

Bay State College and The 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.**

Last year, Bay State College leased space from Boston University at their Longwood Campus. When COVID-19 started spreading, BU and Bay State College mutually agreed to end their lease of the building. Bay State College plans to house students at the Revolution Hotel located in the South End with only single or double occupancy rooms as most of our rooms in the past were quads. This will reduce our number of students from about 40 students to about 20 total students. We will not be allowing guests for the Fall Semester. By lessening the number of residents in rooms, it will help reduce the spread of COVID-19. Students in single rooms will be able to quarantine in their rooms.

If a student were to require isolation by contracting COVID-19, we would work with the hotel on an isolation room with a private bathroom. Students would still be able to access courses through our learning management system, CANVAS. Students would not be able to leave their rooms during this timeframe. We would have staff assist in having meals dropped off outside the room to ensure that they are able to eat without increasing the spread of the virus. Our Nursing Department will be able to assist in getting students any medical care that is needed. We will not allow any students to leave isolation until after they are permitted to per CDC and Massachusetts and Boston Departments of Health Allow.

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.
- **Current license issued by the Board:** Attached.
- **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") has approved usage. The letter is attached.
- **Brief description of abutting buildings/properties (residential, commercial, etc.):** There is a combination of residential properties and commercial buildings in the neighborhood. Bay State College has a Good Neighbor Policy that does not permit students to congregate outside and to keep noise to a minimum.

- **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.):** Bay State College will have the use of common spaces within the hotel, including the co-working space and lounge in the basement level of the Hotel, the fitness center (if it is permitted for guests), and other common spaces of the Hotel which are stairwells, elevators, lobbies, hallways and bathrooms.

Proposed occupancy

- **No. of beds/rooms being leased:** 15 rooms at a maximum
- **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 or double occupancy of students. Students who may have been exposed to COVID-19 will need quarantine in their own room if single or be moved to a single room for quarantine purposes. Students who are local may quarantine at home with family.
- **Location of these beds/rooms within the structure:** Bay State College will occupy a wing of the 3rd floor with potentially a few students on the 4th floor if room different room types are needed.
- **Occupancy dates:** August 30, 2020 – November 25, 2020. would be normal occupancy dates. We are looking at using the Revolution in the Spring semester, but that depends on how we determine to deliver courses in the Spring.
- **Move-in dates:** August 30, 2020 with tiered move-in times on that day to allow proper social distancing.
- **Configuration of space to be occupied:**
 - o **Apartments or rooms:** single or rooms
 - o **Proposed occupancy of each room/unit (e.g. single occupancy, triple occupancy):** Single or double occupancy
 - o **Configuration and proposed use of bathrooms:** Each floor includes 10 shared bathrooms which allow for private, individualized access. The shared bathrooms would be cleaned by Revolution staff after each use.
 - o **Location of proposed occupancy within buildings (e.g. entire building, certain floors):** 3rd floor
 - o **Brief description of any interior changes to be made to the occupied spaces (i.e. furniture changes.):** There will be an addition of microwave and refrigerator to a common area on the 3rd floor. We will not be changing any furniture in the rooms.
 - o **Description of any other institutional needs for occupancy of the building:** Access to a location from students to access food deliveries.

Management and operations

- **Proposed presence of resident advisors or other university personnel:** The Assistant Director of Residence Life resides on the premises in the Revolution Loft Hotel, and he will be able to respond to any issues. We can provide his information to the city. We will have a community advisor on site who will be able to work with our students.

- **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 whenever they are in common spaces. We have added into our Student Handbook that large gatherings are a policy violation and those in violation would be subject to a disciplinary hearing. For the Fall semester, no guests will be allowed on the premises. The rooms are not overly large, so you would not be able to get more than 4-6 people in a room.

- **Prescribed path(s) of travel to campus, including any additional institution-provided services (i.e. shuttles) for these means:** Students will walk about 7 minutes on Berkley Street to enter our campus at 31 St. James Avenue. Students will not be permitted to have a car.

- **Rules for when students will be required to wear face coverings in residence halls common spaces:** Face coverings when not in their own room. Students will be required to have facial coverings whenever they are in a common space. All students will also receive a Bay State College mask upon move-in. Students will have a daily survey when attending classes that acts as a symptom check and any potential cause we will not permit students on campus.

- **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:** Bay State College has contacted any residents that are out of state (not exempt states) to inform them about the guidelines established by the Governor. They will need to quarantine 14 days or produce a negative COVID-19 test that is less than 72 hours old. Every student will need to complete a survey upon move-in and any time that they are on-campus related to potential symptoms. We will have contact tracing in place for students to be able to notify any students who may be potentially exposed to the virus.

- **Management of vehicles and loading/unloading:** The Revolution Hotel will provide a drop-off area that is their valet spaces generally used for pick up/drop off of guests, at the front of the hotel during scheduled move-in times. We will have tiered move-ins throughout the day to space out arrivals with scheduled move-in times to properly maintain social distancing. All students and guests will be required to wear a mask and social distance.

- **Provision of carts for students and potential support staff to move belongings while minimizing trips:** The hotel will be providing wheeled bins and bell carts for students to move-in. The bins and carts will be wiped down in between uses
- **Protocols for entering the building and limiting crowding in common spaces:** Move-in times are scheduled to limit the number of individuals moving in at one time. We are limiting the number of individuals who can assist a student move-in to 2 people. These individuals must be social distance and have proper face coverings. Individuals who assist students during move-in will need to vacate the premises after their student has moved into their room. The Assistant Director of Housing will be on the premises to ensure that guidelines are adhered to, and individuals are moving in in a timely manner.
- **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 move-in, students and guests, are expected to observe physical distancing and wear a mask. With a coordinated move-in time schedule, we will be able to maintain proper social distancing guidelines.

Jeremy Shepard
Dean of Students
Jshepard@baystate.edu



Boston Inspectional Services Department
Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

Sean Lydon
Inspector of Buildings

CERTIFICATE OF USE AND OCCUPANCY

Certificate # **COO898431**

Issued: **11/30/2018**

IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 802, ACTS OF 1972, AS AMENDED, TO WIT, SECTION 119.0, A CERTIFICATE OF USE AND OCCUPANCY IS ISSUED FOR THE BUILDING LOCATED AT:

40 Berkeley ST
Boston, MA 02116
Ward: 05

IN SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFIES THAT THE USE GROUP, THE FIRE GRADING, THE MAXIMUM LOAD AND THE OCCUPANCY LOAD COMPLIES WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE BY ISSUE OF PERMIT(S) LISTED BELOW BY THE INSPECTIONAL SERVICES COMMISSIONER OF THE CITY OF BOSTON, THE ALLOWED USE AND OCCUPANCY IS:

Hostel & Dormitory

ALT870004 - 11/9/18, ALT754746 - 10/5/17, A833593 - 11/9/18 & SF745426
- 8/17/17

ISSUANCE OF THIS CERTIFICATE INDICATES THERE ARE NO OUTSTANDING VIOLATIONS AGAINST THIS PROPERTY. ALL PRIOR CERTIFICATES OF USE AND OCCUPANCY FOR THIS STRUCTURE ARE NULL AND VOID.


Sean Lydon
Inspector of Buildings

**THE
REVOLUTION
HOTEL**

City of Boston
1010 Massachusetts Ave.
5th Floor
Boston, MA 02118

August 12, 2020

The Revolution Hotel
40 Berkeley Street
Boston, MA 02116

To whom it may concern,

We, The Revolution Hotel and Mount Vernon Company, give our consent and support to the partnership with Bay State College for the upcoming 2020/2021 academic school year. This partnership will involve The Revolution Hotel leasing approximately 20 hotel rooms to Bay State College for dormitory use during the school year. The Revolution Hotel understands and consents to supporting the faculty of Bay State College in managing any and all neighborhood concerns that may arise due to students living in the hotel.

Bruce Percelay
Owner
The Mount Vernon Company



Connie Shaheen
General Manager
The Revolution Hotel

