHT HUNDRED FIFTY DOLLARS ($113,850.00).

WHEREAS, the Public Facilities Commission, by virtue of Section (3)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts necessary or convenient for the exercise and fulfillment of the Commission's powers and by virtue of Section 3(ii) of Chapter 642 of the Acts of 1966, has the power and authority to delegate any of its powers or functions to any other department or officer, board, commission or authority of the City of Boston:

NOW THEREFORE BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the aforementioned deed from the Boston Redevelopment Authority.

VOTE 4: That Basil L. Lewis and Helen P. Lewis, husband and wife, tenants by the entirety with an address of 11 Weldon Street, Roxbury, be tentatively designated as developer of the vacant land located at 33 Quincy Street (Ward 12, Parcel 02861000) in the Roxbury District of the City of Boston, containing approximately 2,892 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions 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 Basil L. Lewis and Helen P. Lewis or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and she 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 5: That Steven S. Giugliano and Salvatore Giugliano, joint tenants, with an address of 7 Beacham Street, Everett, be tentatively designated as developer of the vacant land located at 51 Magazine Street (Ward 8, Parcel 00536000) in the Roxbury District of the City of Boston, containing approximately 3,424 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions 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 Steven S. Giugliano and Salvatore Giugliano or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and she 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 6: To tentatively designate Historic Boston Incorporated, a Massachusetts non-profit corporation with an address of 3 School Street, Boston, MA 02108 as lessee for a ninety nine (99) year term the land and building thereon located at 20 Eustis Street, in the Roxbury District of the City of Boston containing approximately 1,790 (total) square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions 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 lease the aforementioned property to Historic Boston Incorporated 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 lease the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966;

be, and hereby is amended as follows:

By deleting the words and figures: "12 months" and substituting in place thereof the following words and figures: "24 months" wherever they may appear.