

MEMORANDUM

JUNE 13, 2013

TO: ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON AND PETER MEADE, DIRECTOR

FROM: LAWRENCE MAMMOLI, DIRECTOR OF ENGINEERING AND FACILITIES MANAGEMENT
PAUL OSBORN, DEPUTY DIRECTOR FOR CAPITAL CONSTRUCTION
NATHANIEL GORHAM, PROJECT ENGINEER

SUBJECT: CONTRACT AUTHORIZATION FOR ENGINEERING SERVICES FOR RDK ENGINEERS AND AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS CODE COMPLAINT STAIRWAY IMPROVEMENTS AT 12 CHANNEL STREET, PHASE 1, BOSTON MARINE INDUSTRIAL PARK, BOSTON, MA, EDIC PROJECT NO. 1272C

SUMMARY: This Memorandum requests that the Director be authorized to execute an Engineering Services Contract with RDK Engineers of Boston, MA, for an amount not to exceed Sixty-Eight Thousand, Five Hundred Ten Dollars and No Cents (\$68,510.00) for design services and contract administration and also to advertise for construction bids for the project titled, Code Compliant Stairway Improvements at 12 Channel Street, Phase 1, located in the Boston Marine Industrial Park.

PROJECT DESCRIPTION

As part of its ongoing program for capital improvements to 12 Channel Street, the Economic Development and Industrial Corporation of Boston ("EDIC") has solicited design services for the upgrade of its eastern and most commonly used stairway. In the last five years, the EDIC has planned and completed several capital projects related to the building including the replacement of the building's boiler system, an upgrade to the fire alarm system, and aesthetic improvements to the façade and first floor lobby.

Recently, the stairway's hand and guardrails were cited by the City of Boston's Inspectional Services Department ("ISD") for non-compliance with the current building code. This project will bring the current handrail system to code and review any other code violations in the stairway. The current code also requires the stairway be positively pressurized for fire safety egress, the cost of which will require the work to be split into two phases. This project, Phase 1, will make structural improvements to the current wood handrail and guardrail system and perform a code review of the

architectural elements in the stairway including emergency exit signage, doors and hardware, stair treads and slip-resistance, windows, and walls. Phase 2 of the work, to be performed at a later date, will install the stairwell pressurization system and review the fire suppression, lighting, emergency power and all other mechanical systems. Any building systems found not to be compliant will be made compliant during each phase of the project.

REQUEST FOR PROPOSALS PROCESS

The EDIC Capital Construction department issued a Request for Proposals (“RFP”) for engineering services on April 17, 2013. The RFP was solicited in accordance with the Massachusetts General Law, Chapter 7. The scope of the Phase 1 work included the investigation of the existing conditions, the design of a code compliant handrail and guardrail, the development of construction documents for public bidding, public bidding assistance, construction administration, resident engineering and assistance on any related permits and approvals.

The RFP was advertised and solicited in line with M.G.L. c. 7 designer selection laws and in accordance with M.G.L. c. 149 requirements for vertical construction. The advertisement was published in the State Central Register, the Boston Herald and numerous construction trade publications. Ten (10) firms expressed interest and took out the RFP for design services. A pre-proposal tour of the project was conducted on Wednesday, May 8, 2013, with approximately two (2) consultant teams in attendance.

While several firms expressed interest, only one (1) firm, RDK Engineers of Boston, MA, submitted a proposal to the BRA for consideration on May 15, 2013. RDK Engineers has performed several engineering-related projects for the EDIC including, and, most recently, designed the replacement of the boilers inside of 12 Channel Street. The RDK team of consultants has an extensive architectural and engineering background with a strong experience in code review, MEP services, public bidding/construction and the EDIC. Therefore RDK Engineers was chosen as the consultant for the project.

As part of its project team, RDK Engineers will have the following sub-consultants:

Sub-Consultant

Rizvi Architects

Goldstein Milano, LLC

VJ Associates

Discipline

Architectural/Handrail work

Structural

Estimating

BID PROCESS

This bid for construction services will be advertised and solicited in accordance with Chapter 149 of the Massachusetts General Laws. The advertisement will be published in the State Central Register, the Boston Herald and numerous trade publications.

BUDGET/FISCAL IMPACTS

This project will be paid for by the EDIC capital operating reserves.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to enter into an Engineering Services Contract for a total contract amount not to exceed Sixty-Eight Thousand, Five Hundred Ten Dollars and No Cents (\$68,510.00) with RDK Engineers for the provision of engineering services required in connection with the project titled, Code Compliant Stairway Improvements at 12 Channel Street, Phase 1, in the Boston Marine Industrial Park; and

FURHTER

VOTED: That the Director be, and hereby is, authorized, on behalf of the Economic Development and Industrial Corporation, to authorize the Secretary to advertise for construction bid services at the completion of the design phase which shall be in accordance with Massachusetts General Law, Chapter 149.