



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR  
THOMAS M. MENINO

April 7, 2009

TO THE CITY COUNCIL

Dear City Councilors:

I transmit herewith for your approval an appropriation order in the amount of \$4,545,000 for remodeling, reconstructing, or making extraordinary repairs to public buildings owned by the City, including original equipment and landscaping, paving and other site improvements incidental or directly related to such remodeling, reconstruction or repair, and for the acquisition of departmental equipment, for the purposes of the School Department.

I urge your Honorable Body to pass this order.

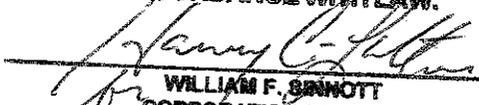
Sincerely,

Thomas M. Menino  
Mayor of Boston

**CITY OF BOSTON  
IN CITY COUNCIL**

**ORDERED:** That the sum of Four Million Five Hundred Forty Five Thousand Dollars (\$4,545,000) be, and hereby is, appropriated for remodeling, reconstructing, or making extraordinary repairs to public buildings owned by the City, including original equipment and landscaping, paving and other site improvements incidental or directly related to such remodeling, reconstruction or repair, and for the acquisition of departmental equipment, for the purposes of the School Department; and that to meet said appropriation the Collector/Treasurer be, and hereby is, authorized under the provisions of Clauses (3A) and/or (9) of Section 7 of Chapter 44 of the General Laws, or any other enabling authority, to issue from time to time, with the approval of the Mayor, bonds, notes or certificates of indebtedness of the City up to said amount, provided that the appropriation authorized through this order be expended only on those project(s) as described by name attached herein; that this order shall constitute a declaration of official intent of the City pursuant to Treasury Regulations Section 1.150-2(e) to reimburse expenditures for such projects made from funds established for such purpose as permitted by statute from proceeds of debt incurred by the City pursuant to this order; and that pursuant to Section 12(b) of Chapter 643 of the Acts of 1983 as amended, if any part of the proceeds of sale of any bonds or notes or other obligations issued by the City under this order remains unexpended after the work or purpose for which such bonds, notes or other obligations are issued is completed, such proceeds are hereby appropriated and may be applied by the Collector-Treasurer and City Auditor, at the direction of the Mayor, to pay the principal, premium or interest on such bonds, notes or other obligations or on any other debt of the City.

**I HEREBY CERTIFY THAT  
THE FOREGOING, IF PASSED IN  
THE ABOVE FORM, WILL BE IN  
ACCORDANCE WITH LAW.**

  
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**WILLIAM F. SINNOTT  
CORPORATION COUNSEL**

# FY10 Capital Council Order Attachment

1. Pathways to Excellence

APR 2 2 2010

IN CITY COUNCIL  
CITY OF BERKELEY

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ALL CITY COUNCIL MEMBERS AND THE CITY CLERK  
THE CITY CLERK

CITY CLERK

ACCEPTED

CITY CLERK



# Boston City Council

## Committee on Ways & Means

### Report of Committee Chair

The Boston City Council's Committee on Ways & Means held a public hearing on **Friday, May 8, 2009 @ 9:30 a.m.** The hearing was held in the Christopher A. Iannella Chamber. This matter was sponsored by Mayor Menino and referred to the Committee on Ways & Means on Wednesday, April 8, 2009. The subject of the hearing was:

**Docket #0496-** Message and order approving an appropriation of \$4,545,000 for remodeling, reconstructing, or making extraordinary repairs to public buildings owned by the City, including original equipment and landscaping, paving and other site improvements incidental or directly related to such remodeling, reconstruction or repair, and for the acquisition of departmental equipment, for the purposes of the school department.

The following officials from Boston Public Schools were present to give testimony in regards to this loan order; John McDonough Chief Financial Officer, Michael Goar, Chief Operating Officer, Robert Roy, Director of Facilities Management, and Khadijah Brown, Asst. Director of Facilities Management.

**Background:** The Pathways to Excellence capital program supports the BPS reorganization plan initiated for the 2009-2010 school year. The plan included renovations at 13 schools.

Renovation work must begin immediately after the school year ends on June 26 in order to implement the Superintendent's reorganization plan in time for the 2009-2010 school year in September. Generally, this type of renovation is planned a year or more in advance and authorization from the City Council is acquired during the standard timeline and new authorization is available in late July. The Superintendent's Pathways to Excellence plan was approved after the FY09 Budget season. The City lacks existing authorization for these schools and this type of work. Separating this loan order from the rest of the capital loan orders for an early vote will put the authorization in place coinciding with the last day of school for spring 2009.

#### **Authorization Timeline:**

- May 13<sup>th</sup> 1<sup>st</sup> City Council Reading on Loan Order #0496
- June 3<sup>rd</sup> 2<sup>nd</sup> City Council Reading on Loan Order #0496
- Immediately Mayor signs loan order
- June 24 Authorization available after 20 days to encumber contracts.

See attached project list description and budgets.

I recommend that this docket OUGHT TO PASS.

Respectfully,

Mark Ciommo, Chair  
Committee on Ways & Means

**PATHWAYS TO EXCELLENCE  
FACILITIES MANAGEMENT PROJECT ESTIMATE**

Work Order	Facility	Description/Scope	FY 2010	FY 2011	Total Budget
081215005071	Beethoven	Beethoven will be adding K1 classrooms for SY09-10. Renovations will provide 2 new K1 toilets and refurbishing existing ones	\$ 100,000	\$ -	\$ 100,000
081215005075	Edison	Edison to become K-8. Renovations to include creating Kindergarten classrooms, bio labs, library improvements, schoolyard and toilet renovations	\$ 285,000	\$ -	\$ 285,000
081215005076	Garfield	Mary Lyon School to expand to high school in this location. Renovations to include relocation of admin office, bio and chem labs toilet partitions, library and science lab(s)	\$ 870,000	\$ -	\$ <del>870,000</del> 870,000
081215005083	Lewenberg	Young Achievers Pilot School will relocate to this building. Renovations include: bio labs, Kindergarten rooms and toilets, library renovations, schoolyard and painting	\$ 421,000	\$ -	\$ 421,000
081215005084	Lewis	Higginson is merging with the Lewis in this location to become a K-8 school. Renovations include creating Kindergarten classrooms, toilet modifications, a bio lab, library, a school yard and modifications to existing security.	\$ 336,000	\$ -	\$ 336,000
081215005085	Ohrenberger	Renovations include: biology labs, lockers and cubbies	\$ 120,000	\$ -	\$ 120,000
090129005119	PA Shaw Bldg	Renovations include: creating a new main office on the 1st floor, computer lab, bio lab, library improvements, toilet partitions and enhancements to existing security	\$ 464,000	\$ 552,000	\$ 1,016,000
081215005092	Thompson Bldg	Boston International is relocating and expanding in this location. Renovations include: Chemistry lab, bio lab, library renovations, and enhancements to existing security system	\$ 775,000	\$ -	\$ 775,000
081215005082	Various Schools	Purchase of Furniture for Pathways Schools (one time allocation)	\$ 357,000	\$ -	\$ 357,000
08125005093	Wilson Bldg	TechBoston Academy will reside in this building. Renovations include: bio lab, library improvements, and enhancements to existing security system	\$ 220,000	\$ -	\$ 220,000
			<b>\$ 3,948,000</b>	<b>\$ 552,000</b>	<b>\$ 4,500,000</b>
			<b>FY 2010</b>	<b>FY 2011</b>	<b>Total Budget</b>

# BPS CAPITAL PLANNING PROCESS

TIMELINE

## DISCOVERY PHASE

**ALL PROJECTS**

The Superintendent, the COO, Facilities Management and Capital and Strategic Planning prepare and submit Capital Improvement Project Requests (CIPRs) to OBM.

KEY ACTIVITY	TIMEFRAME
Superintendent sets the key educational initiatives which are used to establish capital project priorities.	Year Round
Facilities and Capital & Strategic Planning retrieve facilities condition data from the Schools Facilities Inventory (SFI) System, work order requests and staff recommendations to create projects and estimates.	September – Early Dec.
Facilities and Capital & Strategic Planning revisit previous projects	November – December
Prioritization of projects re-established and approved by Superintendent and COO	December
Preliminary CIPRs created for new projects and reviewed with OBM <sup>(1)</sup>	December – January
CIPRs finalized	January
CIPRs loaded into OBM database	January
New planned work entered into SFI System as well as updates to existing projects	January
Cash flow estimates prepared for all work orders	January
Schools Planning Group reviews cash flow estimates	January – February
OBM and BPS meet to establish capital budget.	February – March
Capital & Strategic Planning prepares Annual Audit, per CBC Ch. XIX	March
City Council hearings	April - June

MAJOR PROJECTS	
KEY ACTIVITY	TIMEFRAME
Feasibility study is typically requested	Anytime
Consultant completes study and provides estimate	Anytime after initial funding approved
District applies for MSBA approval from state for highest priority projects	Per MSBA deadline
PCM <sup>(2)</sup> conducts search and selects architects/designers	After funding source identified

MINOR PROJECTS	
KEY ACTIVITY	TIMEFRAME
Requests submitted by Principal/Headmasters or other school department representative.	Year-round process

## DESIGN PHASE

MAJOR PROJECTS	
KEY ACTIVITY	TIMEFRAME
PCM and BPS work with key stakeholders to refine and actualize the plans outlined in the feasibility study.	12 – 18 months
Project goes out to public bid	
Contracts awarded	
<b>Project then moves into the Construction Phase</b>	

MINOR PROJECTS	
KEY ACTIVITY	TIMEFRAME
BPS visits site(s) to establish scope of work	2 – 6 months (average)
Estimate prepared	
Design specifications and drawings prepared	
Project goes out to public bid	
<b>Project then moves into the Construction Phase</b>	

## CONSTRUCTION PHASE

MAJOR PROJECTS	
KEY ACTIVITY	TIMEFRAME
PCM and BPS manage and supervise construction through completion of project.	Varies based on scope

MINOR PROJECTS	
KEY ACTIVITY	TIMEFRAME
BPS manages and supervises construction through completion of project.	Varies based on scope

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MEMORANDUM

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**TO:** COUNCILOR CIOMMO, CHAIR WAYS AND MEANS  
**THROUGH:** KAREN CONNOR, DIRECTOR, OBM  
**FROM:** LAURIE PESSAH, DEPUTY DIRECTOR, OBM  
**SUBJECT:** PATHWAYS AUTHORIZATION  
**DATE:** 4/30/2009

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Background

The Pathways to Excellence capital program supports the BPS reorganization plan initiated for the '09-'10 school year. The plan includes renovations at 13 schools. Science labs will be added to several schools, library and kindergarten classroom space increased, and several elementary schools converted to K-8 programs, including the Edison, Mildred Ave, King, Mary Lyon (K-12) and Lewis Schools.

Necessity

Renovation work must begin immediately after school ends (June 26) in order to implement the Superintendent's reorganization plan in time for the '09-'10 school year in September.

Generally, this type of renovation is planned a year or more in advance and authorization from the City Council is acquired during the standard timeline (new authorization is available late July.)

The Superintendent's Pathways to Excellence plan was approved after the FY09 budget season. The City lacks existing authorization (for these schools and this type of work). Separating this loan order from the rest of the capital orders for an early vote will put the authorization in place coinciding with the last day of school for spring '09.

Authorization Timeline

- May 13th 1<sup>st</sup> City Council Reading
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Authorization and FY10 Projected Spending Context

\$16.577 million	FY10 New Authorization Request for BPS
\$4.5 million	included for Pathways to Excellence (includes OBM contingency)
\$33.269 million	FY10 Planned Spending for BPS
\$3.948 million	FY10 Planned Spending for Pathways