

**PUBLIC FACILITIES DEPARTMENT**

**Minutes**

Public Facilities Commission  
Public Facilities Department  
Virtually via Zoom  
Boston, MA 02201

September 25, 2024

**ATTENDANCE:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Donald E. Wright, Commissioner (Not Present)  
ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)  
Rob Arcangeli, Assistant Corporation Counsel PFC/PFD, Law Department (Not Present)  
Shamus J. Hyland, Assistant Corporation Counsel PFC/PFD, Law Department (Not Present)  
Colleen M. Daley, PFC Secretary, Law Department  
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department (Not Present)  
Dion Irish, Chief of Operations, Mayor's Office (Not Present)  
Carleton Jones, Director, PFD  
Marquis Meca, Assistant Director for Construction, PFD  
Tim Cheney, Senior Associate/OPM, PMA Consultants

Chair Craven called the meeting to order.

**NOTE:** Rob Arcangeli noted for the record the meeting is being recorded and broadcast live. He then noted that Colleen Daley, the Public Facilities Commission Secretary, would take a roll call of the meeting participants.

**NOTE:** Colleen Daley performed the roll call and confirmed the individuals in attendance.

**VOTE 1: Tom Kazmowski, Senior Project Manager**

**Request for approval to utilize M.G.L. c.149A Construction Management at Risk delivery method for the North End Community Center project:** Authority to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm.

WHEREAS, the Public Facilities Department seeks approval from its governing body, the Public Facilities Commission, to submit an application to the Office of the Inspector General requesting a notice to proceed utilizing the procurement procedures of M.G.L. c.149A, sections 1-11, a construction management at risk delivery method for the North End Community Center project located at 471 Commercial Street in the North End district of the City of Boston; and

WHEREAS, the Public Facilities Department has requested authority from its governing body, the Public Facilities Commission, to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm if granted a notice to proceed by the Office of the Inspector General for this Project; and

WHEREAS, the White Stadium Renovations project has an estimated construction value of approximately Sixty-Five Million Dollars (\$65,000,000); and

WHEREAS, the Public Facilities Department has determined that the use of construction management at risk services is appropriate for the proposed project and has stated such in writing;

NOW, THEREFORE, BE IT VOTED: The Public Facilities Commission authorizes the Director of the Public Facilities Department to submit a notice to proceed application to the Office of the Inspector General for approval to use the construction management at risk procurement procedures of M.G.L. c.149A, sections 1-11 and, if approved, to act on said authority and in compliance with the provisions of M.G.L. c.149A, sections 5-7, to procure a construction management at risk firm through the two-phase selection process and award and execute a contract with a qualified construction management at risk firm with appropriated funds as confirmed by the City's Office of Budget Management.

**NOTE:** Marquis Meca addressed the Commission and provided an overview of the project in place of Tom Kazmowski.

**NOTE:** Chair Craven thanked Marquis for his presentation. She then asked Commissioner Mammoli if he had any questions.

**NOTE:** Commissioner Mammoli stated, "No questions, great project. I know the community will love it." He then asked, "Actually one question, what's the timeline from start to finish?"

**NOTE:** Marquis Meca replied, "We are looking at approximately 16 months of design with almost two and a half years of construction."

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** September 18, 2024 project background memorandum with enclosures and PowerPoint presentation.

**NOTE:** On a motion duly made and seconded, the meeting was adjourned.

**NOTE:** A recording of this September 25, 2024 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=57762](https://www.cityofboston.gov/cable/video_library.asp?id=57762).

A True Record.

The meeting commenced at 10:04 a.m. and adjourned at 10:10 a.m.

  
\_\_\_\_\_  
Colleen Daley, PFC Secretary