

MEMORANDUM

APRIL 11, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
LINDA KOWALCKY, DEPUTY DIRECTOR FOR INSTITUTIONAL
SECTOR MANAGEMENT
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, SENIOR ARCHITECT/URBAN DESIGNER
ERICO LOPEZ, SENIOR POLICY ADVISOR

SUBJECT: EAST CAMPUS STUDENT SERVICES CENTER, 100 BAY STATE ROAD;
ISSUANCE OF CERTIFICATE OF COMPLETION

SUMMARY: This Memorandum requests that the Director be authorized to issue a Certificate of Completion for the completion of the Boston University ("BU" or the "University") East Campus Student Services Center located at 100 Bay State Road in the BU Charles River Campus, consisting of a new 99,600 square feet of gross floor area in a 6-story building with a student dining facility located in the basement, first floor, and second floor levels, and a University academic and career advising center on the third through sixth floor levels ("Project"), subject to such terms as the Director deems to be necessary and appropriate.

PROJECT SITE

The Charles River Campus of Boston University comprises approximately one hundred and twelve (112) acres of land and two hundred and eighty-two (282) buildings, primarily located along Commonwealth Avenue, Beacon Street, and Bay State Road. The academic core of the University is located along both sides of Commonwealth Avenue, extending from the Metcalf Center for Science and Engineering to the Boston University Bridge.

The site is situated in the East Campus, which is dominated by academic, administrative and student services functions. A half block from Kenmore Square, the site has a street address of 20-22 Deerfield Street and 108 Bay State Road. The site is bordered by 549 Commonwealth Avenue (also known as 10 Deerfield Street), and 110 Bay State Road, all owned by Boston University. Across Deerfield Street are located 96

Bay State Road and 19 Deerfield Street, also owned by the University. Located across Bay State Road from the site is the Ramakrishna Vedanta Society building at 58 Deerfield Street. The 26,550 square foot site contains an open parking lot and the existing structure at 108 Bay State Road, both of which are owned by the University (collectively the “Project Site”).

PROJECT DESCRIPTION

The program for the Project consists of a student dining facility located in the basement, first floor, and second floor levels, and a University academic and career advising center on the third through sixth floor levels.

The dining hall experience is a critical element of a student’s overall experience. BU Dining Services strives to create an ambience that encourages students to make connections with their peers in a welcoming environment. Today’s student dining experience must offer a comfortable, warm gathering spot and an assortment of culinary offerings that serve a variety of ethnic, healthy, comfort and specialty menu items simultaneously. The service area needs to be a combination of several self-contained preparation and cooking stations where emphasis will be on fresh, high quality entrees being prepared to order in front of the guest. This style of dining service cannot be developed in the other University locations given the age and layout of the facilities. To replace these antiquated facilities, this Project will provide a 36,000 square foot dining hall with nine hundred (900) seats restricted to the University community. Consistent with the operations of all residential dining halls on campus, the Project will be open for breakfast, lunch and dinner with hours of operation starting at 6:00am to 11:00pm. A multi-function room will be developed in the lower level with a twenty-five (25) seat coffee shop and a one hundred and fifty (150) seat multi-purpose room.

The Project will also include the University Academic and Career Center which will bring together tutoring and career counseling services for undergraduates as the project proposes greater synergy to help students align their academic pursuits with their career goals. Further, because their space needs are similar, the design allows for shared use of the meeting rooms and seminar spaces, small tutoring rooms become interview rooms for recruiters, group tutoring rooms become employer information sessions. The College of Arts and Science Academic Center proposes to bring together four (4) college programs that will focus on the undergraduate student’s academic life. The writing center provides the support spaces for the CAS Writing Program, a year-long sequence of seminars designed to help first year students develop or enhance their writing skills. The design will provide the offices for the faculty and staff of the Center as well as spaces for one-on-one consultations with students about their writing assignments. Several meeting rooms will also be included for group tutoring. Below is a table outlining the Proposed Project’s approximate dimensions.

Lot Area:	26,550sf
Building Footprint Area	20,666sf
<u>Development Program</u>	
University Dining	35,700sf
Student Services	4,700sf
CAS Academic Center	26,400sf
Academic Counseling	26,400sf
<u>Building Support Services</u>	<u>6,400sf</u>
TOTAL	99,600sf
Floor Area Ratio	3.8
Stories	6 stories
Height	90feet

Total Project cost for the East Campus Student Services Center is \$50,000,000

ZONING

The underlying zoning for the Project Site is an H-4 zoning district. A “college or university use” is a conditional use within the H-4 zoning district. However, the University included the Project in the First Amendment and Renewal to the 2003-2010 BU Charles River Campus Institutional Master Plan dated October 13, 2010 (the “First IMP Amendment”) as a proposed institutional project. The First IMP Amendment was approved by the Boston Redevelopment Authority (“BRA”) on September 21, 2010. The specific use and dimensional requirements for the Project are set forth in the First IMP Amendment.

DEVELOPMENT TEAM

The development team consists of:

Proponent: Trustees of Boston University
Gary Nicksa

Development
Managers: Fort Point Associates
Jamie Fay

Architect: Bruner/Cott & Associates, Inc.
Leland Cott
Dan Raih
Peter Ziegler

COMPLETION OF PROJECT

The Project has been completed and the Proponent is requesting a Certificate of Completion in accordance to paragraph 11 of the Cooperation Agreement for the Project, dated February 10, 2011. The Project was completed in accordance with the approved Article 80B documents, the First IMP Amendment, the contract documents approved by the BRA on December 17, 2010 (“Final Working Drawings and Specifications”) and the Cooperation Agreement referenced above. The City of Boston Inspectional Services Department issued a Certificate of Occupancy for the Project on August 30, 2012. On March 27, 2013, the BRA inspected the improvements and determined that the Project has been substantially completed in accordance with the approved Final Working Drawings and Specifications. Based on the foregoing, it is recommended that the BRA issue a Certificate of Completion for the Project.

RECOMMENDATION

It is, therefore, recommended that the BRA authorize the Director to issue a Certificate of Completion signifying the successful completion of the Project on the Project Site, and subject to such terms as the Director deems to be necessary and appropriate. Such Certificate of Completion shall be provided in recordable form as required by the Suffolk County Registry of Deeds.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority (“BRA”) authorize the Director to execute and deliver a Certificate of Completion for the Boston University (“BU” or the “University”) East Campus Student Services Center located at 100 Bay State Road in the BU Charles River Campus, consisting of a new 99,600 square feet of gross floor area in a 6-story building with a student dining facility located in the basement, first floor, and second floor levels, and a University academic and career advising center on the third through sixth floor levels (“Project”), subject to such terms as the Director deems to be necessary and appropriate.