

New England Conservatory of Music/Revolution Hotel Application

Overall de-densification and isolation and quarantine strategy

- **A narrative stating how off-campus occupancy helps the institution meet social distancing standards set forth by City/State/Federal public health guidance, and plans to isolate and quarantine members of the school community as necessary.**

Based upon our current understanding of public health guidance, NEC plans to open its residential hall in the fall at reduced capacity with all rooms as single occupancy only, therefore reducing the regular occupancy for up to 255 students to an occupancy of not more than 145 students. As a result, we are seeking an alternative single room occupancy housing arrangement in a single location for students who can no longer be housed at our residential hall. Housing students in single occupancy rooms will reduce the risk of infection spread and if necessary in the event of exposure, allow students to quarantine in their rooms.

Should students require isolation because they are COVID-19 positive, we are preparing the 8th floor of 33 Gainsborough to serve as isolation space. This floor has 8 rooms and 6 bathrooms and is more conducive to isolating infected students. Students in the isolation area will be able to access all classes being provided remotely, including music instruction. Students will not be able to leave these rooms or have visitors during the isolation period. We will deliver meals and other requested items (such as course materials) to any students in isolation. NEC's health services will provide clinical support to isolated students. NEC will follow CDC and Massachusetts and Boston Departments of Public Health guidance on protocols to permit students to leave the isolation space.

Off-campus building/property information

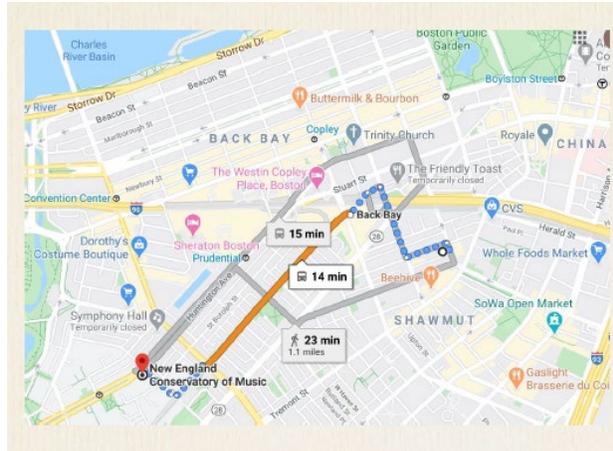
- **Address of building:** Revolution Hotel, 40 Berkeley St, Boston, MA
- **Current use/s:** Hostel and dormitory
- **Current occupancy:** Hostel and dormitory with a small number of permanent residents. The legal occupancy for the Hotel is for a 163 room hotel for 395 occupants and 40 room dormitory plus occupancies at the street and lower lobbies for related hotel uses.
- **Written consent from the owners and operators of the off-campus location (hotel, motel, lodging house, another institutional campus, etc.) supporting this temporary change of use. :** The Owner of The Revolution Hotel, The Mount Vernon Company, Inc. ("Mount Vernon"), will be submitting the temporary use application to ISD to expand the dormitory use for the NEC occupants. Please see attached letter from Mount Vernon.
- **Brief description of abutting buildings/properties (residential, commercial, etc.):** There is a combination of residential properties and commercial buildings in the neighborhood. NEC's plan to house students at The Revolution Hotel was presented to the D4 condo association on June 23, 2020 and to the Ellis Neighborhood Association on June 25, 2020 by a joint presentation with Mount Vernon.
- **Description of any auxiliary spaces within or outside building intended to be used by the institution for non-residential functions (i.e. hotel conference rooms used as student lounges or classroom space, parking for campus police, etc.):** NEC will have shared use of common spaces within the hotel, including the co-working space and lounge on the lower level of the Hotel, the fitness center (if it is open for use by Hotel guests), and other common areas and common elements of the Hotel ordinarily open for use by Hotel guests, including without limitation, staircases, elevators, lobbies and other common areas located within the Hotel.

Proposed occupancy

- **No. of beds/rooms being leased:** 65-98 rooms are expected, with the potential for two or three practice rooms
- **Plans for use of space, including whether rooms will be used for well individuals or for isolation and quarantine:** Rooms would be used for single occupancy of students. Students who have had a close exposure to a person with COVID-19 will be required to self-quarantine in their room for the period recommended by CDC and Department of Public Health guidelines, but as discussed above isolation is expected to occur on the NEC campus at 33 Gainsborough Street.
- **Location of these beds/rooms within the structure:** The intention is for NEC occupancy to be on one or two entire floors (for 65 rooms) with additional rooms if needed to be in a contiguous location on the Floor 5, and with the upper floors being occupied first
- **Occupancy dates:** September 6, 2020 – May 24, 2021 would be normal occupancy dates. We are evaluating allowing early move in to allow people to arrive and self-quarantine prior to the start of classes, which could advance the move-in date for some students as early as August 15, 2020.
- **Move-in dates:** Traditionally September 6th – September 7th, however, we plan to begin this on a staggered basis beginning as early as August 15th to allowed for staggered arrivals.
- **Configuration of space to be occupied:**
 - **Apartments or rooms:** Individual rooms
 - **Proposed occupancy of each room/unit (e.g. single occupancy, triple occupancy):** Single Occupancy
 - **Configuration and proposed use of bathrooms:** Each floor includes 10 shared bathrooms, as well as some rooms with private bathrooms. The shared bathrooms would be cleaned by Revolution staff after each use. Private bathrooms would be cleaned by room occupant.
 - **Location of proposed occupancy within buildings (e.g. entire building, certain floors):** 5th through 7th floor, depending on level of occupancy.
 - **Brief description of any interior changes to be made to the occupied spaces (i.e. furniture changes.):** No major furniture changes within rooms. There will be an addition of microwave and refrigerator to a common area on student floors.
 - **Description of any other institutional needs for occupancy of the building:** Access to an area for delivery of meals for students, as well as potential space for a practice room.

Management and operations

- **Proposed presence of resident advisors or other university personnel:** A residential advisor will be on each fully occupied level of the hotel. NEC will appoint a community liaison and provide their contact information to the City, appropriate neighborhood associations, and hotel. Although the community liaison will not be located on the property full-time, they will be able to coordinate with residential advisors and/or other NEC staff and the Hotel to address any issues.
- **Proposed rules regarding large gatherings or parties and a description of enforcement mechanisms:** Gatherings in the residence halls will be limited to no more than 10 people, and students must maintain physical distancing at all times and wear a face covering over the nose, mouth, and chin. Students will not be permitted to congregate where it is not possible to maintain six feet of physical distance from others—entryways, corridors, stairwells, elevators. NEC guidelines in connection with large gatherings will be incorporated into NEC student code of conduct and violations may result in a referral to the disciplinary board and loss of housing. Currently, no external guests are allowed in NEC residential spaces. As a practical matter, 10 students would also not fit in rooms.
- **Prescribed path(s) of travel to campus, including any additional institution-provided services (i.e. shuttles) for these means:** Students will walk on main streets or through the southwest Corridor Park (~1 mile and 15 minutes), bike (~1 mile or 10 minutes), or ride the MBTA from the Revolution Hotel to NEC (~15-20 minutes, depending on approach). Students will not be eligible for South End resident parking.



- Rules for when students will be required to wear face coverings in residence halls common spaces:** Face coverings (see definition below) must be worn at all times: in any shared spaces, in student housing, all campus buildings, and on public transportation, as well as on the street and in public spaces. Students are expected to provide their own face coverings (NEC will encourage the use of reusable cloth face covers), whether made at home or purchased. Students are advised to avoid touching their eyes, nose, or mouth when removing their face coverings, and wash their hands immediately before and after removal. Wearing a face covering does not replace the need to maintain physical distancing and observing safety protocols in shared spaces.
- Protocols for daily cleaning and sanitizing of bathrooms and public spaces:** The Revolution has established protocols consistent with the Massachusetts Lodging Association’s COVID-19 *Clean + Safe Guidance for the Hotel Industry* dated May 13, 2020. Among other things, this includes use of cleaning products and protocols with meet EPA guidelines and are approved for use and effective against viruses, bacteria and other airborne and bloodborne pathogens, including increased frequency of cleaning and sanitization on public spaces.

Move-in/move-out process (please reference existing move-in/move-out procedures)

- Planned testing protocols prior to, during, and after move-in:** NEC intends to partner with the Broad institute to test students. All students will be required to be tested upon arrival to campus, and we will be testing residential students on an ongoing basis thereafter.
- Management of vehicles and loading/unloading:** The Revolution Hotel will provide a drop-off zone, including existing valet spaces generally used for pick up/drop off of guests, at the front of the hotel during scheduled move-in times. Move in appointments will be scheduled and students will be notified in early August about move-in times. Scheduling is necessary to maintain physical distancing in common spaces. During the move-in students are expected to observe physical distancing and wear a mask.
- Provision of carts for students and potential support staff to move belongings while minimizing trips.** Four bell carts will be available for students, as well as house attendant bins. Wipes will be available to wipe carts in between use.
- Protocols for entering the building and limiting crowding in common spaces.** Move in appointments will be scheduled and students will be notified in early August about move-in times. Students will be limited to 1-2 helpers (parents, family members, or friends) when moving in their belongings. The final number of helpers will be determined closer to actual move-in based on current state regulations and public health guidance. Helpers must leave the building at the end of the move in window. NEC volunteers or staff may also be involved to ensure an efficient move in process.
- Protocols for practicing social distancing including the requirement to wear face coverings, strategies to reduce foot traffic, and limit the number of family members that may enter these spaces:** Scheduling is necessary to maintain physical distancing in common spaces. During the move-in students, and any helpers, are expected to observe physical distancing and wear a mask.

NEC Contact Information

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