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PATRICK LINDEN SCHOOL, BOILER
REPLACEMENT, DONALD MCKAY, K
THROUGH EIGHT, BOILER
REPLACEMENT, JAMES INTERNATIONAL
SCHOOL AT COPLEY, ROOF
REPLACEMENT, AND THE JOHN D
O'BRYANT SCHOOL OF -- COSTS
INCIDENTAL OR RELATED THERE TO
AND FOR WHICH THE CITY OF BOSTON
MAY BE ELIGIBLE FOR A GRANT FROM
THE MASS SCHOOL BUILDING
AUTHORITY, SAID AMOUNT TO BE
EXPENDED UNDER THE DIRECTION OF
THE PUBLIC FACILITIES DEPARTMENT
ON BEHALF OF THE BOSTON CITY
SCHOOLS, I WOULD LIKE TO ALSO
WELCOME BRIAN MCLAUGHLIN FROM
PUBLIC FACILITIES AS WELL AS
TOMMY WELCH FROM BPS, THANKS.

>> THANK YOU.

>> SO TAKE IT AWAY.

>> THANK YOU, COUNCILOR.

>> SO BEFORE TODAY AS YOU
MENTIONED TWO ITEMS, BOTH DEAL
WITH THE COLLABORATION BETWEEN
THE CITY OF BOSTON, BOSTON
PUBLIC SCHOOLS AND THE
MASSACHUSETTS SCHOOL BUILDING
AUTHORITY.

THE MASSACHUSETTS SCHOOL
BUILDING AUTHORITY IS THE STATE
AUTHORITY THAT OVERSEES THE
FUNDING FUNDING OF CAPITAL
PROJECTS IN THE MASSACHUSETTS.
IT IS A REIMBURSEMENT AGENCY AND
FUNDED THROUGH ONE PENNY OF
6.25 PERCENT SALES TAX. THE
FIRST STEP IN THE PROCESS IS TO
SUBMIT THE STATEMENT OF
INTEREST, THIS IS WHAT THEY
REFER TO AS THEIR APPLICATION.
THE SLI ALLOWS DISTRICTS.
TO INFORM THE SBA ABOUT CERTAIN
DEFICIENCIES WITHIN A BUILDING
THAT MAY PROHIBIT THE SCHOOL
FROM DELIVERING EDUCATIONAL
PROGRAM AS DESIRED.

THE SOI REQUIRES THE SCHOOL
COMMITTEE AND THE SCHOOL COUNCIL
TO BE SUBMITTED TO IS, TO THE

SBA, THERE ARE TWO PROGRAMS WITHIN THE SBA'S CAPITAL PROGRAM, IT IS THE ACCELERATED REPAIR PROGRAM AND THE CORE PROGRAM, ACCELERATED REPAIR PROGRAM IS JUST ROOF, BOILERS AND OTHER, IN OTHERWISE STRUCTURAL GOOD BUILDINGS AND PORTS IS MAJOR REPAIRS, RENOVATION OR MAJOR SCHOOL CONSTRUCTION.

>> THE REPAIR PROJECTS THAT WE ARE HERE BEFORE YOU TODAY, THERE IS -- THERE IS ONE, THE MARSHAL SCHOOL, WHICH WE ARE LOOKING TO -- FOR THE CITY COUNCIL TO APPROPRIATE THE TOTAL FUNDS FOR THIS PROJECT.

IT IS A \$5,429,304 WINDOW PROJECT OF WHICH WE WILL GET REIMBURSED UPWARDS OF \$3.3 MILLION FROM THE MSBA.

>> IN JUNE OF THIS -- JUNE OF 2018, THE MSBA APPROVED THIS PROJECT, THAT PLAYED 90 DAYS FOR THE CITY TO APPROPRIATE THE FUNDS FOR -- FOR THE TOTAL BUDGET.

THAT'S WHY WE ARE HERE BEFORE YOU TODAY FOR THAT ONE SCHOOL. IF WE ARE, WE REQUIRE TWO VOTES OF THE THE CITY COUNCIL BECAUSE IT IS AN APPROPRIATION, AND ONCE THE CITY COUNCIL VOTES IN FAVOR OF THIS, WE WILL THEN MOVE INTO DESIGN DEVELOPMENT IN THE, AND THE PROJECT WILL LIKELY GO INTO CONSTRUCTION IN THE SUMMER OF 2019.

>> THE OTHER ITEM BEFORE YOU IS THE SEVEN SCHOOLS THAT WERE MOST RECENTLY SUBMITTED TO THE MSBA THIS PAST JANUARY.

I'M SORRY, EXCUSE ME, FEBRUARY. SO IN FEBRUARY OF 2017, THE CITY OF BOSTON WORKING WITH THE BOSTON PUBLIC SCHOOLS FACILITIES DEPARTMENT DETERMINED THAT THESE SEVEN SCHOOLS WOULD FIT WITHIN THE MSBA PROGRAM, AND AT THAT TIME IN FEBRUARY THE RAFAEL HERNANDEZ SCHOOLS BOILER WAS SUBMITTED, THE PATRICK LINDEN BOILER, MCKAY BOILER, THE JAMES

OTIS WINDOWS, THE ELEMENTARY SCHOOL BOILER AND THE SNOWDEN INTERNATIONAL ROOF, AND THE JOHN D O'BRIEN WINDOWS.

THOSE SEVEN SCHOOLS WERE SUBMITTED TO THE MSBA TO WORK IN COLLABORATION WITH BPS, THE MSBA WENT OUT AND VISITED EACH ONE OF THESE SCHOOLS TO SEE IF THEY WOULD BE IN COMPLIANCE WITH THEIR PROGRAM.

IN JUNE OF 27 THEY VOTED IN FAVOR OF THESE SEVEN SCHOOLS TO BEGIN WHAT THEY CALL THEIR FEASIBILITY STUDY.

SO WE, WE NOW NEED TO APPROPRIATE MONEY TO PAY FOR THIS FEASIBILITY STUDY THROUGH SCHEMATIC DESIGN.

SO LOOKING AHEAD, IF AGAIN THE CITY COUNCIL VOTES FAVORABLY FOR THIS \$600,000 APPROPRIATION, WE IDEALLY GET THE TWO VOTES FROM THE CITY COUNCIL BY THE END OF AUGUST, THE MSBA WOULD THEN AS SIGN AN OPM AND ARCHITECT TO KIND OF EXPEDITE THE PROCESS FOR THESE PROJECTS.

AND DESIGN WOULD OCCUR FROM SEPTEMBER TO PROBABLY EARLY WINTER OF 2019.

WE WOULD LIKELY GET THESE PROJECTS OUT TO BID IN THE WINTER OF 2019 OR SPRING OF 2019, WHICH WOULD PAVE THE WAY FOR EITHER SUMMER OF 2019 CONSTRUCTION AND SUMMER OF 2020 CONSTRUCTION.

IT IS ALL DEPENDENT UPON THE LEAD TIME ASSOCIATED WITH SOME OF THE MATERIALS WE USE IN THESE PROJECTS, WHETHER OR NOT THEY WOULD BE ABLE TO GO INTO CONSTRUCTION IN 2019 OR 2020.

>> AND WE HAVE A SIGNIFICANT TRACK RECORD OF BOILERS, WINDOWS, AND ROOFS, WHICH WE HAVE BEEN ABLE TO DO IN THE SUMMERTIME.

>> YES.

>> SO TO DATE, SINCE 2014, THE CITY OF BOSTON HAS COMPLETED 12 PROJECTS, TOTALING \$37.6 MILLION, AND WE HAVE BEEN

REIMBURSED \$21.3 MILLION.
WE HAVE ONE PROJECT IN
CONSTRUCTION RIGHT NOW THAT IS
COST JUST OVER 2 MILLION.
WE ARE BEING REIMBURSED 1.2.
ON THAT PROJECT, ON THAT -- THE
RUSSELL ROOF PROJECT ON COLUMBIA
ROAD WE HAVE FIVE PROJECTS THAT
HAVE BEEN APPROVED BY THE MSBA
TOTALING \$12.8 MILLION, WHICH WE
ARE GOING TO BE RECEIVING A
LITTLE OVER \$8 MILLION IN
REIMBURSEMENT FOR THAT SO IN ALL
TOTE PROJECTS COMPLETED AND
PROJECTS IMPROVED BY THE MSBA
TOTAL PROJECT BUDGET OF THOSE
PROJECTS HAS BEEN \$52.5 MILLION,
AND THE CITY HAS RECEIVED OR
WILL BE RECEIVING \$30.5 MILLION
IN REIMBURSEMENT. IS THAT --
THAT IS ABOUT 60 --
>> ABOUT 60 PERCENT. THAT BEING
SAID THAT DOESN'T INCLUDE THE
SEVEN PROJECTS WHICH WE ARE
LOOKING TO GET THE \$600,000 TO
START DESIGN OF.
>> GREAT.
ARE THERE ANY QUESTIONS?
>> A QUICK QUESTION.
I HOPE IT HASN'T BEEN ASKED.
I APOLOGIZE FORGETTING IN LATE.
>> WE JUST STARTED.
WHY DO WE HAVE FEASIBILITY STUDY
FOR THIS WORK WE HAVE DONE
TYPICALLY IN A LOT OF OUR
SCHOOLS?
>> SO THIS IS PART OF THE MSBA
PROCESS.
THE FEASIBILITY STUDY, SCHEMATIC
DESIGN IS THE DESIGN OF THE
PROJECTS.
>> OKAY.
>> WE HAVE DONE THIS BEFORE?
>> YES?
>> YES.
IT IS A REQUIREMENT OF THE MSBA.
>> I DIDN'T REALIZE THAT.
OKAY.
>> SO WE HAVE DONE IT ON THESE
OTHER 18 --
>> THANK YOU.
I DIDN'T REALIZE THAT.
AND THEN DO WE EVER LOOK AT
ESPECIALLY WITH THE ROOF, SO

SOLAR PANELS OR SOME OTHER GREEN
ROOF TECHNOLOGIES FOR OUR
SCHOOLS?

>> AS PART OF THE SCHEMATIC
DESIGN, WE WORK WITH THE
DISTRICT TO FIGURE OUT IF THERE
IS GOING TO BE ANY SORT OF --
THAT COULD POTENTIALLY BE ON
THOSE ROOFS.

MSBA DOESN'T REIMBURSE ON PHOTO
-- BUT THAT DOESN'T MEAN WE
CAN'T INCORPORATE AND BRING THE
INFRASTRUCTURE IN PLACE AT A
LATER DATE TO SUPPORT THAT TYPE
OF SYSTEM.

>> AND MY LAST QUESTION, THANK
YOU FOR THAT, IS HOW DOES THIS
PLAY A ROLE IN BUILD BPS?

>> SO A LOT OF THE INFORMATION
ON THE SITE VISITS FROM THE 120
SCHOOLS THAT TOOK PLACE LAST
SUMMER, WE INCORPORATED THAT
INFORMATION FIGURING OUT WHICH
SCHOOLS ACTUALLY WOULD FIT
WITHIN THE MSBA ARP PROGRAM.
THERE ARE CERTAIN REQUIREMENTS
TO THIS PROGRAM WHICH IS THAT
THE BUILDING SYSTEMS NOT BE OVER
20 YEARS OLD, THE BUILDINGS HAVE
TO BE STRUCTURALLY SOUND, EXCEPT
FOR THE FACT THEY MIGHT NEED A
ROOF, WINDOW, BOILER
REPLACEMENT, THEY CAN'T BE OVER
CROWDED AND HAVE TO BE USED FOR
ACTUAL EDUCATIONAL PURPOSES,
CAN'T BE AN ADMINISTRATIVE
BUILDING, SO WORKING WITH BPS
INFORMATION DRAWN FROM THE SITE
VISIT MS. AND THE FACILITY TEAM
AT BPS WHO LIVE IN THESE
BUILDINGS DAY IN AND DAY OUT
THEY THOUGHT THESE SEVEN SCHOOLS
WOULD BE A GOOD FIT FOR THE
MSBA, ARP PROGRAM AND BASED UPON
MSBA SITE VISITS THEY CONCURRED
AS ALL OF THEM WERE INVITED TO
PARTICIPATE IN THE PROGRAM.
THAT BEING SAID, WE ARE ALREADY
WORKING WITH BPS FACILITIES TO
IDENTIFY POTENTIAL SCHOOLS THAT
WOULD BE A GOOD FIT IT FOR THE
NEXT ROUND OF? SITUATIONS THAT
USUALLY HAPPENS AFTER THE FIRST
OF THE YEAR.

>> THIS IS IN ADDITION TO
WHATEVER THE WORK WILL BE WITH
BUILD BPS OR SEPARATE FROM BUILD
BPS?

USING THE INFORMATION BUT THIS
ISN'T A PART OF WHAT WE HAVE
TALKED ABOUT AS THE PLANS FOR
BUILD PBPS?

>> THIS FALLS SQUARELY INTO ONE
OF THE FOUR BIG QUALITIES OF THE
WORK OF BUILD BPS, THE FIRST
BEING NEW BUILDS AND MASSIVE
EXPANSIONS OF SCHOOLS, WE HAVE
GOT THE RECONFIGURATIONS OF
RENOVATIONS IT IS A SECOND, WE
HAVE SYSTEMWIDE INITIATIVES,
THOSE ARE THINGS LIKE MAKING
SURE PLAYGROUNDS ARE OFF SCHOOL,
THE KITCHEN UP STATES GREAT
EXAMPLE, THE FURNITURE,
\$13 MILLION IN FURNITURE IS
ANOTHER SYSTEMWIDE INITIATIVE,
THIS WILL FALLS UNDER CAPITAL
REPAIRS, SO IT IS SPECIFICALLY
THE ACCELERATED REPAIR PROGRAM
FOCUSES ON ROOFS, BOILERS AND
WINDOWS AND THOSE ARE THE THREE
PROJECTS THAT ARE REIMBURSABLE
AS COUNCILOR SAID, ABOUT
60 PERCENT IS WHAT WE ARE
LOOKING AT, SO LOOK WORKING ON
THESE PROJECTS IN PARTNERSHIP
GIVES US A BIGGER BANG FOR THE
BUMPS.

>> AS FAR AS THE BUILD BPS TEAM
AND HOW WE ARE EMPHASIZING
EQUITY IN EVERYTHING WE ARE
DOING, WE ARE REALLY TRYING TO
MAKE SURE THERE IS GEOGRAPHIC
DIVERSITY OF WHO GETS THE
PROJECTS, NOT JUST ONE
NEIGHBORHOOD, KNOWING WE CAN'T
POSSIBLY BUILD 50 BRAND-NEW
SCHOOLS ACROSS THE CITY AND HE
TIME WITHIN THE NEXT TEN YEARS
OR SO, BUT AT LEAST ENSURING
THAT WE HAVE SCHOOLS WITH THE
BEAUTIFUL BUILDINGS, BEAUTIFUL
WINDOWS THAT YOU SEE WHEN YOU
PASS THEM, I THINK IT IS A
REALLY GOOD EXAMPLE WHERE
EVERYONE, A LOT OF THE SCHOOLS
LOOK DITCH BECAUSE OF THE NEW
SCHOOLS BUT MAKE SURE CITIES ALL

ACROSS THE CITY HAVE PROJECTS
LIKE THIS.
>> THANK YOU.
>> SO WINDOW PROJECT, IS THAT A
BIGGER WINDOW PROJECT,
5 MILLION?
>> FOR THE MARSHAL?
>> THAT'S -- THERE ARE A LOT OF
WINDOWS IN THAT BUILDING, AND
THE SYSTEM, THE WINDOW SYSTEM IN
THE BUILDING IS -- IS GOING TO
COST A LOT OF MONEY TO REMOVE,
REPLACE, BECAUSE SOME OF THE
HEATING UNITS ARE TIED INTO THE
WINDOW SYSTEM.
WOW.
>> SO WE WILL HAVE TO ADDRESS
THAT WHEN WE TAKE THE WINDOWS.
>> RIGHT.
THAT IS MORE ATYPICAL OF A
WINDOW REPLACEMENT PROJECT,
ISN'T IT?
>> EAST BOSTON WAS BIG, MIKAELA
-- WAS LARGE, DORCHESTER,
ACADEMY, I WOULD ASSUME
DIFFERENT BUILDINGS, MORE
WINDOWS, BUT THIS SEEMS TO BE A
LOT FOR A WINDOW.
>> WINDOWS ARE USUALLY -- IN
TERMS OF BOILERS AND, THE
WINDOWS ARE USUALLY THE HIGHEST
DOLLAR UPGRADES.
>> WELL, GREAT, I WILL REPORT --
OH, I'M SORRY.
HI.
WE HAVE BEEN JOINED BY COUNCILOR
EDWARDS, DO YOU HAVE A QUESTION?
>> JUST ONE QUICK ONE, I
APOLOGIZE IF YOU ALREADY ASKED
IT.
IT IS ABOUT THE GREEN OR THE
INFRASTRUCTURE THAT YOU ARE
BUILDING INTO THE SCHOOLS FOR
THE WINDOWS AND THE BOILERS.
DO YOU EXPECT TO SAVE MONEY IN
TERMS OF ENERGY EFFICIENCY?
IF YOU ASKED THAT ALREADY.
>> SIMILAR.
>> IN THE SAME VEIN.
>> ALL RIGHT.
SO ONE OF THE REASONS THE MSBA
HAS CREATED THIS PROGRAM IS TO
HOPEFULLY REPLACE THESE THREE
BUILDING SYSTEMS, WHICH WILL IN

TURN CREATE AN OPERATIONAL SAVINGS, LAST YEAR WAS THE FIRST YEAR THAT WE REALLY GOT INTO CONSTRUCTION ON WINDOW PROJECTS, SO HOPEFULLY WE WILL BE GATHERING THE INFORMATION OVER THE NEXT COMING YEARS TO SEE HOW MUCH WE HAVE REALLY SAVED THROUGH THESE PROJECTS.

>> AND THEN IN TERMS OF REPLACEMENT OF THESE WINDOWS, HOW LONG DO YOU EXPECT THEM TO LAST, AND THE BOILERS?

>> AT LEAST PROBABLY 30-YEAR LIFE CYCLE FOR THE WINDOWS AND BOILERS.

>> OKAY.

>> 30, 40 FOR THE ROOFS.

>> THANK YOU.

>> THANK YOU.

>> THANK YOU VERY MUCH.

WE WILL BE REPORTING THIS FOR A VOTE ON WEDNESDAY.

>> OKAY.

>> THIS HEARING IS ADJOURNED.

>> MSBA SCHOOL PROJECTS IS A WAY TO BRING COUNCIL AWARE OF THE CONCERN THAT ALLIANCES HAD.

YOU MAY NOT REALIZE THIS THERE IS A CONNECTION BETWEEN MSBA CONTINUE SUPPORT DEARBORN GOING FORWARD WHICH IT HAS BUT SADLY DESPITE REPEATED REMINDERS FROM THE PRESERVATION AL GUIDELINES SURVEY HASN'T BEEN COMPLETED YET AND THE CITY CONTINUES RIGHTFULLY TO APPLY FOR MSBA FUNDING, FUNDING THAT SHOULD COME TO THE CITY BUT I AM VERY CONCERNED AT ONE OF THESE POINTS THE HISTORICAL COMMISSION WILL RAISE ITS HAND AND A WHAT HAPPENED TO THE REPORT YOU AGREED TO DO THREE YEARS AGO SO I WANTED TO MAKE COUNCIL AWARE THIS IS HANGING OUT THERE, AND SO FAR IT HASN'T CAUSED AN ISSUE BUT IT WILL DOWN THE ROAD AND ALSO I THINK IT COMES TO THE CREDIBILITY OF THE CITY IN SIGNING MEMORANDA OF AGREEMENT LIKE THIS.

SO THE GOAL ISN'T TO STOP THESE PROJECTS, WE CERTAINLY RECOGNIZE

THAT SCHOOLS NEED UPGRADING,
THERE ARE MANY THAT ARE HISTORIC
AND CONTRIBUTE TO THE HISTORIC
NATURE OF THE NEIGHBORHOODS, AND
WE WANT TO MAKE SURE THAT
DOESN'T CAUSE A ROADBLOCK DOWN
THE ROAD.

SO I JUST URGE THE COUNCIL TO
HELP US ENCOURAGE THE CORRECT
CITY DEPARTMENTS TO COMPLETE
THIS REQUIRED SURVEY.

THANK YOU.

>> THANK YOU.

I WOULD BEG TO DIFFER A LITTLE
ON MASS HISTORICAL NOT HOLDING
UP PROJECTS FOR A LONG TIME.
AND SOME ISSUES THAT I
PERSONALLY HAVE WITH MASS
HISTORICAL.

WHO ELSE WOULD -- ARE WE LOOKING
FOR THE CITY TO PICK UP THE TAB
TO DO THIS OR IS YOUR
ORGANIZATION WILLING TO STEP UP?
>> NO.

WE DON'T HAVE THE FUNDING AND
THE CITY AGREED TO DO THIS STUDY
AND REGARDLESS OF YOUR OPINION
OF MASS HISTORICAL COMMISSION
AND THEY VARY, THEY ARE REQUIRED
TO REVIEW AUTHORITY.

SO THEY WILL BE REVIEWING THESE
MSBA PROJECTS.

THAT HAS TO HAPPEN, SO OUR GOAL
IS TO TRY TO GET AHEAD OF THIS,
RATHER THAN GIVING AN
OPPORTUNITY FOR THAT PROCESS TO
DELAY, SO BY IGNORING IT, THAT
IS NOT SOLVING THE PROBLEM, BY
GETTING OUT AHEAD OF IT --

>> GREAT.

HONESTLY.

>> YOU SAID YOU EVEN ADMITTED IN
YOUR OPENING THAT IT DOESN'T
PERTAIN TO ANYTHING TODAY, SO
WHEN A PROJECT GETS PROPOSED
MASS HISTORICAL WILL BE AWARE OF
IT, BECAUSE IT HAS TO GO THROUGH
THE STATE, AS YOU SAID, SO I AM
JUST FAILING TO SEE THE ISSUE
RIGHT NOW, RIGHT NOW TODAY ON
THIS.

>> WELL, I DON'T KNOW WHAT THESE
PROPOSALS ARE REGARDING THE
REVIEW AT THIS STAGE BUT I

PROMISE YOU SOME TIME DOWN THE ROAD IT MAY NOT BE WITH THESE -- MASS HISTORICAL IS GOING TO SLOW THINGS DOWN UNNECESSARILY, AND THE CITY WILL BE SURPRISED, I MEAN --

>> NOT NECESSARILY BUT GO AHEAD.
>> THE GOAL IS TO HAVE MORE INFORMATION, COUNCILOR, I THINK PUTTING OUR HEAD IN THE SAND AND PRETENDING THESE THINGS AREN'T ISSUE ISN'T REALLY THE ISSUE. TO IDENTIFY IN ADVANCE WHEN THE ISSUES OCCUR, AND THE CITY AGREED TO THIS YEARS AGO, IT IS NOT LIKE I AM MAKING THIS UP NOW SO I WANTED TO MAKE YOU AWARE THAT WE CONSIDER IT A CONCERN AND TRYING TO DO OUR DUE DILIGENCE IN MAKING SURE IT GETS DONE BEFORE IT CAUSE AS PROBLEM.
>> AND, YOU KNOW, I CONSIDER MYSELF TO BE A PRESERVATIONIST, I THINK DEEPLY ABOUT OUR HISTORY HERE AND OUR ARCHITECTURE AND HOW WE WANT TO PRESERVE THAT. BUT THE MASS HISTORICAL COMMISSION HAS THEIR AGENCY THAT WILL BE ABLE TO LOOK AT THESE ISSUES, SO I FAIL TO SEE THE ISSUE THAT YOU -- THAT YOU ARE RAISING.
YOU EVEN SAID THE MASS HISTORICAL COMMISSION GOES THROUGH -- IT GOES BY THEIR DESK, RIGHT, AND THEY WILL SEE THIS IS A PROJECT ABOUT BOILERS, WINDOWS, ET CETERA, AND I KNOW THAT THEY STOPPED PROJECTS, I KNOW THAT THEY HAVE DONE REVIEWS, SO I AM JUST FAILING TO SEE THE ISSUE.

>> WELL, I THINK -- THIS WASN'T MEANT TO BE A DEBATE, I GUESS THE ISSUE IS THE CITY SIGNED A MEMORANDUM OF AGREEMENT AGREEING TO DO A CERTAIN THINGS RELATED TO PROJECTS LIKE THIS THREE YEARS AGO AND NEVER COMPLETED IT.

THAT'S THE CRUX OF THE ISSUE.

>> THANK YOU.

>> GOOD ENOUGH.

>> THANK YOU.

>> THE HEARING IS ADJOURNED.
>>