



**Request for
Expressions Of Interest**

***Adaptive Reuse of the Agassiz Road Shelter
Back Bay Fens, Boston, MA
November 2009***

**Boston Parks and Recreation Department
Thomas M. Menino, Mayor
Antonia M. Pollak, Commissioner**

Electronic copy and forms available at
http://www.cityofboston.gov/parks/design_con/bidsandproposals3.asp

REQUEST FOR EXPRESSIONS OF INTEREST

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REQUEST FOR EXPRESSIONS OF INTEREST

Adaptive Reuse of the Agassiz Road Shelter, Back Bay Fens, Boston, MA

**ADVERTISEMENT
CITY OF BOSTON****PARKS AND RECREATION DEPARTMENT****NOTICE TO DEVELOPERS AND BUSINESS OWNERS****ADDENDUM NO. 1**

TO

REQUEST FOR EXPRESSIONS OF INTEREST

Adaptive Reuse of the Agassiz Road Shelter, Back Bay Fens, Boston

NOTICE TO INTERESTED PARTIES

The attention of all parties submitting responses to “Request for Expressions of Interest for the Adaptive Reuse of the Agassiz Road Shelter, Back Bay Fens, Boston” is called to the following Addenda to the printed RFEI. The items set forth herein, whether of omission, addition or substitution are to be included in, and form part of the RFEI of the above named project.

CHANGES TO THE RESPONSE DEADLINE

Due to the Martin Luther King Holiday on Monday January 18th, 2010, responses to the Request for Expressions of Interest shall be extended one day to January 19th at 2:00 p.m. Boston time, instead of the previous date of January 18th, 2010.

(Nov. 30 & Dec. 7)

REQUEST FOR EXPRESSIONS OF INTEREST

Adaptive Reuse of the Agassiz Road Shelter, Back Bay Fens, Boston, MA

ADVERTISEMENT CITY OF BOSTON

PARKS AND RECREATION DEPARTMENT

NOTICE TO DEVELOPERS AND BUSINESS OWNERS

INVITATION FOR REQUEST FOR EXPRESSIONS OF INTEREST

NOTE: For information specific to this particular project, please contact Margaret Dyson, @ 617-961-3028 or Liza Meyer @ 617-961-3014

The Boston Parks and Recreation Department, acting through its Commissioner, is requesting expressions of interest for the Agassiz Road Shelter in the Back Bay Fens, Boston, Massachusetts.

The Request for Expressions of Interest will be available for pick up (no mailings will be sent) from the Chief Engineer, Boston Parks and Recreation Department, 1010 Massachusetts Avenue, 3rd Floor, Boston, MA 02118. It will also be available for download from the City of Boston website at:

http://www.cityofboston.gov/parks/design_con/bidsandproposals3.asp

For further information, please call Ms. Margaret Dyson, Director of Historic Parks, @ 617-961-3028 or Liza Meyer, Parkman Manager for Historic Parks, @ 617-961-3014, and refer to this advertisement. The Request For Expressions of Interest will be available for pick up or download as of November 16, 2009 and must be returned no later than 2:00 P.M. on January 18, 2010. (Updated to: January 19th, 2010)

CITY OF BOSTON
PARKS AND RECREATION DEPARTMENT,

ANTONIA M. POLLAK,
Commissioner

(Nov. 16 & 23)

OPPORTUNITY

The Agassiz Road Shelter, also known as the Duck House, is prominent historic structure in the Back Bay Fens Park. The Boston Parks Department (BPRD), under the guidance of Mayor Thomas Menino, is interested in developing a reuse plan for this empty building.

BPRD presents this Request of Expressions for Interest (RFEI) in the solicitation of adaptive reuse ideas and implementation strategies for the Duck House. The BPRD sees this process as an opportunity to clarify the requirements of adaptive reuse of the building. The Back Bay Fens is on the National Register of Historic Places with the other parks of Boston's Emerald Necklace, as well as a City of Boston Landmark.

Parties with interesting and competitive ideas for the building's reuse are encouraged to respond to this Request for Expressions of Interest. Submission of an Expression of Interest will not be a prerequisite for submitting a final proposal when the city proceeds into a Request for Proposals (RFP) process. Also, BPRD will not consider the information submitted through the RFEI to be binding on the respondent or BPRD.

The purpose of the RFEI is to:

1. Determine the type of information and materials to be incorporated into the RFP;
2. Gauge the interest in the building and identify the market for a potential RFP.

BPRD is seeking expressions of interest that provide for a public benefit and complement park management and programming. If a compatible use can be identified, BPRD could grant a lease to a tenant who would restore the building for this use, provide public benefit, and enhance the Back Bay Fens. BPRD would consider a long lease term; however, if the term is longer than three years, legislation will be required to enact such an agreement.

PROJECT LOCATION

The Agassiz Road Duck House was constructed in 1897 adjacent to the Agassiz Road Bridge along the Muddy River in the Boston's Back Bay Fens. Historically, the building was used as a "shelter station", or public restrooms. The structure is sited within the Back Bay Fens, one of nine linked parks encircling Boston known as the Emerald Necklace. The Frederick Law Olmsted designed park system was listed in the National Register of Historic Places in 1971 and the Back Bay Fens was designated a Boston Landmark District in 1983. While the Duck House itself is not a Boston Landmark, its rustic style and relationship to the park makes it an important contributing feature to the Back Bay Fens.

The Back Bay Fens is a diverse park, nearly 100 acres in size, which winds through the Fenway and Kenmore neighborhoods of Boston. At its northern edge is the outlet of the Muddy River into the Charles River at Charlesgate; at its southern end it connects to the Riverway at Park Drive and Boylston Streets. The park is surrounded by educational institutions including Emmanuel, Simmons, and Wheelock Colleges, Mass. College of Art, Wentworth Institute of Technology and Northeastern University. The Boston Conservatory, Boston University, Harvard Medical School and the hospitals of the Longwood Medical Center are also within walking distance of the Fens. The neighborhood is home to many of Boston's renowned cultural institutions including the Museum of Fine Arts and the Isabella Stewart Gardner Museum, while Fenway Park is only blocks away. The Back Bay Fens anchors a vibrant neighborhood with day and evening activity year round. Ongoing investment and redevelopment adjacent to the park, notably near Fenway Park on Boylston Street and at the museums on the Fenway, will continue to invite new park users into the area.

The Fenway and Park Drive are parkways, managed by the Department of Conservation and Recreation (DCR), which form the edges of the park and provide critical vehicular and pedestrian links through the neighborhood. Agassiz Road, which cuts through the middle of the park, is one of the few roadway connections between Fenway and Park Drives. The Fens is serviced by the MBTA Green Line D and E trains, as well as local bus routes. The multiple path systems within the park make it a popular bicycle route for commuters and recreational riders.

The Back Bay Fens accommodates a range of uses, including:

Clemente and Cobe Fields – recently refurbished synthetic turf ballfields with a track

Bradley Basketball Courts

Fenway Victory Gardens – 7 acres with over 500 plots

War Memorial

Kelleher Rose Garden

Muddy River watercourse

Mother's Rest playground

Three gatehouses – two active, one in the process of adaptive reuse

Walking and jogging paths

Monuments and sculptures

Lawns and significant shade trees

Historic stone bridges

Pedestrian bridges

THE BUILDING AND SITE

The Agassiz Road Shelter was designed by architect Alexander Longfellow, and built in 1897. It was used exclusively as a public restroom facility, and was closed after a damaging fire in 1986. The Duck House is sited within a prominent landscape in the Back Bay Fens adjacent to the Agassiz Road bridge - the only building along that roadway. Agassiz Road is a significant pedestrian link between the East and West Fenway neighborhoods though it provides only one-way vehicular circulation.

The Duck House structure is approximately 667 net square feet on two levels. The main level is 535 sf. and is accessed from the Agassiz Road side of the building. At the rear of the building is another door which opens into a 132 sf. room set 3.5' lower than the main floor elevation, and without any direct interior connection to the main level. This lower space was originally a utility room. Much of the building that we see today is original; however, the roof design was simplified when it was reconstructed following the 1986 fire.

Agassiz Road is managed and maintained by the Department of Conservation and Recreation. Pedestrian, bicycle and vehicular traffic all come to the site via this roadway, and the street section will need to be considered by DCR and BPRD as part of the redevelopment effort. Vehicular service access is achieved through an existing curb cut which should remain. The building is currently not ADA accessible – walkways and ramps will need to be studied and incorporated into the reuse design. On-site parking will not be allowed, and all service functions will need to be carefully considered so that they do not adversely impact the park. All renovations planned for the building's exterior and landscape will require review and approval by the Boston Landmarks Commission.

The Duck House sits within a historic landscape of mature trees and lawn. The Muddy River winds behind the back of the building, and much of the site falls within the 100' buffer zone of the waterway and its bordering wetland vegetation. Existing vegetation shall be protected and maintained. Stormwater should be managed and recharged on site, and site improvements may not add significant new impervious areas to the site.

There are currently no utilities servicing the building; the reuse plan will need to account for bringing the necessary utilities to the site. Due to the sensitive nature of the landscape, all site work will require review and approval of the Boston Conservation Commission.

EXISTING STUDIES, REPORTS, AND COST ESTIMATES

Current construction and maintenance projects in the Back Bay Fens are guided by the principles outlined in the Emerald Necklace Master Plan, published in 2001. The Muddy River Flood Damage Reduction and Ecosystem

Restoration Project, currently in design, addresses some of the recommendations of the Master Plan as it improves the water storage capacity of the Muddy River and restores its banks. All improvements to the Duck House site will need to be carefully coordinated with the Muddy River project.

In 2008, architects McGinley Kalsow Associates prepared an assessment of the Duck House which provides a thorough overview of the existing conditions of the building's interior and exterior. This report includes a summary of the renovations that may be required to bring the structure and site into compliance with regulations of the Massachusetts Architectural Access Board (MAAB) and ADA. The report recommended an immediate structural assessment of the building's foundation. This assessment was completed by Structures North in 2009 who found the building's foundation to be sound. Both of these reports are available for download at http://www.cityofboston.gov/parks/design_con/bidsandproposals3.asp

Most recently, reuse of the building has been explored by a working group composed of members of the Boston Parks and Recreation Department, Fenway Civic Association, Boston City Council, Historic Boston Incorporated, and the Department of Conservation and Recreation, with help from Wentworth Institute of Technology. This group organized a charrette in the summer of 2009 to bring experienced designers / planners, developers, neighbors, and potential vendors together to brainstorm reuse scenarios for the building. The summary report of the charrette can be downloaded at: http://www.cityofboston.gov/parks/design_con/bidsandproposals3.asp . Preliminary cost estimates, in 2009 dollars, for renovating the exterior of the building, bringing utilities to the site, and upgrading adjacent pedestrian and bicycle access are summarized below, and are included in Appendix C:

Building Exterior Renovations: \$140,000 - \$240,000

Includes materials and labor for stabilization and repairs to exterior masonry, windows, doors, soffits and fascia

Utility Service: \$168,600 - \$487,200

Includes bringing water, sewer, electrical, drainage improvements, site lighting and phone service to the building, but does not include interior connections. The building is not heated and currently has no accommodation for HVAC systems. If these are required by the leasee, then their associated costs should be included in any interior build out costs. Monthly utility service bills will be the responsibility of the leasee.

Pedestrian and Bicycle Improvements: \$65,000

Includes sidewalk, crosswalk, and curb ramp improvements, bike lane striping, and signage on Agassiz Road

Note: No cost estimates have been prepared for interior building renovations, ADA / MAAB accessibility renovations, or landscape improvements. These costs would be the responsibility of the leasee.

A Usage Survey was conducted in the Spring of 2009 by students and staff of Wentworth to provide some baseline information about park visitors in this section of the Fens. The survey focused on predominant park uses, visitor demographics, and building reuse preferences. The survey questions and most common responses are summarized below and included in full in Appendix D.

Q: For what purpose do you visit the Back Bay Fens?

A: *Passing through between destinations*

Q: How many hours per week do you typically visit the Fens?

A: *1-2 hours*

Q: With whom is most of your time in the Back Bay Fens spent?

A: *By myself*

Q: What time of day do you typically visit the Back Bay Fens?

A: *Afternoon*

Q: How do you usually get to the Back Bay Fens?

A: *Walking*

Q: What is your gender?

A: *Male*

Q: What is your age range?

A: *25-34*

Q: Where do you live?

A: *West Fenway*

Q: If you were to visit the Duck House how would you prefer to sit?

A: *Café-style tables*

Q: How often would you utilize each type of business in the Back Bay Fens?

A: *Most: Small café; Least: Garden supply store*

REUSE OBJECTIVES

1. The proposed use(s) are compatible with the mission of the Boston Parks and Recreation Department to provide clean, green, safe and accessible open spaces throughout the city.
2. The proposed use(s) are compatible with the historic urban park setting, and are complementary to the historic integrity of the building.
3. The proposed use(s) are complementary to current Back Bay Fens activities, programs, and natural settings.
4. The proposed use(s) are compatible with BPRD's maintenance and management operations, and will not be a burden to these operations.
5. The proposed use(s) are ADA accessible.
6. The proposed use(s) include a publicly accessible restroom.
7. The proposed use(s) are contained within the existing footprint of the building, with compatible seasonal use of the adjacent landscape.
8. The proposed use(s) will offer a public benefit(s) and public component at the building for the citizens of Boston.
9. The proposed use(s) and/or management will provide security and public safety as a high priority.
10. The proposed use(s) and/or management will provide for the maintenance of the structure and for the facilities within the structure.
11. The proposed use(s) will be economically self-sustaining.
12. The proponent must be undertaken by person(s) with documented successful real estate redevelopment and business experience, in either the for-profit or not-for-profit sectors, and appropriate qualifications and/or licensure.

POSSIBLE REUSE IDEAS AND PARAMETERS OF REDEVELOPMENT

Because the Back Bay Fens is a National and local Landmark protected by law and BPRD rules, there are both great opportunities and challenges in a reuse plan. The park is centrally located in a neighborhood of Boston with a diversity and density of residents, businesses, attractions and institutions not matched elsewhere in the city. With its mix of uses, the park draws daily commuters as well as tourists, and the Duck House is prominently located to capture both of these user groups. Challenges to redevelopment of the Duck House include seasonality, limited space, no immediately adjacent parking, and garbage / recycling management.

Because of limited space in the building, BPRD anticipates that an off-site commissary and storage space will be required for most vending operations.

Boston Parks and Recreation Department encourages the submission of any reuse idea, provided that the new use is compatible with the historic character of the park and building with the mission of the Boston Parks and Recreation Department. Any redevelopment of the building should include publicly accessible restroom facilities as this was the original purpose of the building and is an ongoing need for visitors to the park system.

SUBMISSION REQUIREMENTS AND PROCESS

The Boston Parks and Recreation Department invites all qualified interested parties to respond to this Request for Expressions of Interest. Responses to the RFEI are public documents and will be utilized by the Department to develop a Request for Proposals should the Department deem it in their best interest to proceed.

Respondents to this RFEI understand that information they provide may be used in whole or in part by the City. Response to this RFEI does not legally bind the respondent to the City in any way, nor the City to the respondent. All submissions are welcome and due on **January 19th, 2010** (note date change from original advertisement due to Martin Luther King holiday on Monday January 18th, 2010).

Submissions shall include:

1. Project Narrative
 - Describe reuse idea
 - Describe how the redevelopment will be executed
 - Preliminary floor plans or sketches are welcome, but not required.
2. Experience and Capabilities of the development team
 - Describe experience with other projects comparable in scope with the reuse proposal.
3. Business Model
 - Projected length of lease required by the respondent to make the project financially viable
 - Potential financial value the submission might offer the city.
 - All costs associated with interior build-out will be the responsibility of the leasee.
4. Contact Information
 - Full name and business of all members of the response team
 - Primary contact person within the team. Provide telephone number, fax number, email, and mailing address for the primary contact person.

Respondents with ideas deemed the most compelling, executable and fiscally viable may be invited to interview with BPRD staff prior to the issuance of a Request for Proposals. Submissions will be reviewed by the City before previewing the submissions to the public.

Questions about this request and submissions should be directed to:

Margaret Dyson

OR

Liza Meyer

Director of Historic Parks

Parkman Manager – Historic Parks

Boston Parks and Recreation Department

Boston Parks and Recreation Department

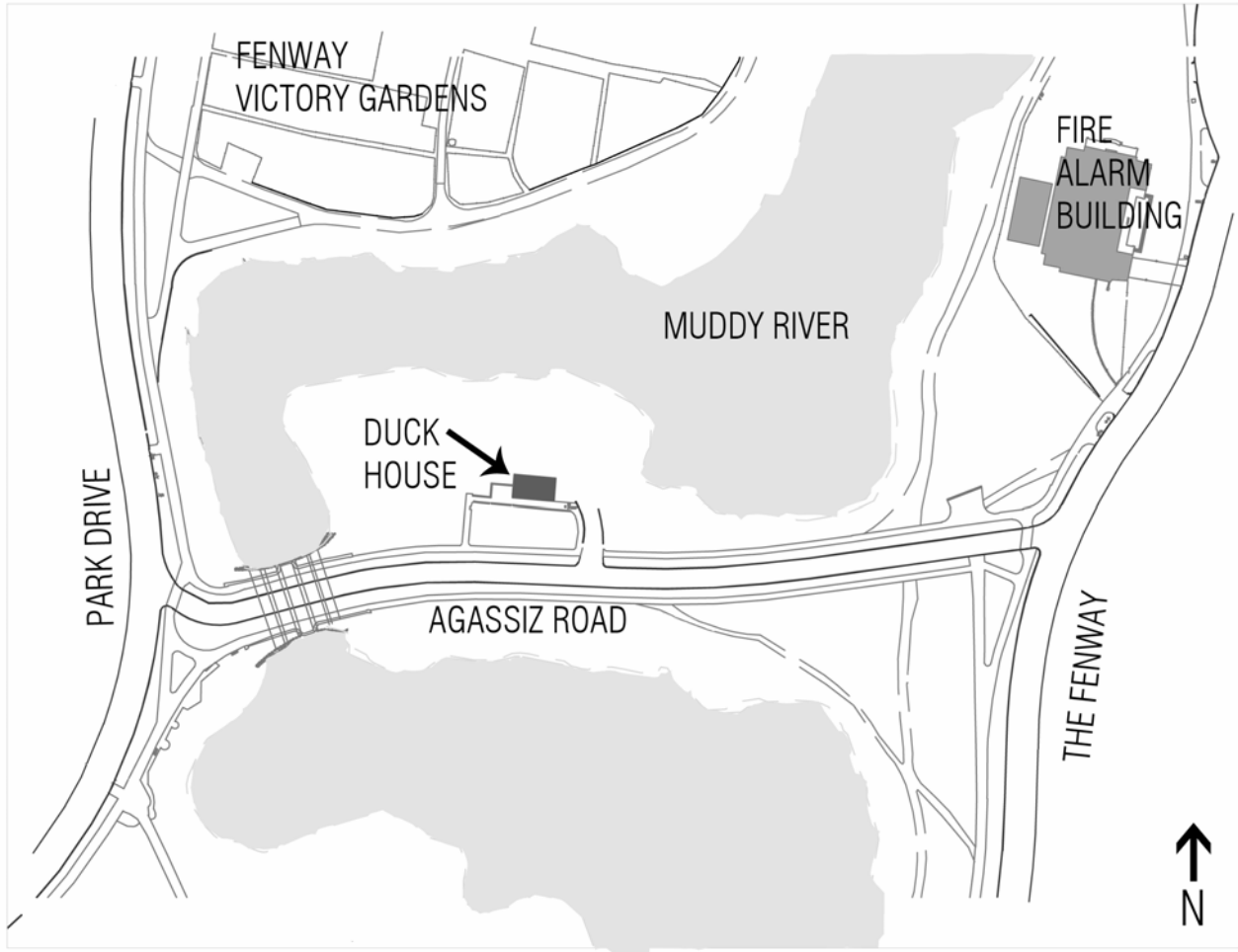
1010 Massachusetts Ave, 3rd Floor

1010 Massachusetts Ave, 3rd Floor

Boston, MA 02118

Boston, MA 02118

Appendix A – Location Map
Back Bay Fens, Boston, MA



BACK BAY FENS, BOSTON

Appendix B – Building Photos



Southwest corner of building



Northeast corner of building

Appendix C – Cost Estimates

The following estimates were originally prepared for the Fenway Civic Association on behalf of the City of Boston Parks Department in the Spring of 2009 by Samuels & Associates and Vanasse Hangen Brustlin, Inc. (VHB). Boston Parks and Recreation has reviewed and modified some costs and contingencies. All costs are preliminary and subject to change.

SUMMARY TOTALS – see following pages for details

	Higher Cost Scenario	Lower Cost Scenario
Utility Service to Building	\$487,200	\$168,600
Roadway and Sidewalk Improvements	\$64,560	\$64,560
Exterior Building Repairs	\$241,576	\$138,502
Interior Demolition	\$25,000* (placeholder – TBD) *assumes no haz. mat. abatement	\$25,000* (placeholder - TBD) *assumes no haz. mat. abatement
Design and Permitting	\$75,000 (placeholder - TBD)	\$75,000 (placeholder – TBD)
TOTAL	\$893,336	\$471,662

ITEM	QUAN	U/M	\$/UM	TOTAL HIGH	TOTAL LOW
Exterior- Masonry - Labor					
1. Sounding and removal of any loose or debonded granite stonework.	12	MD	\$ 680.00	\$ 8,160	\$ 4,080.00
2. Restoration of the exposed back-up construction, along with removal of any encountered rusted-metal embedments.	10	MD	\$ 680.00	\$ 6,800	\$ 3,400.00
3. Re-setting of the exterior granite using hidden stainless steel ties to rigidly hold it into place.	32	MD	\$ 680.00	\$ 21,760	\$ 13,600.0
4. Excavation into cracks and jetting out of all unsound material.	12	MD	\$ 680.00	\$ 8,160	\$ 4,080.00
5. Back-pointing and injection grouting of the cleaned cracks.					
6. Cutting and pointing of at least all cracked or eroded mortar joints.	8	MD	\$ 680.00	\$ 5,440	\$ 3,536.00
4 man crew	18.5	DY			
Duration	4	wk			
Interior (assuming the structure remains "mothballed")-					
1. Careful inspection of the exterior walls and removal of any embedded ferrous elements that may be rust-jacking the masonry.				\$ 50,320	\$ 28,696
Labor Burden	28%			\$ 14,090	\$ 8,035

Exterior- Masonry - Misc Material					
Stainless Ties				\$ 1,500	\$ 750
Granite				\$ 2,000	\$ 1,000
Mortar				\$ 500	\$ 250
Sand				\$ 1,000	\$ 500

Exterior- Masonry - Equipment					
Compressor Rental	Allow	1 mo	\$ 2,500.00	\$ 2,500	\$ 875.00
Crane/Lift Rental	Allow	5 dy	\$ 3,000.00	\$ 15,000	\$ 5,250.00
Mortar/Grout Injector		3 dy	\$ 1,500.00	\$ 4,500	\$ 1,575.00

Exterior - Carpentry - Labor					
Soffit and fascia repair and restore		100 lf	\$ 200.00	\$ 20,000	\$ 20,000
Windows Replacement	NIC				
Door Replacement	NIC			\$ 161,730	\$ 95,627
11					

General conditions					
Supervision		1 mo	\$ 10,833.33	\$ 10,833	\$ 5,416.67
Trailer		1 mo	\$ 1,500.00	\$ 1,500	\$ 750.00
Telephone		1 mo	\$ 250.00	\$ 250	\$ 125.00
Misc scaffold, labor & site work repair		2 wk	\$ 11,000.00	\$ 22,000	\$ 11,000.00
Misc safety etc		1 mo	\$ 5,000.00	\$ 5,000	\$ 2,500.00
			\$ 28,583.33	\$ 39,583	\$ 19,792

Sub Total				\$ 201,313	\$ 115,419
Contingency and Overhead	20.00%			\$ 40,263	\$ 23,083.71

EXTERIOR REPAIR BUDGET RANGE				\$ 241,576	\$ 138,502
RISK RANGE				42.67%	\$ 103,073

Duck House Utility Service and General Sitework

Item	Unit		Unit Cost		Notes	
Water Service						\$4,500
Water Service - 2-inch Copper	100	LF	\$35	\$3,500	Sizing to be determined for building plumber, water meter as a per of the building work.	
Corp stop and tap into existing water line	1	EA	\$200	\$200		
Curb Box/2" valve	1	EA	\$300	\$300		
<i>Water Service - if new line is required</i>						<i>\$31,500</i>
Sewer Service - using existing sewer line						\$7,500
Clean and inspects existing sewer line	1	LS	2000	\$2,000		
Manhole tie-in	1	EA	500	\$500		
6-inch PVC sewer/bedding and excavation	50	LF	100	\$5,000		
<i>Sewer Service - if new line is required from Fire Alarm Building</i>						<i>\$246,000</i>
Drainage Improvements						\$10,000
Collect roof drain system	1	LS	1500	\$1,500		
Area drains	2	EA	500	\$1,000		
PVC drain piping	150	LF	50	\$7,500		
Outlet/Dissipation structure	1	EA	\$2,000		open grate manhole set lower than the building so the drainage goes to wetland area via surface drainage. Includes stone at outlet and related minor grading.	
Electric and Telephone Service						\$20,000
Extend service via aerial from the Fenway	1	LS	20000	\$20,000	Allowance, needs to be confirmed with Nstar and Verizon	
Lighting						\$96,000
Acorn Style Lights	8	EA	12000	\$96,000	Assumes re-use of existing pole bases and conduits. 4 on each side of Agassiz Road in the vicinity of the Duck House.	
Erosion Control and Site Protection						\$2,500
Measures to protect downstream drainage and resource areas	1	LS	2,500	\$2,500		
- Hay bales						
- Inlet filters						
- Soil stabilization						
Contingencies						
Scenario 1: Reuse existing utility lines	20%		28100	\$28,100		\$28,100
Scenario 2: Install new utility lines	20%		81200	\$81,200		\$81,200
Scenario 1 TOTAL - Reuse existing utility lines						\$168,600
Scenario 2 TOTAL - Install new utility lines						\$487,200

Notes

Need to confirm ownership of water and sewer utilities in Agassiz Road

Duck House - Roadway and Sidewalk Improvements

12-May-09

Compiled by VHB




Item	Unit		Unit Cost		Notes	
Striping						\$5,025
Striped EB bike lane	875	LF	\$3	\$2,625	Thremoplastic per BTD guidelines	
Gore arrows and bike symbols	8	EA	\$300	\$2,400		
Crosswalk striping at Duck House	1	LS	\$500	\$500		
Sidewalk Improvements						\$35,875
New sidewalk for WB bike lane	875	LF	23	\$20,125	6' wide, bituminous concrete	
Repair of existing sidewalks	1	LS	2000	\$2,000	Allowance for repair of existing sidewalks areas on t	
Reset curbs (allowance)	875	LF	10	\$8,750	Replace sloped curbstone as necessary, anticipates half of the curb will remain.	
Reconfigure existing driveway	1	LS	5000	\$5,000	Reconfigure as Boston Standard Driveway	
New curb ramps at Duck House	1	LS	1000	\$1,000		
Restoration of grass strips along sidewalks	1	LS	1500	\$1,500	Allowance	
Signage						\$2,400
No parking signs	10	EA	150	\$1,500		
Bike directional signage	4	EA	150	\$600		
Crosswalk signs	2	EA	150	\$300		
Alternate Riased Crosswalk						\$10,000
Raised Crosswalk at Duck House	1	LS	10000	\$10,000	Anticipates raised bituminous crosswalk with curb modifications and related striping and advance signage	
Contingencies						\$11,260
	20%		11260	\$11,260		
TOTAL						\$64,560





Notes





Need to confirm ownership of water and sewer utilities in Agassiz Road


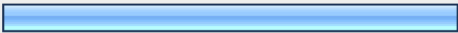


Appendix D - Usage Survey






Agassiz Road Shelter House Usage Survey

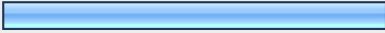

1. For what purpose do you visit the Back Bay Fens?			
		Response Percent	Response Count
Gardening		8.3%	21
Pass through between destinations		88.9%	225
Recreation		66.4%	168
Other (please specify)			32
answered question			253
skipped question			5






2. How many hours per week do you typically visit the Back Bay Fens?			
		Response Percent	Response Count
Less than 1 hour		31.1%	80
1-2 Hours		39.7%	102
3-4 Hours		14.4%	37
5 or more hours		16.0%	41
answered question			257
skipped question			1






3. Is most of your time in the Back Bay Fens spent:			
		Response Percent	Response Count
By yourself?		66.9%	172
With children?		3.5%	9
With pets?		6.2%	16
With other adults?		49.0%	126
		answered question	257
		skipped question	1


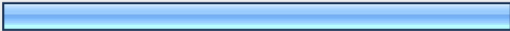
4. What time of day do you usually visit the Back Bay Fens?			
		Response Percent	Response Count
Morning		43.0%	111
Afternoon		62.8%	162
Evening		52.3%	135
Night		8.1%	21
		answered question	258
		skipped question	0

5. I usually get to the Back Bay Fens by:			
		Response Percent	Response Count
Driving		3.9%	10
Taking public transportation		7.0%	18
Biking		10.1%	26
Walking		95.3%	245
Jogging		20.2%	52
Other (please specify)			2
answered question			257
skipped question			1

6. What is your gender?			
		Response Percent	Response Count
Male		52.7%	135
Female		47.7%	122
answered question			256
skipped question			2

7. What is your age range?			
		Response Percent	Response Count
under 18		0.0%	0
18-24		15.2%	39
25-34		52.0%	133
35-44		16.4%	42
45-54		7.8%	20
55+		8.6%	22
answered question			256
skipped question			2

8. Where do you live?			
		Response Percent	Response Count
East Fenway		23.3%	53
West Fenway		69.2%	157
Kenmore Square		1.8%	4
Symphony		3.5%	8
Nearby Residence Hall		2.6%	6
Other (please specify)			32
answered question			227
skipped question			31

9. If you were to visit the Duck House how would you prefer to sit?			
		Response Percent	Response Count
On park benches		36.1%	90
At café-style tables		70.3%	175
answered question			249
skipped question			9

10. How often would you utilize each type of business in the Back Bay Fens? (please rate from most to least)									
	Most						Least	Rating Average	Response Count
Small café	67.2% (172)	21.5% (55)	6.6% (17)	2.0% (5)	0.4% (1)	1.2% (3)	1.2% (3)	1.55	256
Public Restrooms	11.9% (30)	15.1% (38)	11.1% (28)	10.7% (27)	9.5% (24)	13.5% (34)	28.2% (71)	4.44	252
Bicycle/sports equipment rental	11.6% (29)	15.6% (39)	14.8% (37)	14.8% (37)	12.0% (30)	11.6% (29)	19.6% (49)	4.13	250
Gift shop	3.6% (9)	5.2% (13)	12.1% (30)	17.7% (44)	13.3% (33)	17.3% (43)	30.6% (76)	5.06	248
Art gallery	16.3% (41)	19.0% (48)	17.5% (44)	17.1% (43)	9.5% (24)	10.7% (27)	9.9% (25)	3.56	252
Information booth	5.3% (13)	5.7% (14)	13.8% (34)	18.2% (45)	16.2% (40)	17.8% (44)	23.1% (57)	4.80	247
Garden supply store	8.4% (21)	6.8% (17)	9.6% (24)	11.2% (28)	12.0% (30)	15.6% (39)	36.4% (91)	5.04	250
answered question									256
skipped question									2