

Potential Lease Area Outlined in Red





Massachusetts Department of Higher Education

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Carlos E. Santiago
Commissioner
Chris Gabrieli
Board Chairman

July 18, 2022

Dear Members of the Asset Management Board:

I am writing to express my support for Bunker Hill Community College's proposal for redeveloping its campus. The College's campus buildings are obsolete and do not provide the types of spaces necessary for the College to deliver its mission.

The College is one of the most diverse educational institutions in the Commonwealth, providing essential programs and services beyond academics necessary for student success. The project described in the preliminary project proposal allows the College to obtain space tailored to its programmatic needs that will enhance the wraparound services and amenities the College's diverse learners depend on.

The College anticipates conducting a comprehensive community engagement process before submitting a final Project Proposal. The College is committed to a transparent, clear, and open dialogue and looks forward to discussing the proposal with all stakeholders.

I strongly urge you to approve this proposal for the College to continue its work towards creating a campus that serves the needs and ambitions of its students.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos E. Santiago".

Carlos E. Santiago, Commissioner
Department of Higher Education



THE COMMONWEALTH OF MASSACHUSETTS

EXECUTIVE OFFICE OF EDUCATION

ONE ASHBURTON PLACE • ROOM 1403

BOSTON, MA 02108

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July 12, 2022

Asset Management Board
DCAMM Office of Real Estate Management
1 Ashburton Place, Room 1411
Boston, Massachusetts 02108

Dear Members of the Asset Management Board:

I am writing to express my support for Bunker Hill Community College's proposal to redevelop its campus. The College's campus buildings no longer meet the mission-critical needs of a 21st century, higher education institution, even with substantial reinvestment.

The College plays a key role in developing the Commonwealth's future workforce, offering certificate and degree programs in high-need employment sectors. The project described in the preliminary project proposal will allow the College to obtain space tailored to its programmatic needs, while also enhancing the College's workforce development platform.

The College anticipates conducting a comprehensive community engagement process before submitting a final Project Proposal. The College is committed to a transparent, clear, and open dialogue and looks forward to discussing the proposal with all stakeholders.

I strongly urge you to approve this proposal for the College to continue its work towards creating a campus that serves the needs and ambitions of its students.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. A. Peyser".

James A. Peyser
Secretary of Education

Board of Higher Education Approval to be attached separately

Vision report to be attached separately

Space No:	1.01	Space Title:	Classroom (25 Capacity)
FICM Code:	110	Area NASF:	750
		Space Quantity:	12
Function:	Classroom for active courses with multiple "teaching walls" modality		
Occupants:	25 students + 1 instructor		
Relationships:	Located in academic zone, direct access from student and public areas		
Architectural	Flooring:	Carpet	Base:
	Walls:	Gypsum Wall Board	Wall Finish:
	Ceiling:	Acoustical Panel	Min.Ceiling Ht:
	Windows:	Desired	Window Treatments:
	Doors:	Solid Wood	Door Size:
	Access:	Internal Suites	Other:
Built in Millwork	none		
Moveable Furnishings	(13) 2' x 6' Mar Resistant Tables that can be easily reconfigured, (26) Desk Chairs on castors. (1) instructor stool and mobile podium.		
Storage			
Technology	(2) projectors and screens for wired and wireless presentations. (1) interactive whiteboard. Ceiling speakers for audio playback. Touch screen control panel and manual screen control located adjacent to light switches. Equipment rack on casters located within room. Wall plate connectivity for lectern. Data/telephone connectivity at AV/storage console, projector, and at equipment rack as required per campus standards.		
Lighting	Indirect/direct with multiple zones. Marker board lighting; all individually switched and dimmable.		
Electrical	Power to AV systems, at least three (3) additional convenience outlets		
Mechanical	Dedicated VAV Box, CO2 Based demand control ventilation		
Plumbing	None		
Specialized Equipment			

Space No:	1.02	Space Title:	Classroom (35 Capacity)
FICM Code:	110	Area NASF:	874
		Space Quantity:	12
Function:	Classroom for active courses with multiple "teaching walls" modality		
Occupants:	35 students + 1 instructor		
Relationships:	Located in academic zone, direct access from student and public areas		
Architectural	Flooring:	Carpet	Base:
	Walls:	Gypsum Wall Board	Wall Finish:
	Ceiling:	Acoustical Panel	Min.Ceiling Ht:
	Windows:	Desired	Window Treatments:
	Doors:	Solid Wood	Door Size:
	Access:	Internal Suites	Other:
Built in Millwork	none		
Moveable Furnishings	(18) 2' x 6' Mar Resistant Tables that can be easily reconfigured, (36) Desk Chairs on castors. (1) instructor stool and mobile podium.		
Storage			
Technology	(2) projectors and screens for wired and wireless presentations. (1) interactive whiteboard. Ceiling speakers for audio playback. Touch screen control panel and manual screen control located adjacent to light switches. Equipment rack on casters located within room. Wall plate connectivity for lectern. Data/telephone connectivity at AV/storage console, projector, and at equipment rack as required per campus standards.		
Lighting	Indirect/direct with multiple zones. Marker board lighting; all individually switched and dimmable.		
Electrical	Power to AV systems, at least three (3) additional convenience outlets		
Mechanical	Dedicated VAV Box, CO2 Based demand control ventilation		
Plumbing	None		
Specialized Equipment			

Space No:	1.03	Space Title:	Classroom (50 Capacity)	
FICM Code:	110	Area NASF:	1,250	Space Quantity: 6
Function:	Classroom for active courses with multiple "teaching walls" modality			
Occupants:	35 students + 1 instructor			
Relationships:	Located in academic zone, direct access from student and public areas			
Architectural	Flooring:	Carpet	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustical Panel	Min.Ceiling Ht:	9'0"
	Windows:	Desired	Window Treatments:	Sun Shades (i.e., Mecho)
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"
	Access:	Internal Suites	Other:	
Built in Millwork	none			
Moveable Furnishings	(25) 2' x 6' Mar Resistant Tables that can be easily reconfigured, (50) Desk Chairs on castors. (1) instructor stool and mobile podium.			
Storage				
Technology	<p>Min.(2) projectors and screens for wired and wireless presentations. (1) interactive whiteboard. Ceiling speakers for audio playback. Touch screen control panel and manual screen control located adjacent to light switches. Equipment rack on casters located within room. Wall plate connectivity for lectern.</p> <p>Data/telephone connectivity at AV/storage console, projector, and at equipment rack as required per campus standards.</p>			
Lighting	Indirect/direct with multiple zones. Marker board lighting; all individually switched and dimmable.			
Electrical	Power to AV systems, at least three (3) additional convenience outlets			
Mechanical	Dedicated VAV Box, CO2 Based demand control ventilation			
Plumbing	None			
Specialized Equipment				

Space No: 1.04		Space Title: TEAL Classroom (25 Capacity)	
FICM Code: 110	Area NASF: 875	Space Quantity: 3	
Function:	Classroom for active courses with multiple "teaching walls" modality		
Occupants:	25 students + 1 instructor		
Relationships:	Located in academic zone, direct access from student and public areas		
Architectural	Flooring: Carpet	Base:	Rubber
	Walls: Gypsum Wall Board	Wall Finish:	Paint
	Ceiling: Acoustical Panel	Min.Ceiling Ht:	9'0"
	Windows: Desired	Window Treatments:	Sun Shades (i.e., Mecho)
	Doors: Solid Wood	Door Size:	3'0" x 7'0"
	Access: Internal Suites	Other:	
Built in Millwork	none		
Moveable Furnishings	(5) 5-person Mar Resistant round Tables on casters, (25) Desk Chairs on castors. (1) instructor stool and mobile podium.		
Storage			
Technology	(2) projectors and screens for wired and wireless presentations. (1) interactive whiteboard. Ceiling speakers for audio playback. Touch screen control panel and manual screen control located adjacent to light switches. Equipment rack on casters located within room. Wall plate connectivity for lectern. Data/telephone connectivity at AV/storage console, projector, and at equipment rack as required per campus standards.		
Lighting	Indirect/direct with multiple zones. Marker board lighting; all individually switched and dimmable.		
Electrical	Power to AV systems, at least three (3) additional convenience outlets		
Mechanical	Dedicated VAV Box, CO2 Based demand control ventilation		
Plumbing	None		
Specialized Equipment			

Space No:	1.05	Space Title:	TEAL Classroom (35 Capacity)	
FICM Code:	110	Area NASF:	1,225	Space Quantity: 2
Function:	Classroom for active courses with multiple "teaching walls" modality			
Occupants:	35 students + 1 instructor			
Relationships:	Located in academic zone, direct access from student and public areas			
Architectural	Flooring:	Carpet	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustical Panel	Min.Ceiling Ht:	9'0"
	Windows:	Desired	Window Treatments:	Sun Shades (i.e., Mecho)
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"
	Access:	Internal Suites	Other:	
Built in Millwork	none			
Moveable Furnishings	(7) 5-person Mar Resistant round Tables on casters, (35) Desk Chairs on castors. (1) instructor stool and mobile podium.			
Storage				
Technology	(2) projectors and screens for wired and wireless presentations. (1) interactive whiteboard. Ceiling speakers for audio playback. Touch screen control panel and manual screen control located adjacent to light switches. Equipment rack on casters located within room. Wall plate connectivity for lectern. Data/telephone connectivity at AV/storage console, projector, and at equipment rack as required per campus standards.			
Lighting	Indirect/direct with multiple zones. Marker board lighting; all individually switched and dimmable.			
Electrical	Power to AV systems, at least three (3) additional convenience outlets			
Mechanical	Dedicated VAV Box, CO2 Based demand control ventilation			
Plumbing	None			
Specialized Equipment				

Space No: 2.01 – 2.07		Space Title: Instructional Laboratories	
FICM Code: 210	Area NASF: 420 - 2,160	Space Quantity: 45	
Function:	Electronically equipped instructional laboratories with moveable/flexible furnishings as needed and any designated needs of the specific disciplines of the following: engineering (5), biology/chemistry (9), music (3), visual arts (7), culinary (3), nursing (6), and computing (12). <i>Lab performance metrics will get more specific as program progresses.</i>		
Occupants:	varies		
Relationships:	Provide convenient to instructional spaces and student study areas.		
Architectural	Flooring: TBD	Base: Rubber	
	Walls: Gypsum Wall Board	Wall Finish: Paint	
	Ceiling: TBD	Min. Ceiling Ht.: TBD	
	Windows: Desirable	Window Treatments: Yes	
	Doors: Solid Wood	Door Size: 3'0" x 7'0"	
	Access: Public	Other: Sidelight	
Built in Millwork	Maximize non-glare white board surface; Install mass notification device and LED message boards near the room entry and located so that is visible to all occupants.		
Moveable Furnishings	As needed dependent on discipline		
Storage	All labs will have adjacent storage with built-in cabinetry and potentially sinks.		
Technology	TBD		
Lighting	Indirect/direct		
Electrical	Overhead power to student table locations. Provide convenience outlets spaced 6' on center at room perimeter and 3' on center at countertop.		
Mechanical	General building HVAC. Specialized HVAC may be needed dependent on equipment.		
Plumbing	Provide sinks where appropriate		
Specialized Equipment	TBD		

Space No:	2.21 -2.25		Space Title:	Open Laboratories	
FICM Code:	220	Area NASF:	480 - 2,400	Space Quantity:	15
Function:	Maker spaces, one-button studios, multipurpose studio, and culinary bake shops				
Occupants:	varies				
Relationships:	Provide convenient to instructional spaces and student study areas.				
Architectural	Flooring:	TBD	Base:	Rubber	
	Walls:	Gypsum Wall Board	Wall Finish:	Paint	
	Ceiling:	TBD	Min. Ceiling Ht.:	TBD	
	Windows:	Desirable	Window Treatments:	Yes	
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"	
	Access:	Public	Other:	Sidelight	
Built in Millwork	Base Cabinets with butcher block countertops. Maximize non-glare white board surface; Install mass notification device and LED message boards near the room entry and located so that is visible to all occupants; 4'H x 6' W bulletin board.				
Moveable Furnishings	Furniture example includes 4' x 8' x 40"H butcher block top tables for 4 with 4 ergonomic stools; One computer workstation with printer that can be secured. Provide storage for student projects and materials.				
Storage	Within furnishings (see above)				
Technology	Flat panel displays with wired and wireless connectivity for small group collaboration. Push button interface for display control. Final requirements TBD. Data/telephone connectivity at flat panels, computer stations, and office equipment as required per campus standards.				
Lighting	Indirect/direct				
Electrical	Overhead power to student table locations. Provide convenience outlets spaced 6' on center at room perimeter and 3' on center at countertop.				
Mechanical	General building HVAC. Specialized HVAC may be needed dependent on equipment.				
Plumbing	Provide sinks where appropriate				
Specialized Equipment	May include laser cutter, production equipment, visual arts equipment, or culinary equipment.				

Space No: 2.26 -2.27		Space Title: Computer Class Laboratories	
FICM Code: 220		Area NASF: 1200	Space Quantity: 4
Function:	Electronically equipped spaces (movable table arrangement) with moveable/flexible computer tables. These classrooms primarily will be used to support computer-based open lab needs, although they can be used for other purposes as well. One will serve as an open writing lab		
Occupants:	24 students per room		
Relationships:	Co-locate with other instructional and student study spaces		
Architectural	Flooring: Carpet, raised access floor	Base:	Rubber
	Walls: Gypsum Wall Board, Acoustical Wall Panels (one wall)	Wall Finish:	Paint
	Ceiling: Acoustic Panel	Min. Ceiling Ht.:	9'-0"
	Windows: Desirable	Window Treatments:	Yes
	Doors: Solid Wood	Door Size:	3'0" x 7'0"
	Access: Public Corridor	Other:	Sidelight
Built in Millwork	Maximize non-glare white board surface on not less than two walls; Install mass notification device and LED message boards near the room entry and located so that is visible to all occupants. Provide acoustical wall panels as needed for proper acoustic control.		
Moveable Furnishings	Moveable mar-resistant tables wired for power and data plug-in and 24 ergonomic task chairs for students and 1 task chair for instructor; At least one student station must be wheelchair accessible.		
Storage			

<i>Technology</i>	<p>(2) projectors and screens for wired and wireless presentations angled in front corners of rooms. (1) interactive whiteboard on each side wall. Ceiling speakers for audio playback. Touch screen control panel and manual screen control located at front of room adjacent to light switches. Equipment rack on casters located within room. Wall plate connectivity for lectern.</p> <p>Infrastructure for wall camera and microphone system for capture where needed (program-dependent).</p> <p>Data/telephone connectivity at lectern, projector, computer stations, and at equipment rack as required per campus standards.</p>
<i>Lighting</i>	<p>Indirect/direct with two zones of control (teaching wall area and rest of room); marker board lighting separately switched. Lighting dimmer with blackout and separate switching between instructor’s station area and seating; NOTE: Lights should be zoned and have controls to allow front lights and houselights to be separately controlled to achieve lighting levels that are acceptable for various types of projection and still sufficient for note taking; LED color will be non-blue; Whiteboard lighting on a separate switch at front of the room; Easily operated and understood lighting in the instructor area</p>
<i>Electrical</i>	<p>Power to each student station and instructor’s station. Provide hybrid layout of floor boxes and wall outlets for dedicated computer labs.</p>
<i>Mechanical</i>	<p>General building HVAC.</p>
<i>Plumbing</i>	<p>None</p>
<i>Specialized Equipment</i>	<p>Accessible, flexible system to supply current and future power, data, voice, video connections; Operable fenestration is desirable; window treatment to provide darkening and blackout capability;</p>

Space No:	3.01	Space Title:	Faculty Hoteling
FICM Code:	310	Area NASF:	90
		Space Quantity:	34
Function:	Assignable office space for faculty members		
Occupants:	1 Faculty & 2 Guests		
Relationships:	Prime location adjacent to instructional, student study, and other office spaces.		
Architectural	Flooring: Carpet	Base:	Rubber
	Walls: Gypsum Wall Board	Wall Finish:	Paint
	Ceiling: Acoustic Panel	Min.Ceiling Ht:	9'0"
	Windows: Yes	Window Treatments:	Yes
	Doors: Solid Wood	Door Size:	3'0" x 7'0"
	Access: Corridor	Other:	Sidelight
Built in Millwork	One (1) 3' x 4' bulletin board; One (1) 4' x 6' white board; Coat storage, wall mounted.		
Moveable Furnishings	Executive double-pedestal desk with ergonomic, adjustable chair with casters; Conference table with three ergonomic, adjustable chairs with casters; One (1) 3'w x 7'h x 1'd bookcases; One (1) credenza with lateral file storage;		
Storage			
Technology	Data/telephone connectivity as required per campus standards.		
Lighting	Indirect/direct. Task lighting with on/off occupancy sensor		
Electrical	Two (2) duplex outlets to desk, not less than two (2) additional convenience outlets		
Mechanical	General Building		
Plumbing	None		
Specialized Equipment	None		

Space No:	3.02	Space Title:	Office, Bunker Hill Leadership
FICM Code:	310	Area NASF:	150
		Space Quantity:	10
Function:	This space will provide an office workstation and small conference area for the college leadership.		
Occupants:	1 per room with 3 guests		
Relationships:	Central location in building proximal to reception/work area. To be located in administration suite.		
Architectural	Flooring: Carpet	Base:	Rubber
	Walls: Gypsum Wall Board	Wall Finish:	Paint
	Ceiling: Acoustic Panel	Min. Ceiling Ht.:	9'0"
	Windows: Desirable	Window Treatments:	Yes
	Doors: Solid Wood	Door Size:	3'0" x 7'0"
	Access: Suite	Other:	Sidelight
Built in Millwork	One (1) 3' x 4' bulletin board; One (1) 4' x 6' white board; Coat storage, wall mounted.		
Moveable Furnishings	Executive double-pedestal desk with ergonomic, adjustable chair with casters; Conference table with four ergonomic, adjustable chairs with casters; Two (2) 3'w x 7'h x 1'd bookcases; One (1) credenza with lateral file storage; Task lighting with on/off occupancy sensor; Keyboard tray; One (1) computer with printer		
Storage	Within furniture system.		
Technology	Flat panel display with wired and wireless connectivity. Push button interface for display control. Data connections for laptop/PC, flat panel and telephone per campus standards.		
Lighting	Indirect/direct. Task lighting with on/off occupancy sensor		
Electrical	Two (2) duplex convenience outlets within the station.		
Mechanical	General building HVAC.		
Plumbing	None		
Specialized Equipment	Provide layout to include desk zone and a conference zone; Accessible, flexible system to supply current and future power, data, voice, video connections; Acoustical separation from adjoining spaces to provide privacy; Natural fenestration required; Operable windows and window treatments.		

Space No:	3.03	Space Title:	Adjunct Hoteling
FICM Code:	310	Area NASF:	90
		Space Quantity:	10
Function:	Sharable office for adjuncts and other faculty ranks as needed		
Occupants:	1 per space		
Relationships:	Adjacent to conference space.		
Architectural	Flooring: Carpet	Base:	Rubber
	Walls: Gypsum Wall Board	Wall Finish:	Paint
	Ceiling: Acoustic Panel	Min. Ceiling Ht.:	9'0"
	Windows: Desirable	Window Treatments:	Yes
	Doors: Solid Wood	Door Size:	3'0" x 7'0"
	Access: Suite	Other:	Sidelight
Built in Millwork	One (1) display/bulletin board cabinet; Coat storage, wall mounted.		
Moveable Furnishings	One (1) systems furniture workstation with an ergonomic, adjustable chair with casters; Three (3) lockable five-drawer lateral filing cabinet, 30" w; One (1) computer		
Storage	Within furniture system.		
Technology	Data connections for laptop/PC and telephone per campus standards.		
Lighting	Indirect/direct. Task lighting with on/off occupancy sensor		
Electrical	Two (2) duplex convenience outlets within the station.		
Mechanical	General building HVAC.		
Plumbing	None		
Specialized Equipment	Accessible, flexible system to supply current and future power, data, voice, and video connections; Natural fenestration desirable in open office area; Operable windows and window treatment		

Space No:	3.04	Space Title:	Classified Staff Hoteling	
<i>FICM Code:</i>	310	<i>Area NASF:</i>	90	<i>Space Quantity:</i> 71
<i>Function:</i>	Workstation			
<i>Occupants:</i>	varies			
<i>Relationships:</i>	Locate near the other offices, instructional, and student study space			
<i>Architectural</i>	Flooring:	Carpet	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustic Panel	Min. Ceiling Ht.:	9'0"
	Windows:	Desirable	Window Treatments:	Yes
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"
	Access:	Public	Other:	Sidelight
<i>Built in Millwork</i>	One (1) 3' x 4' bulletin board, One (1) 4' x 6' white board; Coat storage, wall mounted			
<i>Moveable Furnishings</i>	One (1) workstation with computer table and ergonomic, adjustable chair with casters; Two (2) side chairs; One (1) 3'w x 7'h x 1'd bookcases; One (1) five-drawer lateral filing cabinet, 30" w			
<i>Storage</i>	Within furniture system			
<i>Technology</i>	Data/telephone connectivity as required per campus standards.			
<i>Lighting</i>	Indirect/direct. Task lighting with on/off occupancy sensor			
<i>Electrical</i>	One (1) duplex outlet at workstation in addition to duplex outlet at the computer and printer locations and not less than one (1) additional convenience outlet.			
<i>Mechanical</i>	General building HVAC.			
<i>Plumbing</i>	None			
<i>Specialized Equipment</i>	Accessible, flexible system to supply current and future power, data, voice, and video connections; Acoustical separation from adjoining spaces to provide privacy; Natural fenestration desirable; Operable windows and window treatment			

Space No:	3.05	Space Title:	Hoteling - Faculty Office	
FICM Code:	310	Area NASF:	90	Space Quantity: 46
Function:	Private office for one full-time faculty member and two guests			
Occupants:	1 per room plus 2 guests			
Relationships:	Locate convenient to instructional, conference, and collaboration spaces			
Architectural	Flooring:	Carpet	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustic Panel	Min. Ceiling Ht.:	9'0"
	Windows:	Desirable	Window Treatments:	Yes
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"
	Access:	Suite or Public	Other:	Sidelight
Built in Millwork	One (1) 3' x 4' bulletin board, One (1) 4' x 6' white board; Coat storage, wall mounted			
Moveable Furnishings	One (1) workstation with with ergonomic, adjustable chair with casters; One round side table with two (2) side chairs; One (1) 3'w x 7'h x 1'd bookcases; Two (2) lockable five-drawer lateral filing cabinet, 30" w; One (1) computer			
Storage	Within workstation			
Technology	Data connections for laptop/PC and telephone per campus standards.			
Lighting	Indirect/direct general lighting, Task lighting with on/off occupancy sensor			
Electrical	One (1) or more duplex convenience outlets on each wall, as per code requirements			
Mechanical	General building HVAC.			
Plumbing	None			
Specialized Equipment	Accessible, flexible system to supply current and future power, data, voice, and video connections; Acoustical separation from adjoining spaces to provide privacy; Natural fenestration desirable; Operable windows and window treatment			

Space No:	3.06	Space Title:	Administration Space	
FICM Code:	310	Area NASF:	70	Space Quantity: 56
Function:	Open office for full-time Admin. Assistants			
Occupants:	1 per space			
Relationships:	Adjacent to faculty and leadership with access to breakroom and conference areas. Spaces that will be permanently occupied should have access to natural light.			
Architectural	Flooring:	Carpet	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustic Panel	Min. Ceiling Ht.:	9'0"
	Windows:	Desirable	Window Treatments:	Yes
	Doors:	n/a	Door Size:	n/a
	Access:	Suite	Other:	
Built in Millwork	One (1) display/bulletin board cabinet; Coat storage, wall mounted.			
Moveable Furnishings	One (1) systems furniture workstation with an ergonomic, adjustable chair with casters; One (1) five-drawer lateral filing cabinet, 30" w; One (1) computer.			
Storage	Within furniture system.			
Technology	Data connections for laptop/PC and telephone per campus standards.			
Lighting	Indirect/direct. Task lighting with on/off occupancy sensor			
Electrical	Two (2) duplex convenience outlets within the station.			
Mechanical	General building HVAC.			
Plumbing	None			
Specialized Equipment	Accessible, flexible system to supply current and future power, data, voice, and video connections; Natural fenestration desirable in open office area; Operable windows and window treatment			

Space No:	3.51	Space Title:	Large Conference Room	
FICM Code:	350	Area NASF:	600-900	Space Quantity: TBD
Function:	Meeting space			
Occupants:	25-35 per room			
Relationships:	Locate convenient to Faculty Offices with direct access from general circulation			
Architectural	Flooring:	Carpet	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustic Panel	Min. Ceiling Ht.:	9'0"
	Windows:	Desirable	Window Treatments:	Yes
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"
	Access:	Suite/Public	Other:	Sidelight
Built in Millwork	Two (2) 4' x 8' white boards, non-glare			
Moveable Furnishings	4 - (8) eight person tables, adjustable height; Thirty-five (35) upholstered swivel armchairs with Casters			
Storage				
Technology	<p>Projector and screen for wired and wireless presentations and software based video conferencing. PTZ video conferencing camera at front wall. Ceiling speakers and microphones for audio and video conferencing. Touch screen control panel and manual screen control located at front of room adjacent to light switches. Equipment rack on casters located in credenza.</p> <p>Data/telephone connectivity at conference table (via floorbox), flat panel/projector, and at equipment rack as required per campus standards.</p>			
Lighting	Indirect/direct general lighting, additional accent lighting, all with dimming Capability			
Electrical	Power to A/V equipment locations, outlets coordinated with table locations. One (1) or more duplex convenience outlets on each wall, as per code requirements			
Mechanical	General building HVAC.			
Plumbing	None			
Specialized Equipment	Provide local area network (LAN) service for the suite, connected to local, building and campus networks; Accessible, flexible system to supply current and future power, data, voice, and video connections; Natural fenestration desirable with room darkening capability; Power to be provided in the floor with a grid distribution of floor boxes.			

Space No:	3.52	Space Title:	Small Conference Rooms	
FICM Code:	350	Area NASF:	200-300	Space Quantity: TBD
Function:	Space for meetings			
Occupants:	8-12 per room			
Relationships:	Locate convenient to Faculty Offices with direct access from general circulation. Locate 1 within administration suite.			
Architectural	Flooring:	Carpet	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustic Panel	Min. Ceiling Ht.:	9'0"
	Windows:	Desirable	Window Treatments:	Yes
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"
	Access:	Suite	Other:	Sidelight
Built in Millwork	Two (2) 4' x 8' white boards, non-glare; Credenza			
Moveable Furnishings	Modular mar-resistant tables that can be arranged to create different settings; Ten (10) upholstered swivel armchairs with casters			
Storage				
Technology	Flat panel display with wired and wireless connectivity. PTZ video conferencing camera at TV for software-based video conferencing. Speakers and microphones for audio and video conferencing. Touch panel interface for display control. Data/telephone connectivity at conference table via floorbox and flat panel as required per campus standards.			
Lighting	Indirect/direct general lighting, additional accent lighting, all with dimming Capability			
Electrical	Power to A/V equipment locations, outlets coordinated with table locations			
Mechanical	General building HVAC.			
Plumbing	None			
Specialized Equipment	Provide local area network (LAN) service for the suite, connected to local, building and campus networks; Accessible, flexible system to supply current and future power, data, voice, and video connections; Natural fenestration desirable with room darkening capability; Power to be provided in the floor with a grid distribution of floor boxes.			

Space No:	4.01	Space Title:	Learning Center/Library	
FICM Code:	40	Area NASF:	15,000	Space Quantity: 1
Function:	Open space containing stacks with individual informal break-out study areas for students.			
Occupants:	N/A			
Relationships:	Provide visibility from student study and instructional spaces.			
Architectural	Flooring:	Carpet	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustic Panel	Min. Ceiling Ht.:	9'0"
	Windows:	Desirable	Window Treatments:	Yes
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"
	Access:	Public	Other:	Sidelight
Built in Millwork	Install mass notification device and LED message boards near the space entry and located so that is visible to all occupants			
Moveable Furnishings	Provide variety of seating and table options to create community areas.			
Storage				
Technology	Flat panel display(s) with digital signage player and interactive whiteboards. Quantity TBD. Data/telephone connectivity as required per campus standards. Digital PoE clock.			
Lighting	Indirect/direct general lighting in combination with area and task lights.			
Electrical	Power to every student station, and as required by code			
Mechanical	General building HVAC.			
Plumbing	None			
Specialized Equipment	Natural fenestration is desirable			

Space No:	4.02	Space Title:	Study Lounge
FICM Code:	410	Area NASF:	27,000
		Space Quantity:	TBD
Function:	Dispersed student study and lounge space		
Occupants:	Approximately 2/3 of FTE enrollment		
Relationships:	Serves as informal student gathering and study space		
Architectural	Flooring:	Carpet	Base:
	Walls:	Gypsum Wall Board	Wall Finish:
	Ceiling:	Acoustical Panel	Min.Ceiling Ht:
	Windows:		Window Treatments:
	Doors:	None	Door Size:
	Access:	Off Circulation	Other:
Built in Millwork			
Moveable Furnishings	Example furnishings may include upholstered lounge chairs, end and coffee tables, individual study spaces or group study stations with movable desks and chairs. Space to be furnished with mobile whiteboards and/or surface-mounted whiteboards and monitors and ample power and wifi. Assume an array of public and enclosed spaces.		
Storage			
Technology	Flat panel display(s) with wired and wireless connectivity for small group collaboration. Push button interface for display control.		
Lighting	Indirect/direct general lighting with area and task lighting at study stations		
Electrical	Power to each student station either through furniture or at nearby wall locations		
Mechanical	Dedicated VAV Box		
Plumbing	None		
Specialized Equipment	None		

Space No:	5.01	Space Title:	Multipurpose Gymnasium and Retractable Seating	
FICM Code:	520/ 523	Area NASF:	12,000	Space Quantity: 1
Function:	Primary event space within the complex for NCAA basketball, volleyball games and events. Seating for 700-1,000 spectators			
Occupants:	Up to approximately 500 occupants on the floor for events in addition to spectators noted above.			
Relationships:	Direct access to locker rooms, sports medicine, equipment storage and building services. Direct access from public entry.			
Architectural	Flooring:	Sports Flooring - Wood	Base:	Vented Rubber
	Walls:	CMU	Wall Finish:	Paint
	Ceiling:	Exposed, Acoustical	Min.Ceiling Ht:	25' (42' is ideal for volleyball)
	Windows:	Not required, but desirable (no glare)	Window Treatments:	None
	Doors:	Solid Wood	Door Size:	3'0" x 7'0", multiple
	Access:	Public	Other:	
Built in Millwork				
Moveable Furnishings	Two (2) portable basketball goals for primary court. Volleyball standards (main). Four (4) portable basketball goals for practice.			
Storage				
Technology	<p>Large format multifunctional display for large presentations and score keeping / statistics during an athletic event.</p> <p>Public address system for general announcements. Ambiance microphones for audience audio capture / streaming.</p> <p>Portable and fixed cameras for video production and live streaming of athletic events.</p> <p>Enclosed press box to accommodate up to 4 persons. The press box shall be on the same side of the gymnasium as the scorer's table.</p> <p>Game clocks in player and referee locker rooms.</p> <p>AV control room shall house all equipment supporting the gymnasium functionality.</p>			

Room Data Sheet	<p>Fiber backbone cabling for Dragon Digital Media from gymnasium to MH 025.</p> <p>Data as required by campus standards and to support the above reference technology items.</p>
<i>Lighting</i>	LED Sports lighting, Coordinate lighting and controls with AV, Multi-scene dimming control, Illumination to NCAA and broadcast standards
<i>Electrical</i>	Power to AV/ Scoring System, scorer's table, ceiling equipment
<i>Mechanical</i>	Accommodate high latent heat loads
<i>Plumbing</i>	(4) water fountain/bottle filling stations near entrances
<i>Specialized Equipment</i>	Retractable seating platforms, resilient athletic floor meeting NCAA requirements, for primary basketball court.

Space No:	5.02	Space Title:	Fitness Center
FICM Code:	520	Area NASF:	3,000-5,000
		Space Quantity:	1
Function:	Space for fitness training and aerobic equipment		
Occupants:	100		
Relationships:	Located convenient to locker rooms and court areas. Adjacent to strength training		
Architectural	Flooring:	Resilient Sports	Base: Rubber
	Walls:	CMU	Wall Finish: Paint
	Ceiling:	Acoustical Panel	Min.Ceiling Ht: 10'
	Windows:	Desirable	Window Treatments: None
	Doors:	Glass	Door Size: 6'0" x 8'0", double, multiple
	Access:	Corridor from locker room	Other:
Built in Millwork	(1) 8Lin/FT Base Cabinet, Solid surface Countertops, cubbies for backpacks		
Moveable Furnishings	(1) Reception Desk, (1) Rolling Chairs-Upholstered, White Board, Tack Board, Trash Can.		
Storage	Within		
Technology	<p>Flat panel display(s) with digital signage player and cable TV feed.</p> <p>Distributed audio system with wired and wireless audio connectivity. Voice lift system and program audio support. Ability to listen to flat panels via mobile device.</p> <p>Data connections for laptop / PC, telephone and office equipment per campus standards.</p>		
Lighting	LED		
Electrical	Coordinate with equipment needs, provide for flexibility in layout, not less than one (1) convenience outlet for every 30' of wall space. Recessed power and data outlets in floor to accommodate equipment.		
Mechanical	Accommodate high latent heat loads		
Plumbing	(2) water fountain/bottle filling stations near entrance		
Specialized Equipment	Fitness training and aerobic equipment		

Space No: 5.03		Space Title: Multipurpose Studio - Small		
FICM Code: 520		Area NASF: 1,200- 1,500	Space Quantity: 1	
Function:	Space for multipurpose activities, dance, yoga, spinning etc.			
Occupants:	24			
Relationships:	Located convenient to fitness spaces, academic and general locker room spaces. Locate immediately adjacent to each other and divide with movable partition.			
Architectural	Flooring:	Wood	Base:	Vented Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustical Panel	Min.Ceiling Ht:	12-'0"
	Windows:	Desirable	Window Treatments:	Yes
	Doors:	Glass	Door Size:	(2) 3'0" x 8'0"
	Access:	Corridor from locker room	Other:	
Built in Millwork	Cubbies for backpacks. Stretching ball storage racks. Slat wall for storage of conditioning equipment such as Pilates rings, aerobic steps, mats, etc. Mirrors on one wall;			
Moveable Furnishings	Mirrors on one wall; movable partition			
Storage				
Technology	<p>Flat panel display(s) with digital signage player and cable TV feed.</p> <p>Distributed audio system with wired and wireless audio connectivity. Voice lift system and program audio support. Ability to listen to flat panels via mobile device.</p> <p>Data connections for laptop / PC, telephone and office equipment per campus standards.</p>			
Lighting	Overhead lighting with multi-scene dimming control			
Electrical	Power to AV Systems in addition to convenience outlets			
Mechanical	Dedicated VAV Box, CO2 based demand control ventilation			
Plumbing	None			
Specialized Equipment	None			

Space No: 5.04		Space Title: Locker and Storage Area	
FICM Code: 525	Area NASF: TBD	Space Quantity: 1	
Function:	Locker room and storage for recreational facilities		
Occupants:	TBD		
Relationships:	Located adjacent to fitness facilities, with access to the playing courts and exterior fields		
Architectural	Flooring: TBD	Base:	Rubber
	Walls: CMU	Wall Finish:	Paint
	Ceiling: Acoustic Panel (moisture resistant)	Min.Ceiling Ht:	10'0"
	Windows: None	Window Treatments:	None
	Doors: Solid Wood	Door Size:	(2) 3'0" x 8'0"
	Access: Service Corridor	Other:	
Built in Millwork	Lockers, Phenolic or Metal, built in benches		
Moveable Furnishings	(2) Trash Can		
Storage			
Technology	<p>In team rooms, large flat panel or projector and screen for wired and wireless presentations. Ceiling speakers for audio playback and support. Touch screen control panel and manual screen control located at front of room adjacent to light switches. Equipment rack on casters located in credenza.</p> <p>Data/telephone connectivity at conference table via floorbox, flat panel/projector, and at equipment rack as required per campus standards.</p>		
Lighting	General room lighting		
Electrical			
Mechanical	12 ACH Exhaust, Use transfer air from locker room for exhaust		
Plumbing	None		
Specialized Equipment	None		

Space No:	6.01	Space Title:	Workforce Development Meeting Space	
FICM Code:	680	Area NASF:	2,000-4,000	Space Quantity: 1-2
Function:	One to two spaces (TBD) for meetings, events, and training			
Occupants:	TBD			
Relationships:	Locate convenient to a primary entrance with direct access from general Circulation.			
Architectural	Flooring:	Carpet/Raised Access Floor	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustic Panel	Min. Ceiling Ht.:	12'0"
	Windows:	Desirable	Window Treatments:	Yes
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"
	Access:	Public Corridor	Other:	Sidelight
Built in Millwork	Min. six (6) 4' x 8' white boards, non-glare, at perimeter			
Moveable Furnishings	+/-1 thirty (30) 24" x 72" Modular mar-resistant tables with pop-up outlets and plug-in capability that can be arranged to create different settings; One hundred (100) stack chairs.			
Storage	Storage space for all movable furnishings.			
Technology	<p>(2) projectors and screens for wired and wireless presentations. Ceiling speakers for audio playback. Provision infrastructure for flat panel displays around perimeter of room for small group collaboration using wired and wireless presentation sharing. Touch screen control panel and manual screen control located at front of room adjacent to light switches. Equipment rack on casters located within room. Wallplate connectivity for lectern.</p> <p>Data/telephone connectivity at lectern, projector, and at equipment rack as required per campus standards.</p>			
Lighting	Indirect/direct, dimmable, with controls for multiple scenes			
Electrical	Power to each potential table station location. One (1) or more duplex convenience outlets on each wall, as per code requirements.			
Mechanical	General building HVAC.			
Plumbing	None			
Specialized Equipment	Provide local area network (LAN) service for the suite, connected to local, building and campus networks; Accessible, flexible system to supply current and future power, data, voice, and video connections; Natural fenestration desirable with room darkening capability; Power will be provided in the floor with a grid distribution of floor boxes.			

Space No: 6.02		Space Title: Black Box Theater	
FICM Code: 610		Area NASF: TBD	Space Quantity: 1
Function:	Black box theater with mobile, retractable seating		
Occupants:	100-125		
Relationships:	Open to public near main entry, accessible to loading area.		
Architectural	Flooring:	Concrete w sprung wood stage floor with Masonite covering	Base: Rubber
	Walls:	Gypsum Wallboard	Wall Finish: Painted, acoustic panels as needed.
	Ceiling:	TBD	Min.Ceiling Ht: 24'
	Windows:	N/A	Window Treatments: N/A
	Doors:	Entry and garage doors for loading	Door Size: TBD
	Access:	Open to concourse	Other:
Built in Millwork	TBD		
Moveable Furnishings	TBD		
Storage	Adjacent storage to be provided.		
Technology	TBD		
Lighting	TBD		
Electrical	TBD		
Mechanical	TBD		
Plumbing	TBD		
Specialized Equipment	TBD		

Space No: 6.03		Space Title: Gallery	
FICM Code: 620		Area NASF: 1,500	Space Quantity: 1
Function:	Display area to exhibit work of student and community visual and multimedia artists.		
Occupants:	TBD		
Relationships:	Open to public near main entry		
Architectural	Flooring:	Terrazzo/Polished Concrete	Base: Wood
	Walls:	Gypsum Wallboard, wood accents	Wall Finish: Painted, transparent finish wood
	Ceiling:	Premium Wood or Metal	Min.Ceiling Ht: 10'
	Windows:	N/A	Window Treatments: N/A
	Doors:	N/A	Door Size: N/A
	Access:	Open to concourse	Other:
Built in Millwork	TBD. Potential for display and cabinetry. Extent of millwork to be developed in conjunction with review of art projects.		
Moveable Furnishings			
Storage			
Technology	Flat panel display(s) with digital signage player. Data connections per campus standards.		
Lighting	Accent lighting in coordination with corridor lighting		
Electrical	Power to AV equipment and displays. Dimming control for lighting.		
Mechanical	General Building		
Plumbing	None		
Specialized Equipment	None		

Space No:	6.04	Space Title:	Study/Social Spaces	
FICM Code:	650	Area NASF:	35 sf/stu	Space Quantity: TBD
Function:	Small group study and breakout spaces			
Occupants:	varies			
Relationships:	Open and visual to student population to browse at all hours building is open. Close to faculty offices.			
Architectural	Flooring:	Carpet	Base:	Rubber
	Walls:	Gypsum Wall Board	Wall Finish:	Paint
	Ceiling:	Acoustic Panel	Min. Ceiling Ht.:	9'0"
	Windows:	Desirable	Window Treatments:	Yes
	Doors:	Solid Wood	Door Size:	3'0" x 7'0"
	Access:	Public	Other:	Sidelight
Built in Millwork	Maximize non-glare white board surfaces.			
Moveable Furnishings	Provide an assortment of moveable furnishings including hard and soft seating at various arrangements and configurations.			
Storage				
Technology	Flat panel displays with wired and wireless connectivity for small group collaboration. Push button interface for display control. Data/telephone connectivity at flat panels, computer stations, and office equipment as required per campus standards.			
Lighting	Indirect/direct			
Electrical	Provide convenience outlets spaced 6' on center at the perimeter of the room. Locate floor outlets in support as needed.			
Mechanical	General building HVAC.			
Plumbing	None			
Specialized Equipment				

Minutes from the public hearing and public comments on the draft Final Project Proposal to be attached at the conclusion of the comment period.

Approval to Establish a Trust Fund to be provided separately



MEMORANDUM

TO: Asset Management Board
RE: Bunker Hill Community College P3 Project, Inventory of Assets
FROM: Carol W. Gladstone, Commissioner
DATE: October 12, 2022

In support of the Project Proposal for the redevelopment of Bunker Hill Community College (BHCC) in Charlestown, Massachusetts, I offer the attached inventory of assets belonging to BHCC.

The inventory was prepared by DCAMM staff using the Capital Asset Management Information System (CAMIS). I hereby certify that the attached asset inventory is accurate and current.

Lands Inventory

10/06/2022 14:14:08

Site Code	Site Name	Land ID	Name	Municipality	Controlling Org	Address Number	Street Name	Address Description	Total Area	Agreement	Land Status	Town Code	Map	Block	Lot
BHC00	Bunker Hill Community College	10641	Bunker Hill Community College	Boston	BHC	250-300	Rutherford Avenue		21.06 acres		In Fee	551	02	02170	000
BHC00	Bunker Hill Community College	10640	Bunker Hill Community College	Boston	BHC			Southwest Rutherford Avenue	11.57 acres		In Fee	551	02	02165	000
BHC00	Bunker Hill Community College	25737	Bunker Hill Community College	Boston	MUNI	250	New Rutherford Avenue		3.01 acres		Lease	551	0203	963	050
BHC00	Bunker Hill Community College	25736	Bunker Hill Community College	Boston	MUNI	250	New Rutherford Avenue		2.97 acres		Lease	551	0203	964	000
BHC00	Bunker Hill Community College	21592	Bunker Hill Community College	Chelsea	BHC	175	Hawthorne Street		0.68 acres		In Fee	552	29	0	99
Total									39.29 acres						

Buildings Inventory

10/06/2022 14:14:16

Site Code	Site Name	Building Code	Building Name	Municipality	Controlling Org	Address Number	Address Street	Building Status	Tenure	Gross Square Footage	Improvement Type
BHC00	Bunker Hill Community College	551BHC0010	Building A	Boston	BHC	250	Rutherford Avenue	In Use	State Owned	23,708 square-feet	1 - Major Building
BHC00	Bunker Hill Community College	551BHC0020	Building B	Boston	BHC	250	Rutherford Avenue	In Use	State Owned	119,514 square-feet	1 - Major Building
BHC00	Bunker Hill Community College	551BHC0030	Building C	Boston	BHC	250	Rutherford Avenue	In Use	State Owned	20,201 square-feet	1 - Major Building
BHC00	Bunker Hill Community College	551BHC0040	Building D	Boston	BHC	250	Rutherford Avenue	In Use	State Owned	78,384 square-feet	1 - Major Building
BHC00	Bunker Hill Community College	551BHC0052	Building E	Boston	BHC	250	Rutherford Avenue	In Use	State Owned	161,918 square-feet	1 - Major Building
BHC00	Bunker Hill Community College	551BHC9501	Building M Health And Wellness Center (Bldg G)	Boston	BHC	250	Rutherford Avenue	In Use	State Owned	5,760 square-feet	1 - Major Building
BHC00	Bunker Hill Community College	551BHC0900		Boston	BHC	250	Rutherford Avenue	In Use	State Owned	48,000 square-feet	1 - Major Building
BHC00	Bunker Hill Community College	552BHC0801	Chelsea Campus	Chelsea	BHC	175	Hawthorne Street	In Use	State Owned	29,750 square-feet	1 - Major Building

Improvements Inventory

10/06/2022 14:14:21

Site Code	Site Name	Building Code	Improvement Name	Municipality	Controlling Org	Address Number	Address Street	Building Status	Gross Square Footage	Improvement Type
BHC00	Bunker Hill Community College	551BHC1801	Lot 1 Student Parking	Boston	MUNI	250	New Rutherford Avenue	In Use	0 square-feet	3 - Horizontal Improvement
BHC00	Bunker Hill Community College	551BHC1802	Lot 2 Student Parking	Boston	MUNI	250	New Rutherford Avenue	In Use	0 square-feet	3 - Horizontal Improvement
BHC00	Bunker Hill Community College	551BHC1803	Lot 3 Faculty and Staff Parking	Boston	BHC	250	New Rutherford Avenue	In Use	0 square-feet	3 - Horizontal Improvement
BHC00	Bunker Hill Community College	551BHC1804	Lot 4 Faculty and Staff Parking	Boston	BHC	250	New Rutherford Avenue	In Use	0 square-feet	3 - Horizontal Improvement
BHC00	Bunker Hill Community College	551BHC1805	Lot 5 Faculty and Staff Parking	Boston	BHC	250	New Rutherford Avenue	In Use	0 square-feet	3 - Horizontal Improvement
BHC00	Bunker Hill Community College	551BHC1806	Lot 6 Faculty and Staff Parking	Boston	BHC	250	New Rutherford Avenue	In Use	0 square-feet	3 - Horizontal Improvement

Private Individuals and Consultants Involved in Proposal Preparation

A. Real Estate Advisory Services

Redgate Real Estate Advisors
265 Franklin Street, 6th Floor,
Boston MA 02110

- John Myers, Principal
- Kristi Dowd, Senior Vice President
- Neil Cronin, Project Manager
- William Plumb, Senior Associate

B. Site Planning & Urban Design

Ayers Saint Gross
1040 Hull Street, Suite 100
Baltimore, MD 21230

- Adam Gross, Principal
- Gintas Civinskas, Senior Associate
- Linda Eastley, Founding Principal Eastley + Partners (sub-contractor to Ayers Saint Gross)
- Evan Todtz, Associate Planner (no longer with firm)

C. Legal Services

Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02110

- Matthew Kiefer, Director
- Mitali Biswas, Associate
- Peter Corbett, of Counsel
- Michael Robinson, Director

D. Cost Estimation

BOND
10 Cabot Road, Suite 300
Medford, MA 02155

- Greg Williamson, Vice President

Appraisal to be attached separately

Bunker Hill Community College

Notice of Intent to Submit a Project Proposal to the Asset Management Board and to hold a Public Hearing for a long-term lease and redevelopment of the Charlestown campus located at 250 Rutherford Avenue in the City of Boston.

Bunker Hill Community College (the “College”) hereby gives notice under 810 CMR 2.05 that it intends to: (i) submit a Project Proposal to the Asset Management Board (the “Board”); and (ii) hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board. The proposed project is for a long-term lease of a portion of the college property in connection with the redevelopment of the College’s Charlestown campus located at 250 Rutherford Avenue and will include private development and new college buildings. The lessee would be selected via a competitive process and would be charged with securing all necessary approvals, permits, and financing. The value of the project is to be determined by appraisal and bidding.

The public is invited to visit the project website at <https://www.bhcc.edu/visionproject>. The draft Project Proposal is available on the project website. Copies of the draft Project Proposal will also be available via email: visionproject@bhcc.edu.

The public hearing will be held at the Charlestown campus of the College on Thursday October 20th at 5:30 p.m. in Room C-202 of C Building; public comments will be accepted.

The deadline for receipt of written comments as provided on the project website is October 24th at 5:00 p.m. All updates and changes will be posted on the Project Website.

Contact: Brendan Hughes