

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

FROM: LAWRENCE MAMMOLI, DIRECTOR FOR CAPITAL CONSTRUCTION
AND FACILITIES MANAGEMENT
PAUL OSBORN, DEPUTY DIRECTOR CAPITAL CONSTRUCTION

SUBJECT: ENGINEERING SERVICES CONTRACT AUTHORIZATION FOR FAY
SPOFFORD & THORNDIKE, INC.-PARCEL C1 SITE IMPROVEMENTS

SUMMARY: This Memorandum requests that the Director be authorized to enter into an Engineering Services Contract with Fay Spofford & Thorndike, Inc. for a total contract amount not to exceed One Hundred Fifteen Thousand Six Hundred Fifty-eight Dollars and No Cents (\$115,658.00). The contract is to provide civil engineering services for Phase 1 site improvement designs at Parcel C1 located in the Marine Industrial Park.

BACKGROUND

Currently in the Marine Industrial Park there is a need for additional parking in order to accommodate a variety of users such as, Massport Cruise ship parking, special events such as Circus de Soleil, Boston Convention Center events, tenant special events and a variety of visitors to the Marine Industrial Park. The current EDIC Parking Garage, located at 12 Drydock Avenue, is at or near full parking capacity and future demand studies indicate that additional demand will increase in the near future.

In order to satisfy this parking need, there will be two (2) phases of development.

PHASE 1 SITE IMPROVEMENTS DESIGN

The purpose of this Phase 1 design is to provide on-grade surface parking on Parcel C1. Currently the parcel is an abandoned wharf structure, severely deteriorating and is unsafe in its current condition. Parcel C1 was designed and constructed in the mid 1940's as a wharf structure founded on wood timber piles with concrete beams and slabs. The site has been abandoned for many years and is currently fenced and secured in order to prevent access and provide public safety.

Fay Spofford & Thorndike, Inc. (the "Consultant") are the original designers of the wharf structure for the US Navy, and has also done engineering and design work at the site for the EDIC dating back to 1994. The Consultant has all of the original designs and construction plans from previous projects and many of the design details necessary for the Parcel C1 site improvement project are already designed from previous projects for EDIC.

The project will include a design which accomplishes the following types of work:

- Installation of concrete retaining walls
- Demolition of deteriorated wharf structure
- Installation of new backfill material
- Site utilities, lighting, drainage, paving and striping
- Security fencing and signage
- Entrances and exits
- Concrete Sidewalks

The Consultant will also be providing the following services:

- Investigate the site for existing conditions
- Perform topographic survey and locate existing utilities
- Prepare and submit necessary permitting to regulatory agencies
- Coordinate design with Boston Water & Sewer Commission
- File Notice of Intent with Boston Conservation Commission

All of the above described work will be incorporated into the future Phase 2 Parking Garage design.

PHASE 2 PARKING GARAGE (Future)

EDIC has recently completed a parking and demand study confirming that there is a need for a future structured parking facility that can be built on Parcel C1 and portions of the abutting Parcel C2. The parking garage structure will be designed and constructed under Phase 2.

FUNDING

Consultant services will be funded by the EDIC General Funds Account.

RECOMMENDATION

It is recommended that the Director be authorized to enter into an engineering service contract with Fay Spofford & Thorndike, Inc., for an amount not to exceed One

Hundred Fifteen Thousand Six Hundred Fifty-eight Dollars and No Cents (\$115,658.00).

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized on behalf of the Corporation to enter into a Engineering Services Contract with Fay Spofford & Thorndike, Inc. for a total contract amount not to exceed One Hundred Fifteen Thousand Six Hundred Fifty-eight Dollars and No Cents (\$115,658.00), for the provision of engineering services required at Parcel C1 located in the Marine Industrial Park