

MEMORANDUM

AUGUST 15, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: LAWRENCE MAMMOLI, DEPUTY DIRECTOR OF ENGINEERING
AND FACILITIES MANAGEMENT
PAUL OSBORN, DEPUTY DIRECTOR FOR CAPITAL
CONSTRUCTION
STEPHEN HEALY, SENIOR PROJECT ENGINEER

SUBJECT: CONTRACT AUTHORIZATION FOR CONSTRUCTION SERVICES
FOR PARCEL 5 PLAYGROUND AND PARK, CHARLESTOWN NAVY
YARD, CONTRACT NO. 2. PROJECT NO. 6033

SUMMARY: This memorandum requests that the Director be authorized to execute a general construction contract with MacKay Construction Services, Inc. for providing construction services for the Proposed Playground and Park, Parcel 5, in the Charlestown Navy Yard ("Project"). Total cost shall be for an amount not to exceed Three Million One Hundred Ninety-seven Thousand, Seven Hundred Eleven Dollars and No cents (\$3,197,711.00) with a ten percent (10%) contingency of Three Hundred Nineteen Thousand, Seven Hundred Seventy-one Dollars and No Cents (\$319,771.00).

BACKGROUND

The goal of the Project is to assist the City of Boston within the requested Mayor's initiative to provide activity space to compliment the activities at the Spaulding Rehabilitation Hospital. The new public park will benefit not only the residents of Charlestown and the City of Boston as a whole, but also the patients and staff of the hospital whereby patient therapy and rehabilitation can be conducted in an outdoor, relaxed and scenic setting. These new amenities will offer a high level of safe play value and therapeutic benefits similar to those within the facility, and are designed fully accessible for everyone's enjoyment. The proposed site improvements will provide a significant enhancement to the Navy Yard/Hospital community and would round out the overall recreational use of the parcel. The Project is intended to be a public/private partnership and consist of two (2) separate construction contracts to complete the work.

Parcel 5 Projects:

- Contract 1: Parcel 5 Boardwalk improvements

Contract 1 has been previously awarded to Newport Construction and construction is currently underway. The work will include approximately 750 feet of new boardwalk, which will be installed along the existing pier edge. The new boardwalk will surround the Parcel 5 site and will provide scenic waterfront views that satisfies the City of Boston's Harborwalk requirements which requires new development be set back from the water's edge, in order for the public to enjoy this waterfront area as a public accessible pathway.

- Contract 2: Parcel 5 Playground and Park Improvements

Contract 2 consists of the remaining work necessary to complete the overall project. The improvement consists of constructing a completely new 14,000 square feet playground for young children, fully handicap accessible and designed for children who are physically challenged to use the play equipment. There are 20 separate play equipment structures. The Project also includes public seating areas, new landscaping, trees, sod, irrigation system, lighting, shade structures, elevated wooden ramps and new decorative concrete sidewalks. Also included is informational and historical signage, benches, picnic tables, solar trash recycling units and site fencing.

The Project was publicly advertised and competitively bid in accordance with Chapter 30 of the Massachusetts General Laws ("M.G.L."). The advertisement was published in the State Central Register, the Boston Herald, Boston City Record, and numerous construction trade publications. Four (4) firms expressed an interest and took out plans and specifications for the proposed project. A pre-bid meeting and Project walkthrough was held on Thursday, August 1, 2013 at the Parcel 5 site.

General construction bids for this Project, solicited under M.G.L. Chapter 30, were received on Thursday, August 8, 2013, at the BRA/EDIC Capital Construction Department, 22 Drydock Avenue, Boston, MA. There were four (4) general bids submitted prior to the 12:00 PM deadline, at which time they were publicly opened and read aloud.

GENERAL BID RESULTS

Bidder	Bid Amount
J J Phelan & Sons *	\$2,866,680.00
MacKay Construction Services, Inc.	\$3,197,711.00
Wes Construction	\$3,446,900.00
Newport Construction	\$3,641,181.50

* Incomplete submission- missing forms, did not sign the bid.

The Capital Construction Department and the Consultant, Spurr Design Studio of

Weston & Sampson have reviewed the bid submission of the lowest eligible bidder, and have determined that MacKay Construction Services, Inc. has the experience and the qualifications to provide the services required by the Project's plans and specifications. Therefore, the Consultant has recommended awarding the contract to MacKay Construction Services, Inc. as the lowest eligible and responsible bidder.

BUDGET/FISCAL IMPACTS

This project will be funded through the City of Boston, Office of Budget Management, and the Fund for Boston Parks and Recreation.

RECOMMENDATION

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority, to 1) award the contract for The Parcel 5 Playground and Park, Charlestown Navy Yard ("Project") to MacKay Construction Services, Inc. for an amount not to exceed Three Million One Hundred Ninety-seven Thousand, Seven Hundred Eleven Dollars and No cents (\$3,197,711.00) and 2) to execute any change orders that may be required to complete the Project and deemed necessary and convenient, by the Director, in an aggregate amount not to exceed ten percent (10%) contingency for an amount of Three Hundred Nineteen Thousand, Seven Hundred Seventy-one Dollars and No Cents (\$319,771.00).