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; 11/26/17 3:10 PM
;
;;;BOSTON CITY COUNCIL 2-3PM
;;;11/28/2017

>> GOOD AFTERNOON.
WELCOME TO THE BOSTON CITY
COUNCIL IANNELLA CHAMBER.
I'M MARK CIOMMO, THE CHAIRMAN OF
WAYS AND MEANS.
I'D LIKE TO REMIND FOLKS THAT
THIS IS A PUBLIC HEARING, BEING
RECORDED AND BROADCAST LIVE ON
COMCAST CHANNEL 8.
I'D ASK FOLKS TO SILENCE THEIR
DEVICES.
AT THE CONCLUSION OF THE
HEARING, WE'LL HAVE PUBLIC
TESTIMONY.
THERE'S SIGN-IN SHEETS TO MY
LEFT BY THE DOOR.
PLEASE STATE YOUR NAME AND ANY
AFFILIATION AND A RESIDENCE.
WE ARE HERE TO REVIEW SEVERAL
DOCKETS STARTING WITH DOCKET
1391.
MESSAGE AND ORDER FOR A
SUPPLEMENTAL APPROPRIATION IN
THE AMOUNT OF \$2 MILLION.
THIS FUNDING BECAME AVAILABLE AS
A RESULT OF AN UNANTICIPATED
PAYMENT DURING THE FY-18 FISCAL
YEAR TO THE CITY OF BOSTON
THROUGH THE TRANSFER OF THE OLD
CITY HALL LEASES.
THE FUNDING WILL BE USED TO
ALLOW THE BOSTON CENTERS FOR
YOUTH AND FAMILIES TO ENTER INTO
A GRANT AGREEMENT WITH URBAN
EDGE, A NONPROFIT, TO ASSIST IN
THEIR EFFORTS TO BRING IN A NEW
YOUTH RECREATION CENTER WHICH
WILL INCLUDE AN ICE SKATING
RINK AND FIELDHOUSE TO JACKSON
SWEAR.
WE'RE HERE FOR DOCKET 1397.
A MOST FOR \$1,000 PER FISCAL
YEAR TO A MAXIMUM OF \$1,500 PER
FISCAL YEAR EFFECTIVE 2019.
BY INCREASING THE CREDIT AMOUNT,
THE CITY WILL OFFER
PARTICIPATING SENIORS THAT
MAXIMUM ALLOWABLE CREDIT

PURSUANT TO SECTION 3K OF
CHAPTER 59 OF THE MASS GENERAL
LAWS.

AS MOST RECENTLY AMENDED BY
SECTION 127 OF CHAPTER 218 OF
THE ACTS OF 2016.

DOCKET 1424.

MESSAGE AND ORDER FOR AN
APPROVAL OF AN APPROPRIATION OF
\$123,055,413 FOR THE PURPOSE OF
PAYING THE COST OF THE BOSTON
ARTS ACADEMY, WHICH IS A NEW
SCHOOL FACILITY TO BE BUILT ON
THE SITE OF THE CURRENT BOSTON
ARTS ACADEMY LOCATED AT 174
ITCSWITZ STREETS IN BOSTON.
DOCKET NUMBER 1455 FOR FISCAL
YEAR 2018.

SO WE'RE GOING TO START WITH
DOCKET NUMBER 1391.

I'D LIKE TO INTRODUCE IN IN
ORDER OF THEIR ARRIVAL, FRANK
BAKER TO MY RIGHT AND TO MY LEFT
FROM SOUTH BOSTON, AT LARGE CITY
COUNCILLOR, MICHAEL FLAHERTY.

WITH THAT --

>> THANK YOU.

GOOD AFTERNOON.

THANKS FOR ALLOWING ME TO
EXPLAIN 1391.

MAYOR WALSH AND THE YOUTH AND
FAMILIES SUPPORT THIS \$2 MILLION
TO BUILD THE JACKSON SQUARE
RECREATION CENTER WHICH WILL BE
LOCATED AT THE BORDER OF ROXBURY
AND JAMAICA PLAIN.

THIS INITIATIVE HAS BEEN IN THE
MAKING FOR MORE THAN 15 YEARS
AND ONCE BUILT WILL PROVIDE A
STATE OF THE ART 75,000 SQUARE
FOOT ICE SKATING RINK AND INDOOR
TURF FACILITY THAT WILL PROVIDE
DESERVING YOUTH THE OPPORTUNITY
TO EXPLORE, LEARN NEW SPORTS AND
DEVELOP NEW RECREATIONAL
ACTIVITIES THAT WILL PROMOTE
HEALTHY HABITS.

THE FACILITY WILL HOST OTHER
YOUTH DEVELOPMENT ACTIVITIES AND
PROVIDE ACCESS TO TECHNOLOGY,
ACADEMIC SUPPORT, COLLEGE AND
CAREER AWARENESS OPPORTUNITIES.
THIS IDEA FOR SUCH A FACILITY
WAS SURFACED BY YOU, ADVOCATED

BY YOU AND FOR THE PURPOSE TO
BECOME A HUB FOR ALL YOUTH TO
COME TOGETHER AND LEARN FROM ONE
ANOTHER.

IN A RECENT "BOSTON GLOBE"
ARTICLE IN APRIL 2017, THE GLOBE
REPORTED THAT DATA SHOWED 25,000
RESIDENTS UNDER THE AGE OF 18,
MOSTLY BLACK AND LATINO, LIVE
WITHIN 1 1/2 MILES RADIUS OF
JACKSON SQUARE AREA.

ABOUT A THIRD OF THE FAMILIES
LIVE BELOW THE POVERTY LEVEL
AND 2/3s DON'T PARTICIPATE IN
ORGANIZED SPORTS.

THE DATA DEMONSTRATES A STRONG
DEMAND FOR RECREATIONAL
ACTIVITIES IN AN UNDERSERVED
AREA APPEARS TO BE STRONG,
INCLUDING DEMAND FOR ICE
SKATING.

EVEN THOUGH THERE'S AN EXISTING
OUTDOOR KELLY RINK LOCATED
BEHIND STONY BROOK T STATION,
THIS FACILITY DOES NOT OPERATE
YEAR ROUND.

WE SEE THIS FACILITY AS AN
ADDITIONAL RESOURCE FOR YOUNG
PEOPLE AND BCYF WILL BENEFIT AND
THE CITY WILL BECOME BETTER FOR
SUPPORTING ITS BUILD-OUT.

BCYF WILL FUND A PORTION OF THE
LARGER PROJECT THAT IS PRIMARILY
FUNDED THROUGH OTHER NONPROFITS,
THIS IS PART OF THE JACKSON
SQUARE PLANNING INITIATIVE THAT
IS COMMUNITY BASED TO CREATE A
SHARED VISION OF THE
NEIGHBORHOOD.

THIS PROJECT WILL ANCHOR THE
NEIGHBORHOOD THAT IS ALSO SEEING
A DEVELOPMENT OF NEW TRANSIT
ORIENTATED AFFORDABLE HOUSING
AND NEW RETAIL SPACE.

FUNDING BECAME THROUGH THE OLD
CITY HALL LEASE.

I'LL ASK MY COLLEAGUES TO THE
LEFT TO EXPLAIN THE FUNDING
SOURCE.

>> THANK YOU.

A PLEASURE TO TESTIFY BEFORE YOU
TODAY.

JUST QUICKLY TALK ABOUT NEXT
STEPS WITH THE CONTRACT ITSELF.

IF THE APPROPRIATION IS APPROVED, THE CITY WILL WORK TO STRUCTURE THE GRANT AGREEMENT, THE TIME LINE, THE FUNDING TO MAKE SURE IT FITS INTO THE LARGER PROJECT AS A WHOLE. AS THE COMMISSIONER MENTIONED, THERE'S SEVERAL STATE AND OTHER NONPROFIT FUNDING PIECES THAT WE'LL WORK WITH URBAN EDGE TO MAKE SURE THAT WE -- THE FUNDING FLOWS ACCORDINGLY THROUGHOUT THE PROJECT.

THE FUNDING BECAME AVAILABLE AS THE COMMISSIONER SAID THROUGH A RENEGOTIATION OF THE LEASE. DURING THE PROCESS, THE NEW ENTITY PAID THE CITY A FINANCIAL OBLIGATION AND WE WERE ABLE TO USE THAT TO FUND THE PROJECT FOR THIS YEAR.

I THINK DURING THE CONTRACT NEGOTIATION PROCESS, WE HOPE THAT WE'RE ABLE TO IDENTIFY MEANINGFUL PUBLIC ACCESS AND WE CAN CERTAINLY GET A COUPLE DETAIL WHAT'S THAT IS. WE'RE THINKING PUBLIC SKATE TIME, PUBLIC ACCESS TO A FACILITY INCLUDING AN ICE SKATING RINK.

POTENTIALLY A FIELDHOUSE, CLASSROOM SPACE, OTHER PARTS OF THE FACILITY TO BE USED OUTSIDE OF THE ICE SKATING RINK. ACTIVITIES FOR THE CITY OF BOSTON YOUTH AT BCYF AND POTENTIALLY SCHOOL CHILDREN THROUGHOUT THE CITY. SO WE THINK IT'S A GREAT PROJECT AND HAPPY TO ANSWER ANY QUESTIONS YOU MIGHT HAVE.

>> GREAT.

SO WHO IS THE NEW LESSOR OF OLD CITY HALL?

>> I DON'T HAVE THE NAME OF THE COMPANY.

I CAN GET THAT INFORMATION.

>> PLEASE.

>> BUT --

>> AND THE \$2 MILLION BECAME AVAILABLE AS A SIGNING BONUS OR --

>> YEAH.

ESSENTIALLY THEY SIGNED A
LONG-TERM LEASE TO OPERATE THE
FACILITY.

WHEN IT TRANSFERRED FROM THE
ORIGINAL ARCHITECT TO A GYM --
WE HAVE THE NAME THERE.

WHEN THEY TRANSFERRED THE LEASE,
THEY PAID THE CITY A FINANCIAL
CONTRIBUTION TO MOVE OVER THE
LEASE.

>> THE FIRM IS OCH HOLDINGS.
IT'S AN ENTITY CONTROLLED BY
SYNERGY INVESTMENTS.

A LEASE TRANSFER.

THIS WAS A TRANSACTION AS A
RESULT OF THE TRANSFER.

>> A GOOD THING, GETTING MORE
MONEY FOR RENT.

EVERYBODY ELSE IS.

WHERE IS THE RINK AND THE
FACILITIES LOCATED?

YOU HAVE A DEFINITE LOCATED?

>> LOCATED ON THE COLUMBUS
CENTER STREET, JACKSON TRAIN
ADMINISTRATION.

RIGHT ACROSS.

NEAR ONE OF OUR PUBLIC
FACILITIES.

SORT OF THE FRONT END OF IT
WHERE WE HAVE THE SALT SHED NEAR
MARCELLA PARK COMING DOWN.

IT'S AN IDEAL LOCATION.

I REMEMBER SKATING IN THE KELLER
RINK.

I KNOW ICE SKATING WILL COMPEL
TO YOUNG PEOPLE.

THERE WAS ONE AT THE SHELLBORN
CENTER.

THE REASON WE'RE LOOKING AT BOTH
ENTITIES, WE TURN SOMETHING BACK
THAT BOTH COMMUNITIES LOST.

>> RIGHT.

AND LEADS TO THE QUESTION, WHO
WILL MAINTAIN IT AND RUN THE
FACILITIES?

>> YEAH.

I'M ASSUMING THAT WILL BE AN
URBAN EDGE EFFORT.

I DON'T KNOW WHO MIGHT BE THE
PARTNERS THAT THEY MIGHT BE
LOOKING AT TOGETHER TO SUPPORT
THE WORK.

I THINK THEY'RE GOING TO TAKE A
LEAD TO MAKE SURE THE FACILITY

CONTINUES TO RUN APPROPRIATELY,
ENSURES THAT THE USAGE FROM
MULTIPLE PARTNERS IS BALANCED IN
A WAY AND MAKE SURE THERE'S
COMMUNITY USAGE AS WELL.

>> AND DO YOU HAVE A TOTAL COST
OF THE ENTIRE PROJECT?

>> THEY ESTIMATE \$21 MILLION AND
SOME CHANGE, 21.5.

I THINK THEY WERE UP TO 18,000.
THEY HAD A GAP OF \$3 MILLION TO
REALLY FINISH OUT THE PROCESS.
YOU REMEMBER THE

ARTICLE.

>> YES.

>> T.D. GARDEN FOUND THERE WAS
MONEY THAT SHOULD HAVE BEEN
KICKED BACK AND THAT SPARKED AN
INTEREST.

>> COULD YOU USE THEM FOR
RESEARCH HERE?

FOUND MONEY.

LET ME RECOGNIZE COUNCILLOR
BAKER FOR ANY QUESTIONING.

>> THANK YOU FOR COMING TODAY.
SO IS THE PROJECT -- WHATEVER
CITY ASSETS ARE IN THERE, I
DON'T KNOW IF YOU OR WILLIAM --
IS THERE CITY LAND THERE ALSO?
HOW DID THIS WHOLE CONCEPT COME
TOGETHER?

BECAUSE IT SOUNDS LIKE A GREAT
CONCEPT.

SOMETHING THAT I'VE BEEN
THINKING ABOUT AND TRYING TO
IMPLEMENT IN MY DISTRICT.

>> SURE.

IT'S BEEN A PART OF THE JACKSON
PLANNING SQUARE INITIATIVE.
THIS IS A CENTER PIECE THAT THEY
WORKED ON 10, 15 YEARS AGO.
THE LAND IS GOING TO BE OWNED BY
DCR.

DCR FUNDED PROJECT AT THIS POINT
ALONG WITH THE NONPROFIT --

>> SO DCR OWNS THE RINK AND
EVERYTHING.

IS IT --

>> I'D HAVE TO DOUBLE-CHECK.

I BELIEVE SO.

>> SO MAYBE WHAT I'M ASKING IS,
WHAT ELSE IS THE CITY PUTTING UP
HERE?

A \$2 MILLION ONE-TIME GRANT?

AND RUN BY URBAN EDGE?
>> YES.
URBAN EDGE IS THE DEVELOPER.
THEY HAVE AN OUTSTANDING
CONTRACT WITH DCR THAT LAYS OUT
THEIR STIPULATIONS ARE.
SO WE'RE GOING TO TRY TO
STRUCTURE THE GRANT AGREEMENT TO
ALIGN WITH THAT SO FUNDING OUR
RESOURCES, STATE RESOURCES,
NONPROFIT RESOURCES SYNERGIZE
TOGETHER TO GET THE PROJECT
COMPLETE.
>> AND IT'S ALL RECREATIONAL
USES?
>> I THINK IT'S A MIX THERE.
SHOULD BE SOME CLASSROOM SPACE,
COMMUNITY SPACE.
ON TOP OF THE --
>> WHEN I SAY RECREATIONAL, LIKE
HOW DOES THIS SUSTAIN?
>> THE FUNDING FOR IT?
>> YEAH.
IT'S ALL BUILT AND IN THREE
YEARS IT'S GREAT.
HOW DOES IT PAY FOR ITSELF IF
IT'S NOT OUR COMMUNITY CENTER OR
HOW WILL IT SUSTAIN --
>> I'D HAVE TO FOLLOW UP WITH
URBAN EDGE OR ONCE WE GET THE
CONTRACT AGREEMENT SIGNED ON THE
DAY-TO-DAY OPERATIONS.
I BELIEVE THERE'S A MIX OF
PUBLIC, PRIVATE, COMMUNITY USE
THAT WILL SORT OF CREATE A
SUSTAINABLE MODEL.
>> FUND-RAISING PROBABLY AND
THERE THOSE FIELDS AND RINKS BE
UP FOR RENT?
>> TO BE DETERMINED AT THIS
POINT.
>> OKAY.
WE GOT THE TOTAL COST.
SOUNDS LIKE A GREAT PROJECT.
YOU TALKED ABOUT PUBLIC PRIVATE.
WHAT IS THE TIMELINE FOR THIS
PROJECT?
>> SO THE FUNDING THAT WE'RE
APPROPRIATING THIS YEAR IS FOR
FY-18.
I THINK THE LONGER TERM PROJECT
WILL DEPEND ON FINALIZING ANY
ADDITIONAL OUTSTANDING
RESOURCES, COMMITMENTS THAT THEY

NEED TO FIND AND MAKING SURE
THAT THE DESIGN AND CONSTRUCTION
FLOWS NICELY.

THIS IS SUPPOSED TO BE AN FY-18
APPROPRIATION.

>> A ONE-TIME APPROPRIATION AND
HOPEFULLY GETS BUILT AND --
>> WE WANT TO STRUCTURE THE
CONTRACT WITH URBAN EDGE TO MAKE
SURE WE'RE PROTECTING THE
INVESTMENT WE'RE ASKING YOU TO
MAKE AND WE HIT MILESTONES TO
RELEASE THOSE FUNDS.

>> IT'S AN INVESTMENT IN THE
COMMUNITY.

IT'S MORE OF A GRANT.

AND MY LAST QUESTION HERE ON
THIS IS CAN WE TALK A LITTLE BIT
ABOUT THE LEASE AGREEMENT WITH
THE OLD CITY HALL?

WHAT ARE THE TERMS OF IT?

HOW LONG LONGER AND WHAT DO WE
GET IN THE CITY?

>> I THINK IT ORIGINALLY WAS
LIKE A 47-YEAR LEASE.

IT'S BEEN EXTENDED TO A 99-YEAR
TERM.

>> SO IT'S 99 THIS YEAR.

SO 99 YEARS FROM TODAY.

>> OR MAYBE FROM THE INCEPTION.
I'M NOT 100% SURE.

>> SO WHAT DO WE GET FOR THAT
YEARLY?

>> GENERALLY -- I THINK IT'S
RECURRING GENERAL FUND REVENUE.
BASICALLY IS A TAX AGREEMENT IN
LIEU OF REGULAR PROPERTY TAX.
THE ONE-TIME PAYMENT WAS BASED
ON THE TRANSACTION OF THE
LEASES.

>> SO I DON'T UNDERSTAND.
IN LIEU -- WE DON'T GET ANYTHING
FOR IT?

>> WE DO GET THIS INVESTMENT AND
OTHER PARTS OF IT.

THIS \$2 MILLION COMPONENT --

>> SO WE GET \$2 MILLION FOR THE
OLD CITY HALL?

>> RIGHT.

>> IN 99 YEARS WHAT DO WE GET?

>> WE CONTINUE TO GET THE TAX
PAYMENT.

>> A PILOT?

>> IT'S A 121 AGREEMENT.

TAX AGREEMENT.
>> WHAT IS IT?
>> I BASICALLY A REDUCED TAX BURDEN.
IT WAS DONE BACK IN 1970 AS A WAY TO STIMULATE THE DEVELOPMENT.
>> SO WE GIVE IT TO SOMEONE -- WE GIVE IT TO A DEVELOPER JUST FOR THE TAXES THAT WE SHOULD BE GETTING ON IT ANYWAY?
>> RIGHT.
>> SO WE DON'T -- TECHNICALLY WE DON'T GET ANYTHING FOR IT.
>> WE GET THE TAX REVENUE.
WE COULD ACTUALLY --
>> CIRCLE BACK.
DOESN'T SOUND LIKE WE GET ANYTHING.
WE GET TAX MONEY THAT SHOULD BE COMING TO US ANYWAY.
>> RIGHT.
>> SO THIS -- SO THEY'RE GOING TO PAY THE TAXES.
THEY GIVE US A ONE-TIME \$2 MILLION PAYMENT AND 98 YEARS THEY'RE STILL JUST PAYING THE TAXES ON IT.
SO BASICALLY THEY HAVE THIS BUILDING FOR 99 YEARS FOR \$2 MILLION.
>> IT'S TAX EXEMPT PROPERTY.
IT'S --
>> WHEN IT WAS TAX EXEMPT PROPERTY, WE WERE USING IT.
NOW IT'S RESTAURANTS AND WHATEVER ELSE IS IN THERE.
THAT'S PROBABLY A LONGER DISCUSSION.
I'LL PASS.
>> THE \$2 MILLION IS PART OF A LARGER FINANCIAL PACKAGE.
IT INCLUDES CAPITAL IMPROVEMENTS.
IT'S AND ALL-IN CONTRIBUTION.
\$2 MILLION IS BEING USED FOR THE APPROPRIATION TODAY.
>> AND THAT \$9 MILLION IS A ONE-TIME PAYMENT AND THEY PAY TAXES.
>> YES.
>> IS THERE ANY WAY WE CAN GO BACK AT THIS CONTRACT OR IS IT AWAY FROM US?

>> I'D HAVE TO CIRCLE BACK.
MY FUNCTION IS IT'S FINALIZED.
>> THANK YOU, MR. CHAIR.
>> THANK YOU.
LET ME ACKNOWLEDGE THAT WE'VE
BEEN JOINED BY MATT O'MALLEY AND

ANNISSA ESSAIBI-GEORGE.
>> DCR IS NOT GOING TO RUN THE
RINK?
>> I DON'T BELIEVE SO.
>> WHY WOULDN'T THEY?
FIRST OF ALL, DCI IS IN THE
RINK-RUNNING BUSINESS.
THEY LOSE MONEY.
WANT TO MAKE SURE URBAN EDGE IS
NOT OVERTHINKING THIS.
IF IT'S A SKATING PARK,
LEARN-TO-PLAY HOCKEY, YOU NEED A
LITTLE RINK AND A BIG RINK.
I DON'T KNOW WHO IS DESIGNING
IT.
I DON'T KNOW IF I HAVE AN
OPPORTUNITY TO TALK TO THEM.
I'M PROBABLY THE ONLY ONE THAT
PLAYED IT COMPETITIVELY AND
COACHED IT.
IF THIS IS A RING FOR CIRCULAR
SKATING VERSUS A RING WHERE IT'S
HOCKEY GAMES AND LEARN-TO-PLAY
HOCKEY PROGRAMS.
>> SURE.
>> URBAN EDGE IS PROBABLY A
HANDFUL THAT RUN RINKS ACROSS
THE STATE.
DCR IS THE BIGGEST ONE.
IT'S ON DCR PROPERTY.
WE WOULDN'T WE LET DCR HANDLE
WHAT THEY DO NOW AND BEYOND?
>> TO FOLLOW UP WITH THE
SPECIFICS ON THE RINKS.
THERE'S PART OF A YOUTH CENTER,
RECREATION CENTER.
IT'S NOT JUST THE SKATING RINK.
THERE WILL BE A FIELDHOUSE THAT
WILL SIT ON TOP OF IT TO PROVIDE
SOCCER, BASEBALL, WHATEVER ELSE
AND CLASSROOM SPACE.
I'D HAVE TO DEFER TO URBAN EDGE.
WE CAN FOLLOW UP WITH THEM ON
THE SPECIFICS OF THE USAGE.
IT WILL BE MORE OF A COMMUNITY

BASED FOCUS AS OPPOSED TO A
STAND-ALONE RING.
>> HOW BIG IS THE FACILITY
BETWEEN THE RING AND THE
FIELDHOUSE AND THE CLASSROOM
SPACE.
>> I'D HAVE TO FOLLOW BACK UP.
>> 75,000 SQUARE FEET.
>> TWO TIER.
THEY'RE GOING TO LOOK AT ICE
SKATING RINK IN THE FIRST LEVEL
WITH A FULL ARTIFICIAL TURF
FIELD AND THE SECOND FLOOR.
>> WHEN DOES PEN GO TO PAPER ON
THAT?
I'D LIKE TO SEE THAT DESIGN.
>> I THINK IT'S IN THE DESIGN
PHASE.
>> I BELIEVE THAT BUILDING IS
SUBSTANTIALLY DESIGNED.
WE HAVE NOT MOVED FORWARD WITH
THE CONTRACTING PHASE AND --
>> DO YOU HAVE ACCESS TO THOSE
RENDERS THAT WE CAN --
>> I DON'T PERSONALLY.
WE CAN FOLLOW UP AND SEE WHAT WE
CAN GET.
>> IT'S IMPORTANT.
>> I WOULD ALSO THINK IT'S A
PROJECT OF THAT SIZE WOULD
PROBABLY HAVE TO GO THROUGH AN
ARTICLE 80 PROCESS OF SOME KIND.
IF IT'S OVER 50,000 SQUARE FEET,
IT WOULD TRIP AN ARTICLE 80
PROCESS, WHICH THEY WOULD HAVE
TO DO THE FILINGS AND SUCH THAT
AN URBAN EDGE WOULD BE FAMILIAR
WITH, I THINK.
>> YEAH.
>> LET US KNOW.
>> ABSOLUTELY.
>> INTEREST AMONG THE MEMBERS
FOR DESIGN AND LOCATION AND ALL
THAT.
>> COUNCILLOR O'MALLEY.
>> THANK YOU, MR. CHAIR.
BEAR WITH ME A SECOND.
I'M TEXTING YOU, COUNCILLOR
FLAHERTY AND COUNCILLOR BAKER,
RENDERINGS.
I THINK IT WAS RIGHT BEFORE
HALLOWEEN AT A WONDERFUL EVENT.
I DON'T HAVE ANY QUESTIONS OTHER
THAN TO SAY THIS HAS MY

UNQUALIFIED SUPPORT.
TODAY IS GIVING TUESDAY.
I BEGAN THE DAY MAKING MY ANNUAL CONTRIBUTION TO THE KELLY RINK, WHICH COMMISSIONER MORALES AND I HAVE KNOWN FOR MANY, MANY YEARS. IT WAS A TEMPORARY FACILITY AND GOING ON NOW CLOSE TO 40 YEARS, THIS HAS BEEN A PROJECT THAT HAS BEEN IN THE PIPELINE FOR PRECEDING MY ELECTION IN 2010. BECAUSE OF THE LEADERSHIP OF URBAN EDGE, BECAUSE OF THE LEADERSHIP OF THE HIGH SQUARE TASK FORCE AND THE STATE STEPPING UP AND IN PARTICULARLY -- I CAN'T UNDERSCORE THIS ENOUGH -- THE LEADERSHIP THAT OUR MAYOR HAS SHOWN AND COMMITMENT TO THIS PROJECT MAKING IT A REALITY, WE'RE CLOSER THAN WE HAVE EVER BEEN.

THE PICTURE I JUST SENT YOU GENTLEMEN, I'M HAPPY TO SHARE IT WITH KATE SULLIVAN.

BE PART OF THE PUBLIC RECORD. MAYOR ANNOUNCED HIS \$2 MILLION PARTNERSHIP FROM THE CITY. MANY OF YOU WERE THERE.

IT WAS ABOUT 3:30 OR 4:00 P.M. AS WE WERE THERE CELEBRATING THIS GOOD NEWS, THERE WAS A FATAL SHOOTING ACROSS THE STREET AT THE MILDRED HALEY HOUSING DEVELOPMENT.

I'M NOT NAIVE ENOUGH TO SUGGEST HAD WE HAD THIS RINK THAT WE COULD HAVE AVOIDED THAT MURDER, BUT IT'S CERTAIN THAT HAD WE HAD THIS RINK AND WHEN WE HAVE THIS RINK WE'LL HAVE SO MUCH MORE OPPORTUNITIES FOR OUR YOUNG PEOPLE NOT ONLY IN THE FIELD OF ATHLETICS BUT IN SCHOLARSHIP AND WORKING.

THIS WILL BE TRANSFORMATIVE FOR MY DISTRICT AND THE CITY.

I'M SO GRATEFUL THAT THE LEADERSHIP HAS SHOWN YOU AND THE MAYOR HAS SHOWN.

THIS WILL BE A REMARKABLE THING FOR NOT ON JAMAICA PLAIN AND ROCKS BERRY AND EXCITED TO SEE

IT'S GOING TO BE A REALITY.
>> THANK YOU.
>> COUNCILLOR ESSAIBI-GEORGE.
>> NO QUESTIONS.
>> THANK YOU.
UNLESS SOMEBODY ELSE HAS ANY
FURTHER QUESTIONS.
I WANT TO THANK YOU FOR YOUR
TIME AND TESTIMONY.
WANT TO CONGRATULATE THOSE YOUNG
PEOPLE WHO FOUND THAT MONEY AS
T.D. GARDENS SITTING THERE AND
AVAILING THEMSELVES OF IT AND
GETTING A LARGE CHUNK INTO THIS
PROJECT WHICH I THINK WILL HAVE
TO GO TO AN ARTICLE 80 SO
THERE'S FURTHER COMMUNITY
CONVERSATIONS.
>> CAN WE MAYBE -- IF WE CAN GET
SOME HISTORY ON THAT LEASE A
LITTLE BIT.
WHEN IT WAS FIRST ENACTED, WHAT
IT LOOKED LIKE THEN AND -- THANK
YOU.
>> SURE.
>> I I CAN SPEAK TO THAT.
>> THANK YOU.
>> HI, COMMISSIONER.
>> THANK YOU.
I'M SORRY FOR BEING A LITTLE
LATE.
I DID CATCH A LITTLE BIT OF THE
HEARING ON THE TELEVISION.
HEARD THE LEASE BEING DISCUSSED.
I HAVE SOME BACKGROUND
INFORMATION ON THAT.
MAYBE IT ADDRESSES SOME OF
COUNCILLOR BAKER'S CONCERNS.
I WANTED TO SHARE THAT WITH YOU.
WHEN THE LEASE WAS TRANSFERRED
FROM THE ARCHITECTURAL HERITAGE
FOUNDATION TOO OLD CITY HALL,
THE CITY WASN'T ENTITLED TO
PARTICIPATE IN THAT.
BUT AS A NONPROFIT, IT WAS A
PARTNER OF OURS.
THAT'S WHY WE GOT THE \$2
MILLION.
SO THAT IS A REALLY IMPORTANT
COMPONENT OF THE DEAL.
WE'RE VERY HAPPY THAT IT'S GOING
TO BE ABLE TO HELP THOSE FOLKS
GET THE RINK GOING.
BUT ALSO THERE'S REALLY TWO

SEPARATE TRANSACTIONS HERE.
ONE IS THE TRANSFER OF THE LEASE
AND THE EXTENSION OF THE LEASE.
ON THE EXTENSION OF THE LEASE,
THE CITY -- UNDER THE CURRENT
LEASE, WE GET 30% OF THE GROSS
REVENUE.

>> OF THE RENTS COMING IN THAT'S
WHAT WE GET?

>> YEAH, A LITTLE OVER \$800,000
A YEAR.

NOW, TYPICALLY COMMISSIONER
PROPERTY WILL GENERATE ABOUT 20%
OF ITS INCOME IN TAXES.
SO IF YOU WANT TO THINK OF 2/3s
OF THAT IS EQUIVALENT TO TAXES.
ANOTHER THIRD OF THAT WOULD BE
RENT THROUGH THE PROPERTY
ITSELF.

AND THEN IN ADDITION TO THAT,
WHEN WE NEGOTIATE THE LEASE
EXTENSION, WE HAVE TWO OTHER
COMPONENTS OF RENT THAT ARE VERY
IMPORTANT.

ONE IS THE PARTICIPATION RENT.
SO DAVE GREENY IS BEHIND YOU,
THE NEW LEASE ENTITY.

VERY REAL ESTATE PERSON.
WE THINK HE'S GOING TO BE ABLE
TO INCREASE THE RENTAL INCOME
THAT PROPERTY QUITE A BIT.
WE PUT A PROVISION IN THERE
ABOVE A CERTAIN THRESHOLD, HE
WILL -- WE WILL PARTICIPATE IN
ANY INCREASES IN THE RENT ABOVE
THAT AMOUNT.

>> WE WILL RECEIVE MORE MONEY
OVER AND ABOVE THE TAX?

>> YES.

THE 30% IS A PHASE.
TO THE EXTENT THAT MR. GREEN IS
SUCCESSFUL IN INCREASING THE
RENTAL INCOME, THE CITY WILL
PARTICIPATE IN THAT.

>> SO IT'S NOT A LOCKED IN
DOLLAR AMOUNT.

THAT IT'S A MILLION DOLLARS A
YEAR FOR A GROUND LEASE.

>> NO, NO, NO.

IT'S A PERCENTAGE.
SO WE'RE ALREADY GETTING 30%,
WHICH IS WAY ABOVE HAD WITH THE
TAX AMOUNT WOULD BE.

IN ADDITION TO THAT, THERE'S A

PARTICIPATION REPRESENT.
THE BETTER PROPERTY DOES, THE
MORE THE CITY GETS.
THAT'S AN IMPORTANT COMPONENT.
CERTAINLY THERE'S A TRANSACTION
RENT.
IF IN THE FUTURE THE PROPERTY IS
EITHER REFINANCED OR THE LEASE
IS SOLD ONCE AGAIN, THE CITY
WILL GET A PERCENTAGE OF THAT.
IT'S GUARANTEED.
THIS TIME WE WERE ABLE TO WORK
INTO THE DEAL WORKING WITH OUR
NONPROFIT PARTNER TO ENSURE
THERE WAS GUARANTEED MONEY.
SO THE NEXT TIME IT TRANS ACTS,
THE CITY HE GET 3% OF THE
PROCEEDS GUARANTEED.
>> OKAY.
>> I THINK IT'S A VERY FAVORABLE
DEAL FOR THE CITY.
WE WERE GRATEFUL TO WORK WITH
BOTH PARTIES IN THIS
TRANSACTION.
IT'S GREAT TO SEE SOME OF THE
BOUNTY RECEIVED FROM THAT IS
BEING PUT TO A GRATE USE.
>> THANK YOU, RON.
>> THANK YOU.
>> OKAY.
WITHOUT ANY FURTHER COMMENTS
FROM MY COLLEAGUES, I OPEN IT UP
TO ANY PUBLIC TESTIMONY ON THIS
PROJECT.
SEEING AND HEARING NONE, WE'LL
MOVE TO THE NEXT DOCKET.
THANKS FOR YOUR TIME AND
ATTENTION.
>> THANK YOU.
>> WE'RE GOING TO MOVE TO DOCKET
NUMBER 1424.
MESSAGE AND ORDER FOR AN
APPROVAL OF AN APPROPRIATION OF
\$123,055,413 FOR THE PURPOSE OF
PAYING COSTS OF THE BOSTON ARTS
ACADEMY.
WHICH IS A NEW SCHOOL FACILITY
TO BE BUILT ON THE SITE OF THE
CURRENT BOSTON ARTS ACADEMY.
GOOD AFTERNOON.
>> GOOD AFTERNOON.
>> SO I GUESS I'LL JUST PASS IT
OVER TO YOU GUYS FOR A
PRESENTATION.

>> THANK YOU VERY MUCH,
COUNCILLOR CIOMMO AND MEMBERS OF
THE CITY COUNCIL.

I'M JOHN HAMLIN, CHIEF OF
OPERATIONS WITH BOSTON PUBLIC
SCHOOLS.

I'LL PAUSE AND ALLOW THE OTHERS
TO DO A BRIEF INTRODUCTION AND
THEN WE'LL BEGIN.

>> THANK YOU.

>> CHIEF OF STAFF FOR THE PUBLIC
FACILITIES DEPARTMENT.

>> JIM McQUEEN, PUBLIC
FACILITIES DEPARTMENT.

>> ANN CLARK, PRINCIPAL OF
BOSTON ARTS ACADEMY.

>> NICE TO MEET YOU.

>> THANK YOU FOR YOUR TIME.

WE'LL BE BRIEF THIS AFTERNOON.
AS YOU MENTIONED IN THE READING
OF THE DOCKET, WE WOULD LIKE
CITY COUNCIL'S APPROVAL FOR THIS
APPROPRIATION TO MOVE THE BOSTON
ARTS ACADEMY INTO THE FUTURE.
I'M GOING TO PROVIDE A LITTLE
BACKGROUND ON BAA AND CONNECTION
TO THE BILL AND THEN I'LL PASS
IT OVER TO BRIAN TO WALK THROUGH
SOME OF THE SPECIFICS AND
HISTORICAL CONTEXT OF THE
PROJECT AND JIM McQUEEN WILL
TALK US THROUGH THE DESIGN
ELEMENTS FOR THE NEW BUILDING
AND THE TIMELINE AND ANN CLARK
WILL GIVE US SOME CLOSING
REMARKS.

>> THANK YOU.

>> AND WHAT THIS PROJECT WILL DO
FOR HER AMAZING SCHOOL.

I'LL START BY SAYING THIS IS AN
AMAZING SCHOOL.

ONE OF THE TRUE GEMS OF THE
SCHOOL DISTRICT.

WE'RE PROUD TO SAY THIS IS THE
ONE AND ONLY PUBLIC PERFORMANCE
AND ARTS SCHOOL IN THE STATE.
THE ONLY EXTENDED DAY PROGRAM IN
THE STATE AS WELL.

THEY OFFER A COLLEGE PREPARATORY
PROGRAM TO DIVERSE STUDENT BODY.
IT'S ONE OF THE MOST DIVERSE
STUDENT BODIES IN THE DISTRICT.
THEY MATCH WHAT WE HAVE IN THE
DISTRICT, WHICH IS REALLY

AMAZING TO SEE.

THEY DRAW CHILDREN FROM EVERY SINGLE NEIGHBORHOOD IN THE CITY TO THIS SCHOOL.

IT OPERATES WITH A FACULTY OF 45 AND A STAFF OF 19.

THEY HAVE PROGRAMS IN DANCE, MUSIC, THEATER, FASHION TECHNOLOGY SUPPORTED BY A STRONG ACADEMIC AND ESTEEM PROGRAMS THAT SAID, IT'S A FANTASTIC SCHOOL AND STATE OF THE ART PROGRAM THAT IS NOT IN A STATE OF THE ART BUILDING.

IT'S AN OLD WAREHOUSE.

I'M SURE MANY OF YOU ARE FAMILIAR WITH THE BUILDING.

IT SITS BEHIND FENWAY PARK.

FRANKLY, IT'S IN DIRE NEED OF IMPROVEMENT.

SO THE FACILITY MATCHES THE QUALITY OF THE PROGRAM THAT GOES ON INSIDE.

IN TERMS OF WHAT THIS MEANS FOR THE DISTRICT AS A WHOLE, TRUE IT CAN BE SAID THIS IS ONE SCHOOL BUILDING FOR ONE SCHOOL, BUT I THINK IT'S A SIGN OF THE FUTURE THROUGH BUILD BPS.

WE'RE EXCITED THE NEXT 12 MONTHS, OUR FRIENDS AT THE PUBLIC FACILITIES DEPARTMENT WILL ALLOW US TO CUT THE RIBBON NEAR W SQUARE, WHICH WILL SIGNAL TO THE WORLD THAT BOSTON IS BOLD ABOUT BUILDING NEW BUILDINGS AND BOLD ABOUT SCIENCE AND MATH AND EQUALLY EXCITED FOR THE BUILDING WITH THE BOSTON ARTS ACADEMY. WHAT I'VE SAID PUBLICLY MANY TIMES IS THAT AT FENWAY PARK, WE HAVE MILLIONS OF VISITORS, MILLIONS OF TOURISTS THAT COME YEAR AFTER YEAR TO THAT RUN-DOWN LITTLE BALLPARK IN THE FENWAY AREA.

IN THE FUTURE, THEY'LL LEAVE THAT BALLPARK AND SEE A STATE OF THE ART FACILITY AND THEY'LL THINK BOSTON STANDS FOR SPORTS, BUT WOW, BOSTON REALLY STANDS FOR EDUCATION AND THE ARTS. WE'RE SO VERY, VERY EXCITED ABOUT THAT.

WE EXPECT CITY COUNCIL TO JOIN
NEWS THAT EFFORT.

THE LAST THING I'D SAY AGAIN,
THIS TRULY IS A MOMENT WHERE
WE'RE KICK STARTING MORE OF THE
BUILD BPS WORK.

WE EXPECT WE'LL BE BACK IN THE
YEARS TO COME TO PREVENT ON
SIMILAR PROPOSALS BECAUSE WE
WANT TO MAKE SURE THAT OTHER
CHILDREN AND OTHER PROGRAMS
BENEFIT IN WAYS THAT CHILDREN OF
THE BOSTON ARTS ACADEMY WILL
BENEFIT.

WE'RE HAPPY TO SAY WE HAVE SOME
OF THE CHILDREN AND FACULTY HERE
AS WELL.

WHAT I WANT TO PAUSE AND I'LL
WRAP UP WITH THIS COMMENT, ONE
OF THE THINGS THAT IMPRESSED ME
THE MOST IS THAT THE STUDENTS IN
THE BUILDING TODAY ARE NOT THE
ONES THAT WILL BENEFIT FROM THIS
BUILDING AND YET THEY'RE
ABSOLUTELY THE BEST CHAMPIONS
FOR THIS PROJECT.

THEY ALONG WITH HEAD MASTER
CLARK HAVE BEEN SPEAR HEADING
THIS WORK FROM DAY ONE AND WE'RE
PROUD OF THEM AND THE FUTURES
THEY HAVE.

>> GREAT.

>> THANK YOU.

>> THANKS.

>> MR. CHAIRMAN, A BRIEF
BACKGROUND OF HOW WE GOT TO
WHERE WE ARE TODAY.

SO PUBLIC FACILITIES DEPARTMENT
AND BOSTON PUBLIC SCHOOLS HAVE
BEEN WORKING ON THIS ITERATION
FOR THE PAST THREE YEARS AND
DOING SO, WE'VE BEEN WORKING
WITH THE MASS SCHOOL BUILDING
THIRDS.

THE MSBA OVERSEES CONSTRUCTION
PROJECTS THROUGHOUT THE
COMMONWEALTH FOR SCHOOLS.

THEY FUND FISCALLY RESPONSIBLE
AND EDUCATIONALLY APPROPRIATE
SCHOOLS.

MSBA HAS TWO PROGRAMS.

THE ACCELERATED REPAIR PROGRAM,
WHICH FOCUSES ON REPAIR WORK TO
ROOFS, WINDOWS AND BOILERS IN

SOUND BUILDINGS AND CORE PROGRAM PROJECTS WHICH FOCUS ON RENOVATIONS AND NEW SCHOOL CONSTRUCTION.

OVER THE PAST SEVERAL YEARS, THE CITY OF BOSTON HAS BENEFITTED FROM BOUGHT PROGRAMS.

MOST RECENTLY THIS PAST SUMMER, WE COMPLETED SEVEN WINDOW, THREE BOILER AND TWO ROOF PROJECTS IN 12 SCHOOLS.

WE RECEIVED ABOUT \$24 MILLION OUT OF TOTAL PROJECT COST.

WE'LL BE WORKING WITH THE MSBA WITH AN ADDITIONAL SEVEN SCHOOLS TEED UP TO GO INTO CONSTRUCTION 2018 AND 2019.

WE WORKED WITH THE MSBA ENCORE PROGRAMS.

WE'LL RECEIVE ROUGHLY \$36 MILLION FROM THE MSBA ON THAT PROJECT.

A LITTLE BACKGROUND IN BOSTON ARTS ACADEMY.

ADDING ON TO WHAT JOHN RELAYED.

9 TO 12 HIGH SCHOOLS SPECIALIZING IN PERFORMING AND VISUAL ARTS.

THE EXISTING BUILDINGS, 120 SQUARE FEET, THREE STORIES HIGH. ORIGINALLY CONTRACTED IN 1928 AS A POSTAL GARAGE AND WAREHOUSE.

IT WAS CONVERTED INTO A HIGH SCHOOL IN THE LATE 90s.

THE CITY FIRST FILED A STATEMENT OF INTEREST, WHICH IS THE MSBA'S APPLICATION IN 2008.

CITING NUMEROUS DEFICIENCIES TO THE EXISTING STRUCTURE.

THE FIRE ALARM, HVAC, ELECTRICAL AND PLUMBING HAD REACHED THE END OF ITS USEFUL LIFE.

THE TECHNOLOGY INFRASTRUCTURE IN THE BUILDING WAS INADEQUATE.

THE BUILDING WAS PARTIALLY ACCEPTABLE TO HANDICAP INDIVIDUALS.

THE BUILDING DOES NOT PROVIDE AN APPROPRIATE SPACE FOR THE DESIRED EDUCATIONAL PROGRAM FOR THE BOSTON ARTS ACADEMY.

IT'S A PERFORMING AND VISUAL ARTS SCHOOL.

THEY DON'T HAVE AN AUDITORIUM OR

STAGE.

A LOT OF THE CLASSROOMS DON'T HAVE LIGHT.

SPECIFICALLY FOR THE MUSIC AND THEATER PROGRAMS, THERE'S NOT ADEQUATE PRACTICE SPACES FOR THE STUDENTS.

IN 2013, THIS PROJECT WAS INVITED TO THE MSBA PROGRAM FOR CO-LOCATED SCHOOLS WITH THE JOSIAH UPPER QUINCY SCHOOL. AFTER LOOKING AT ALTERNATIVES WHERE TO SITE THIS SCHOOL, THE AGREED UPON SOLUTION IS PARCEL 25 ADJACENT TO THE EXPRESS WAY. AT THE TIME WHEN WE WERE ABOUT TO MOVE FORWARD THAT MAYOR WALSH ASKED US TO TAKE A BECAUSE THE SITE PROVIDED A LOT OF COMPLEXITIES THAT MAY HAVE ADDITIONAL COSTS TO AN ALREADY VERY HIGH COSTING PROJECT AROUND \$250 MILLION.

SO UNCERTAINTIES AROUND THAT EXISTING SITE, THE MAJOR ASKED THAT MSBA TO STOP MOVING FORWARD AND REQUEST TO THAT WE DID. WE LOOKED UPON THE REQUEST. NOVEMBER 19, 2014 THE BOSTON ARTS ACADEMY WAS INVITED FOR THEIR INDIVIDUAL PROJECT. NOVEMBER 2014, THEY STARTED NINE-MONTH ELIGIBILITY PERIOD, WHICH IS A TIMELINE WHERE THEY HAVE TO -- THE CITY OF BOSTON AND MSBA HAD TO COMPLETE CERTAIN REQUIREMENTS, WHICH INCLUDED PUTTING TOGETHER A SCHOOL BUILDING COMMITTEE, AGREEING ON AN ENROLLMENT FOR THE FUTURE PROJECT AND APPROPRIATING \$1.7 MILLION TO FUND THE STUDY. THAT WAS DONE BY YOUR BODY, THE CITY COUNCIL, IN APRIL OF 2015. BASED UPON THE COMPLETION OF THE ELIGIBILITY REQUIREMENTS, THE MSBA BOARD CONDUCTED THE FEASIBILITY STUDY.

THE CITY BROUGHT ON THEIR CONSULTANT TEAM AND PMA, WHICH IS THE OWNER'S PROJECT MANAGER FOR THIS PROJECT.

THE CITY OF BOSTON BPS AND OUR CONSULTANT TEAM LOOKED AT THE

EDUCATIONAL PROGRAM AT THE EXISTING FACILITY AND GATHERS INPUT FROM STUDENTS AND STAFF. BASED UPON THIS INFORMATION, THE PROJECT TEAM EXPLORED FIVE OPTIONS. ONE OF THE OPTIONS BEING A BASE REPAIR, WHICH IS REQUIRED.

FOUR OTHER OPTIONS INCLUDE THREE ADDITIONAL RENOVATIONS AND ONE NEW SCHOOL CONSTRUCTION OPTION. UPON THE REVIEW OF ALL OPTIONS AND WORKING WITH OUR CONSULTANT TEAMS, BPS, PFD SELECTED NEW CONSTRUCTION AS THE PREFERRED SOLUTION TO THE BAA.

THE MSBA AGREED WITH THIS DECISION AND MOVED FORWARD WITH THIS PROJECT AS OF JUNE 28, 2017 AT THE MSBA BOARD MEETING TO SCHEMATIC DESIGN.

NEW CONSTRUCTION WAS SELECTED AS A PREFERRED OPTION FOR SEVERAL REASONS.

A COUPLE OF THEM, IT IS THAT -- WHEN WE'RE LOOKING AT ADDING ON TO THE EXISTING FACILITY, THE LAYOUT IS SUCH THAT IT WOULD BE TOUGH TO BRING IN NEW SPACES ENTIRE AN ALREADY DESIGNED BUILDING THAT WASN'T ORIGINALLY INTENDED FOR SCHOOL YEAR.

ADDITIONAL RENOVATIONS ARE USUALLY LONGER PROJECTS IN THE CONSTRUCTION DURATION OF THE ADDITIONAL RENOVATIONS IS LIKELY 36 MONTHS.

NEW CONSTRUCTION WE'RE LOOKING AT 24 MONTHS.

AT THE END OF THE DAY, THE NEW SCHOOL CONSTRUCTION OPTION WAS THE MOST COST-EFFECTIVE FOR THE CITY.

THAT IS HOW WE GOT TO WHERE WE ARE TODAY.

LOOKING AT THE VARIOUS SOLUTIONS.

I'M GOING TO TURN IT OVER TO JIM McQUEEN THAT WILL SPEAK TO THE SPECIFICS.

>> THERE WAS A MOVE AND I FORGET WHAT YEAR IT WAS TO MOVE LATIN ACADEMY TO HYDE PARK AND BOSTON ARTS ACADEMY TO --

>> TO FENWAY?

>> YEAH.

>> ANYWAY.

JUST MEMORY LANE.

>> MAKE A NOTE.

>> IT'S BEEN A LONG ROAD FOR
BOSTON ARTS ACADEMY.

>> THANK YOU.

SO JUST A BRIEF UPDATE ON THE
SCHEDULE FIRST.

TODAY WE ARE MEETING WITH YOU
AND CONTINGENT UPON A SUCCESSFUL
PROCESS WITH THE CITY COUNCIL
MOVING FORWARD, WE'RE CURRENTLY
INTERVIEWING CONSTRUCTION
MANAGERS FOR THE PROJECT.

WE HAVE INTERVIEWED SCHEDULED
WITH SIX FIRMS OVER THIS COMING
FRIDAY AND MONDAY, THE 4th.

WE HOPE TO HAVE A SUCCESSFUL
VOTE BY THE COUNCIL ON THE 13th
AND WE ARE ANTICIPATING A
SUCCESSFUL MSBA BOARD VOTE ON
THE SAME DAY.

THAT WILL ALLOW US TO MOVE
FORWARD AT THE BEGINNING OF THE
YEAR WITH INITIATING DESIGN
DEVELOPMENT, BRINGING OUR
CONSTRUCTION MANAGER UNDER
CONTRACT AND PROCEEDING WITH
BOTH THE DESIGN OF THE NEW
FACILITY AS WELL AS COMPLETING
THE DESIGN AND BIDDING ANCILLARY
WORK AT THE SWING SPACE AT THE
CLEVELAND SCHOOL.

OUR INTENT IS TO BEGIN SOME
EARLY WORK AT THE CLEVELAND
SCHOOL IN APRIL OF NEXT YEAR AND
GO INTO A FULL CONSTRUCTION
IN -- AT THE END OF JUNE
WRAPPING THAT UP TO ALLOW THE
B.A.A. TO MOVE INTO A TEMPORARY
FACILITY AT THE END OF AUGUST
BEGINNING OF SEPTEMBER OF THIS
YEAR.

>> WILL THAT ACCOMMODATE ALL THE
STUDENTS, THAT SWING SPACE?

>> YES, IT WILL.

WHEN THE B.A.A. VACATING THEIR
EXISTING BUILDING, WE THEN
ANTICIPATE SEVERAL MONTHS OF
ABATEMENT ACTIVITY.

AND THEN MOVING INTO DEMOLITION
IN NOVEMBER.

WE ANTICIPATE A FEW EARLY BID PACKAGES WITH SITE AND CIVIL AND OUR MAJOR CONSTRUCTION PACKAGE WOULD GO OUT AROUND MAY OF 2019. THAT WOULD ALLOW US TO COMPLETE THE BUILDING, HAVE IT COMMISSIONED, FULLY COMMISSIONED.

GET EVERYONE MOVED IN AND HAPPY OCCUPYING IT FOR THE BEGINNING OF THE SCHOOL YEAR IN SEPTEMBER 2021.

THE FACILITY IS BEING DESIGNED TO ACCOMMODATE A TOTAL OF 500 STUDENTS IN BOTH ACADEMICS AND THE FIVE ARTS MAJORS.

THEATER, DANCE, MUSIC, DESIGN AND VISUAL COMMUNICATIONS AND FASHION TECHNOLOGY.

IN ADDITION TO THE TYPICAL CLASSROOMS AND SCIENCE LABS REQUIRED AT ANY HIGH SCHOOL, IT WILL FEATURE A 500 SEAT AUDITORIUM WITH A STAGE AND SCENE SHOP, A 200-SEAT BACK BOX BEATER, FOUR NEW DANCE STUDIOS, VISUAL ARTS STUDIOS, A RECORDING STUDIO, CORAL ROOM AND A 500 SEAT LECTURE HALL.

IN ORDER TO MEET THE EDUCATIONAL PROGRAM, THE PROJECT REQUIRES ADDITIONAL SQUARE FOOTAGE OVER WHAT EXISTS BECAUSE MARLY BECAUSE OF THE INCREASE OF THE AUDITORIUM AND THE FASHION TECHNOLOGY PROGRAM AND RIGHT SIZING THE ACADEMIC SPACES. A LOT OF THE EXISTING SPACES ARE LESS THAN OPTIMAL.

WE'LL BE GIVING THEM PROPER SIZED LABS AND CLASSROOMS. DURING THE FEASIBILITY STUDY AS BRIAN MENTIONED, WE LOOKED AT REUSING THE EXISTING FACILITY AND ADDING ON TOP OF IT, BUT THEY DID PROVE TO BE MORE EXPENSIVE AND ULTIMATELY WE DECIDED DID NOT FULFILL THE EDUCATIONAL PROGRAM AS WELL AS A NEW CONSTRUCTION WOULD.

THE NEW BUILDING WILL BE A FIVE-STORY, 153,476 SQUARE FOOT STEEL FRAME STRUCTURE WITH AN ELEVATOR AND FREIGHT ELEVATOR

LARGE ENOUGH TO ACCOMMODATE A
GRAND PIANO.
THERE WILL BE A FIFTH FLOOR ROOF
TERRACE.

THE ONLY OUTDOOR SPACE REALLY
PROVIDED IN THE SCHOOL.
IT WILL BE AVAILABLE TO BE USED
AS AN OUTDOOR CLASSROOM AND
PERFORMANCE SPACE.

IN ADDITION, THE PROJECT
PROPOSES TO MODIFY THE EXISTING
STREETScape, SHORTENING THE
CROSSWALKS AND ADDING TREES AND
STREET FURNITURE.

IF YOU REFER TO THE PACKAGE THAT
YOU WERE GIVEN ON THE FIRST
PAGE -- THE FIFTH PAGE, WE SEE
THE FIRST FLOOR PLAN.

AND YOU'LL NOTICE THAT WE
BASICALLY FILL OUT THE ENTIRE
PROJECT SITE.

THE FIRST FLOOR BECOMES
PRIMARILY A PUBLIC FLOOR FOR THE
BUILDING.

AND INCLUDES THE AUDITORIUM,
SCENE SHOP, THE CORE
ADMINISTRATION FACILITIES AS
WELL AS THE LEARNING COMMONS AND
THE DINING SPACE.

YOU'LL NOTE THAT AUDITORIUM IS
ROTATED SLIGHTLY OFF THE GRID
FOR THE REST OF THE BUILDING
WHICH ALLOWS US TO ONE, HAVE
BETTER ACCESS TO THE ALLEY AND
BECOMES -- FEATURES THE AUDITOR
JUMP ON THE STREET TO THE
PUBLIC.

THE NATURE SPACES ARE LINKED BY
A GRAND STAIRCASE AT THE CENTER
OF THE BUILDING, WHICH LEADS UP
TO THE SECOND FLOOR AND THE
SECOND FLOOR BALCONY SPACES.
NEXT PAGES SHOW THAT GRAND STAIR
LEADING UP FROM THE DINING INTO
WHAT WOULD BE THE SECOND FLOOR
THEATER LOBBY, AND THEN THE
AUDITORIUM LOBBY ON BOTH THE
FIRST FLOOR AND THE SECOND
FLOOR.

TYPICAL FLOORS ON THE BUILDING
COMBINE BOTH THE ACADEMIC SPACES
AS WELL AS THE ARTS CLUSTERS SO
THAT ON THE SECOND FLOOR IN
PURPLE YOU SEE WHAT ARE

PRIMARILY THEATER SPACES.
WE'VE GOT THE BLACK BOX THEATER,
THE ACTING CLASSES.
IN ADDITION TO THE RED SPACES
ARE THE GENERAL CLASSROOM,
ACADEMIC CLASSROOMS.
THEN THE ADMINISTRATION OFFICES
AND CONFERENCE ROOMS.
MOVING UP FROM THERE ON THE
THIRD LEVEL, AGAIN, IN RED YOU
CAN SEE THE TYPICAL CLASSROOMS.
THE LABORATORY ROOMS AND
ACADEMIC CLASSROOMS.
IN GREEN ARE THE DANCE AND
FITNESS ROOMS.
IT'S A HALF COURT AUDITORIUM AND
FOUR DANCE STUDIOS.
MOVING UP ABOVE THAT TO THE
FOURTH LEVEL, WE GO TO WHAT
WOULD BE THE VISUAL ARTS FLOOR.
AGAIN, WE HAVE CHEMISTRY LABS
AND STANDARD ACADEMIC
CLASSROOMS.
BUT BEYOND THAT, WE HAVE 2D AND
3-D ART STUDIOS, COMPUTER
GRAPHIC STUDIOS AND THE FASHION
TECHNOLOGY LABS.
AND ON THE FIFTH FLOOR, IN
ADDITION TO THE OUTDOOR SPACE
THAT WAS MENTIONED BEFORE, WE
HAVE THE MUSIC SPACES.
I'VE LOST MY DRAWING.
THERE IS AN OUTDOOR CLASSROOM
WHICH LINKS INTO THE RECYCLE
HALL, LECTURE HALL SO THAT SPACE
WILL OPEN UP INTO THE ROOFTOP
AND PERFORMANCE AND SPILL OUT
FROM ONE SIDE TO THE OTHER.
MOVING THROUGH THE PACKAGE,
WE'VE GOT A NUMBER OF VIEWS OF
WHAT THE BUILDING WOULD LOOK
LIKE FROM THE STREET AND FROM
FENWAY PARK.
I WANTED TO FOCUS NEXT ON WHAT
IS BEING PROPOSED FOR THE SITE,
WHICH WOULD BE ON THE 18th PAGE
OF THE PACKAGE.
YOU'LL NOTICE THAT WE ARE
PROPOSING TO WIDEN THE SIDEWALKS
IN FRONT OF THE SCHOOL AND IN
ADDITION WE'RE FURTHER WIDENING
IT AT THE CORNERS.
CURRENT CROSS WALKS IN THAT AREA
ARE ABOUT 80 FEET AND WE'RE

REDUCING THEM TO 40 FEET TO IMPROVE STUDENT SAFETY, CROSS WALK SAFETY AND ALSO ADDING BIKE LANES, DROP-OFF LANES AND DOING A REAL GENERAL IMPROVEMENT TO THE STREETScape IN THAT AREA. SO GETTING BEYOND THE PRETTY PICTURES, WE GET INTO WHAT IS THE BOTTOM LINE ON THIS. CURRENTLY WE HAVE A CONSTRUCTION ESTIMATE OF \$900,000 WHICH WORKED OUT TO BE \$625 A SQUARE FEET.

WE ESTIMATE THE MSBA FACILITIES GRANT TO BE ABOUT \$47,646,949. WE HAVE DURING THIS DESIGN GONE THROUGH A SUBSTANTIAL VALUE ENGINEERING PROCESS.

INTEND TO CONTINUE TO TO THAT. AT THE CONCLUSION OF THAT PROCESS, WE HAD IDENTIFIED SEVERAL OTHER AREAS WHERE WE THINK WE CAN MAKE SIGNIFICANT SAVINGS AND WE'RE GOING TO CONTINUE TO PURSUE THOSE AS WE MOVE AHEAD WITH THE DESIGN. WITH THAT, I'M GOING TO HAND IT OVER.

>> GOOD AFTERNOON.

>> BATTING CLEANUP.

>> AGAIN, MY NAME IS ANN CLARK.

THIS IS MY SIXTH YEAR AS PRINCIPAL OF BOSTON ARTS ACADEMY.

I WAS A FOUNDING TEACHER AT B.A.A.

SO I WAS A TEACHER AT B.A.A. 14 YEARS BEFORE I BECAME PRINCIPAL. DOING THAT MATH, WE'RE CELEBRATING OUR 20th SCHOOL YEAR.

I'M PROUD TO SAY I'VE BEEN AT B.A.A. ALL 20 YEARS.

>> CONGRATULATIONS.

>> THANK YOU.

WE'RE PROUD TO HAVE BUILT A SCHOOL FOR STUDENTS THAT LEARN BEST THROUGH THE ARTS. THAT INCLUDES STUDENTS FROM EVERY NEIGHBORHOOD IN THE CITY OF BOSTON.

I'M PROUD AND WANT TO ACKNOWLEDGE THE STUDENT LEADERS. THAT WON'T SEE THIS NEW SCHOOL

BUT IN 100% IN SUPPORT OF THE PROJECT.

I'M HERE TODAY TO THANK YOU ON BEHALF OF THE ENTIRE BOSTON ARTS ACADEMY COMMUNITY.

I WANT TO THANK YOU FOR YOUR SUPPORT OF BOSTON ARTS ACADEMY, NOT JUST AT THIS MOMENT, AS YOU CONSIDER THIS PROJECT, BUT FOR THE MANY YEARS YOU HAVE SUPPORTED OUR SCHOOL.

ONE OF MY FAVORITE THINGS ABOUT BEING AT B.A.A. FOR 20 YEARS IS THAT NOW I CAN'T GO TO A CULTURAL EVENT IN BOSTON WITHOUT SEEING OUR ALUMS.

OUR ALUMS ARE PERFORMING, EXHIBITING, BEHIND THE SCENES ORGANIZING THE EVENTS, FUNDING THE EVENTS, DIRECTING THE EVENT OR SIMPLY IN THE AUDIENCE.

WHEN WE FOUNDED THE SCHOOL 20 YEARS AGO, WE WANTED TO BE A PLACE THAT SUPPORTED THE FUTURE OF THE ARTS IN BOSTON.

OUR ALUMNI HAVE ACHIEVED THAT GOAL.

WE WOULDN'T HAVE ACHIEVED THAT WITHOUT YOUR TREMENDOUS SUPPORT. MY FIRST MESSAGE HERE TODAY IS THANK YOU.

THIS PROJECT IS CERTAINLY A REALIZATION OF A DREAM, NOT JUST FOR BOSTON ARTS ACADEMY BUT WE BELIEVE FOR CITY OF BOSTON AND FOR THE FUTURE OF THE ARTS IN BOSTON, THIS NEW BUILDING WILL HELP US PROVIDE OUR OPPORTUNITIES OUR AMAZING STUDENTS DESERVE.

MANY OF YOU HAVE SEEN FIRST HAND THE LIMITATIONS OF OUR CURRENT FACILITY, NO PERFORMANCE SPACE EXCEPT FOR SMALL BLACK BOX THEATER, DANCE STUDIOS WITH POLES IN THE MIDDLE OF THEM, MUSIC ROOMS WITH NO SOUND, ISOLATION, LACK OF SPACE TO TEACH ALL MEDIA AND THE VISUAL ARTS AND SO ON.

ONE OF THE MOST INTERESTING ASPECTS OF THE MSBA PROCESS FOR ME HAS BEEN THE OPPORTUNITY TO VISIT OTHER NEWLY-CONSTRUCTED

HIGH SCHOOLS ACROSS THE STATE.
DURING MY VISIT, I HAVE SEEN
THAT OUR SCHOOLS DON'T HAVE ART
SPACES ON PAR WITH THE OTHER
HIGH SCHOOLS IN THE
COMMONWEALTH.

WE BELIEVE THAT STUDENTS IN
BOSTON WHO HAVE ELECTED TO
ATTEND A SPECIALIZED SCHOOL FOR
THE ARTS TO HAVE A LONGER SCHOOL
DAY, TO STUDY BOTH THE ACADEMICS
AND THE ARTS FOR SEVERAL HOURS A
DAY, SHOULD HAVE THE SAME
QUALITY OF ART SPACES THAT
STUDENTS IN QUINCY, MASS OR
WELLSLY, MASS HAVE FOR ART
ELECTIVES.

THIS PROJECT WILL PROVIDE OUR
STUDENTS WITH THAT EQUAL ACCESS.
BUT TO THE BOSTON ARTS ACADEMY
COMMUNITY, THIS PROJECT IS NOT
JUST ABOUT PROVIDING ACCESS TO
EXCELLENT ARTS INSTRUCTION NOR
BAA STUDENTS, BUT IT'S FOR
ARTISTIC AND ACADEMIC INNOVATION
FOR ALL STUDENTS IN THE CITY OF
BOSTON.

WE HAVE ALWAYS WORKED TO BE A
RESOURCE TO PROVIDE ARTS
INSTRUCTION FOR ALL STUDENTS IN
THE BOSTON PUBLIC SCHOOLS.
IF I MAY, I WOULD LIKE TO LIST
SOME OF OUR INITIATIVES.

WE HAVE FUNDED AND TAUGHT VIOLIN
LESSONS THROUGH THE ACADEMY
SPRINGS PROGRAM IN FIVE BPS
ELEMENTARY SCHOOLS.

AT ITS PEAK, IT SERVED 1,200
STUDENTS.

THROUGH OUR ALUMNI CREATIVE CORE
PROGRAM, WE HAVE TRAINED 75 OF
OUR ALUMNI AS ARTIST TEACHERS TO
TEACH IN MIDDLE AND ELEMENTARY
SCHOOLS.

AT ITS PEAK, THE PROGRAM SERVED
2,700 MIDDLE AND ELEMENTARY
STUDENTS AND 42 BOSTON PUBLIC
SCHOOLS.

MOST RECENTLY, WE PARTNERED WITH
A PIANIST, LONG LONG TO TEACH
PIANO LESSONS AT ORCHARD
GARDENS.

AND COMMUNITY SERVICE THROUGH
THE ARTS IS BUILT INTO OUR

STUDENT CURRICULUM.
OUR SENIORS ALSO AS A GRADUATION
REQUIREMENT CONSTRUCT MORE IN
DEPTH ARTS COMMUNITY SERVICE
PROJECTS.
MANY IN THE BPS.
JUST TO GIVE A COUPLE OF
EXAMPLES, TWO SENIORS LAST YEAR
TAUGHT THREE ARTS CLASSES FOR
MIDDLE AND ELEMENTARY SCHOOL
STUDENTS EVERY DAY DURING THEIR
VACATION WEEKS.
ONE IN SONG WRITING AND ONE IN
DANCE.
SO THIS BUILDING IS IMPORTANT.
BECAUSE IT WILL ENABLE US TO
EXPAND THESE OUTREACH EFFORTS
FOR ALL TO USE IN POSSIBLE ON
THE.
LAST YEAR WE DID A SPECIALFER
FOR MANS OF THE WHIZ.
SOME OF YOU WENT THERE.
WE WANT TO EXPAND PERFORMANCE
OPPORTUNITIES LIKE THAT, YES.
BUT WE ALSO WANT TO EXPAND OUR
ABILITY TO DO ARTS INSTRUCTION
FOR ALL STUDENTS IN BOSTON.
WE HAVE BEEN RUNNING A SMALL
SUMMER PROGRAM FOR OUR STUDENTS
AND FOR OTHER BPS STUDENTS.
WITH THIS FACILITY, WE CAN
EXPAND THAT PROGRAM, NOT ONLY TO
ACCOMMODATE MANY MORE STUDENTS
BUT TO OPEN PROGRAMS DURING THE
VACATION WEEKS.
WE WOULD LIKE TO RUN CITYWIDE
DANCE CLASSES AND THEATER
CHANCES FOR MIDDLE SCHOOL
STUDENTS.
SOMETHING THAT USED TO EXIST IN
THE BUS ON THE PUBLIC SCHOOLS.
WE WOULD LIKE TO DO THAT
SATURDAY AND THROUGH THE SUMMER.
WE WOULD LIKE OUR BUILDING TO BE
A PLACE WHERE OTHER BPS STUDENTS
COULD COME PERFORM.
IN SHORT AN INVESTMENT IN THIS
BUILDING IS AN INVESTMENT NOT
JUST IN B.A.A., NOT JUST IN OUR
STUDENTS BUT IN THE ARTS IN
BOSTON IN GENERAL.
THANK YOU FOR CARING ABOUT OUR
YOUNG PEOPLE AND THANK YOU FOR
GIVING THEM THE ARTISTIC

OPPORTUNITIES THEY DESERVE.
>> THANK YOU FOR YOUR TESTIMONY.
WE DO SUPPORT IT MANY TIMES IN
THE PAST AS YOU POINT OUT.
I GUESS MY FIRST QUESTION IS
BRIAN.
I THINK I READ RECENTLY THAT THE
MSBA MAY LOWER THEIR
REIMBURSEMENT RATE.
HAVE YOU HEARD ANYTHING TO
THAT --
>> SO REIMBURSEMENTS RATES ARE
CALCULATED YEARLY.
>> GOT YOU.
>> THERE'S THREE FACTORS.
EACH -- THE BASE REIMBURSEMENT
THAT EACH CITY AND TOWN STARTS
OFF WITH IS 31%.
THERE'S THREE SOCIOECONOMIC
FACTORS THAT ARE ADDED TO THAT.
THAT'S WHERE YOU GET YOUR ACTUAL
REIMBURSE RATE.
THE CITY'S BASE REUP --
REIMBURSEMENT RATE ARE ADDED TO
THAT.
IT BATED ON PER CAPITA INCOME.
SECONDLY, THE COMMUNITY PROPERTY
WEALTH FACTOR.
IT EQUALIZED PROPERTY
EVALUATIONS AS A PERCENT OF THE
STATEWIDE AVERAGE.
FINALLY, THE COMMUNITY POVERTY
FACTOR, THE NUMBER OF FREE AND
REDUCED LUNCHES.
SO THE REIMBURSEMENT RATE IS
65.7%.
IF ANY OF THOSE FLUCTUATE, WE
COULD SEE A DECREASE IN OUR
REIMBURSEMENT RATE.
AS AN EXAMPLE, THE DEARBORN
REIMBURSEMENT RATE WAS 70%.
BASED UPON OUR -- THE FIRST TWO
FACTORS, THE INCOME FACTOR AND
THE PROPERTY WEALTH FACTORS, OUR
NUMBERS WENT UP, SO THE MONEY
GOES DOWN.