

**Berklee**  
college of  
music

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Office of the Vice President for Real Estate

June 13, 2014

Mr. Gerald R. Autler  
Senior Planner and Project Manager  
Boston Redevelopment Authority  
One City Hall square  
Boston MA 02201

Re: Berklee College of Music IMP and 168 Massachusetts  
Avenue Public Benefits Report for Fiscal Year 2013

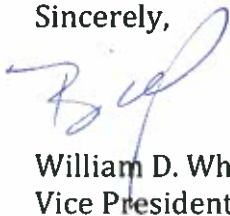
Dear Mr. Autler:

Pursuant to Sec. B. 7(k) of the Cooperation Agreement (the "Agreement") for Berklee College of Music, Inc. Institutional Master Plan and 168 Massachusetts Avenue Project by and between the Boston Redevelopment Authority (the "Authority") and Berklee College of Music, Inc. ("Berklee") dated as of December 20, 2011; transmitted herewith is the annual report on the status of Other Public Benefits for the period June 1, 2012 – May 31, 2013.

The reporting period selected is concurrent with Berklee's fiscal year as data on expenditures for scholarships and community outreach events are available on that basis.

We are naturally available to respond to any questions you may have concerning the enclosed report, and very much appreciate the Authority's continuing support of Berklee's ongoing physical improvement efforts.

Sincerely,



William D. Whitney  
Vice President for Real Estate

Enclosure

Cc: Ms. Abria Smith

Berklee College of Music Institutional Master Plan and 168 Massachusetts Avenue  
Cooperation Agreement Report on Public Benefits  
For June 1, 2012 – May 31, 2013

1. Scholarships for City of Boston Residents

Following is a tabulation of scholarship support provided to City of Boston residents by Berklee College of Music during the reporting period:

City Music College Scholarships	\$	665,716
City Music High School Academy		257,400
City Music Preparatory Academy		128,700
City Music Summer Preparatory Workshop		16,500
City Music Summer Scholarships		184,940
Other City of Boston Resident Scholarships		<u>439,057</u>
 Total City of Boston Resident Scholarships	 \$	 1,692,313

2. Other Education and Community Outreach Programs

Following is a tabulation of the value of other education and community outreach programs provided by Berklee College of Music during the reporting period:

Berklee Beantown Jazz Festival	\$	174,504
Berklee Community Service Work Study		91,935
Berklee Instrument Donation Program		47,332
Berklee Summer in the City		25,000
City Music Faculty Outreach Program		125,471
City Music Mentoring Program		36,750
Ticket Donation Program		4,068
Community Concert Series - City Parks		21,460
Community Concert Program		16,989
Gifts and Donations Program		15,800
Kidsjam @ Berklee		12,000
The Movement @ Berklee		<u>1,251</u>
 Total Education and Community Outreach	 \$	 572,560

3. Sidewalk and Other Public Realm Improvements

The 168 Massachusetts Avenue (renamed 160 Massachusetts Avenue subsequent to execution of the Cooperation Agreement) project scope included the construction of new, wider concrete sidewalks along Belvidere Street, Massachusetts Avenue and St. Germain Street.

Also included was the installation of three (3) new double acorn street light fixtures along the easterly side of Massachusetts Avenue, three (3) new single acorn fixtures along the southerly side of Belvidere Street and two (2) gaslight-type street light fixtures along the northerly side of St. Germain Street, all in accordance with the City of Boston Street Lighting Department's requirements.

Prior to construction of the 160 Massachusetts Avenue project, the Massachusetts Avenue light fixtures on the project site were energized by overhead wires. The new fixtures now in place are fed by below-grade electrical service. At the City of Boston Lighting Department's request, Berklee's contractor also provided below grade electrical services to an existing pole in front of 186 Massachusetts Avenue on the south side of St. Germain Street, i.e., off the project site, that previously was fed by overhead service.

The project scope also provided for the installation of two (2) thornless honey locust trees (*Gleditsia tricanthos inermis*) on the south side of Belvidere Street, three (3) thornless honey locust trees along the east side of Massachusetts Avenue and two (2) Littleleaf Linden (*Tilia cordata*) trees along the north side of St. Germain Street. The Massachusetts Avenue locust trees are illuminated with LED uprights in the evening.

Other improvements include new bike racks and trash containers on the Massachusetts Avenue sidewalk, as well as an outdoor granite and Ipe bench located on both sides of the building's main entry.

#### 4. 150 Massachusetts Avenue Improvement Project

The Cooperation Agreement provides for the removal of a single-story addition to the Berklee-owned 150 Massachusetts Avenue building facing on Belvidere Street within one year of the issuance of the 160 Massachusetts Avenue Certificate of Occupancy, i.e., one year from June 3, 2014. During the reporting period, construction of the initial phase of the 150 Massachusetts Avenue improvement project, i.e., a new elevator, other accessibility improvements and creation new student lounge and quiet study spaces; was ongoing.

As of the date of this report, Schematic Design of Phase II of the project, including reuse of the former dining hall, improved accessibility for dormitory residents, removal of the Belvidere Street addition and Massachusetts Avenue façade improvements; was nearly complete. Berklee will be contacting the BRA shortly to begin design review of that portion of the project.

5. Off-street Bicycle Parking Area

The off-street bicycle parking area accommodating roughly 100 bicycles was completed in April of 2012 at the location indicated in Exhibit D of the Cooperation Agreement. This was well in advance of the September 30, 2013 date by which the bicycle parking area was to have been completed.

6. Intersection Improvements

As provided in the Transportation Access Plan Agreement (“TAPA”), the scope of work for the 168 Massachusetts Avenue project included the reconstruction of six (6) ADA-compliant sidewalk ramps with detectable warning panels at the Massachusetts Avenue/Belvidere Street/Haviland Street intersection.

In addition, new pedestrian traffic signals were installed on the west side of Massachusetts Avenue north and south of Haviland Street, and new pedestrian signal poles were installed or existing pedestrian signals were retrofitted with ADA-compliant pushbuttons with audible signals.

7. Dining Hall Availability

During the reporting period, the dining hall remained under construction. Presently, hours of operation during the fall and spring semesters are 8:00 AM – 9:00 PM on weekdays, and 10:30 AM – 9:00 PM on weekends.

8. Construction and Permanent Jobs

Construction employment for the completed project was approximately 650 person years of employment. Permanent jobs (exclusive of the yet-to-be-leased ground floor retail space) at the 160 Massachusetts Avenue building total approximately 127 positions. Of these, approximately 68 positions are net new jobs.

9. Payments in Lieu of Taxes

During the reporting period, Berklee College of Music participated in the City of Boston’s PILOT program, making contributions totaling \$182,436.