

IN CITY COUNCIL
CITY OF CAMBRIDGE

June 18, 2001

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING AN APPROPRIATION FOR THE FISCAL YEAR BEGINNING JULY 1, 2000

ORDERED: That the following transfer be made in the General Fund to the Public Investment Fund of the City of Cambridge:

FROM	AMOUNT	TO	AMOUNT
School Department Other Ordinary Maintenance Account	\$102,500.00	School Department Extraordinary Expenditures Account	\$102,500.00

REASON: St. Mary's building renovations

In City Council June 18, 2001.

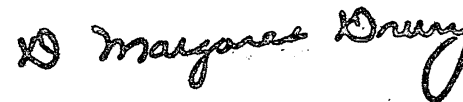
Adopted by a ye and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-



D. Margaret Drury
City Clerk

CHAIRMAN

MAYOR ANTHONY D. GALLUCCIO

VICE CHAIR

E. DENISE SIMMONS

SCHOOL COMMITTEE

454 BROADWAY

CAMBRIDGE, MASSACHUSETTS 02138

OFFICE OF THE SECRETARY

Tel. (617) 349-6620 • Fax: (617) 349-6624

MEMBERS

ALFRED B. FANTINI
 JOSEPH G. GRASSI
 SUSANA M. SEGAT
 ALICE L. TURKEL
 NANCY WALSER

--IN SCHOOL COMMITTEE--

June 5, 2001

ORDERED:

That Superintendent's Recommendation #01-090, Reimbursement Transfer to City Capital Funds for St. Mary's Renovation (Morse/Fitzgerald Schools Temporary Location) - \$102,500, be adopted as follows: that the School Committee approve a reimbursement transfer of \$102,500 from the School Department General Fund budget to the Elementary School Projects Capital Fund; and further, that the City Manager be requested to submit an appropriation request to the City Council for such amount, to be transferred to the Elementary School Projects Capital Fund. In April 1997, \$410,000 was allocated from the Elementary School Project Capital Fund budget, which included funding for the Morse School. This transfer was needed to provide funding for the required renovations to the St. Mary's building which was designated as the temporary location of the Morse and Fitzgerald Schools during renovations to those schools.

A true copy:

Attest:



Marilyn Y. Bradshaw

Executive Secretary to the School Committee

cc Superintendent

CAMBRIDGE PUBLIC SCHOOLS

159 THORNDIKE STREET CAMBRIDGE, MASSACHUSETTS 02141



June 5, 2001

To The Honorable Members of the School Committee:

Reimbursement Transfer to City Capital Funds for St. Mary's Renovations (Morse/Fitzgerald Schools Temporary Location) - \$102,500

Recommendation: That the School Committee approve a reimbursement transfer of \$102,500 from the School Department General Fund budget to the Elementary School Projects Capital Fund; and further, that the City Manager be requested to submit an appropriation request to the City Council for such amount, to be transferred to the Elementary School Projects Capital Fund.

Description: In April 1997, \$410,000 was allocated from the Elementary School Projects Capital Fund budget, which included funding for the Morse School. This transfer was needed to provide funding for the required renovations to the St. Mary's Building which was designated as the temporary location of the Morse and Fitzgerald Schools during renovations to those schools.

The School Department received credits against the rental costs for the St. Mary's Building of \$102,500 per year for four years for a total credit of \$410,000.

It was agreed that \$102,500 of the annual rental amount budgeted in the general fund for the temporary location for the Morse School would be used to reimburse the Elementary School Projects Capital Fund budget over a four year period, beginning in FY97-98.

This is the final year for this transfer.

Supporting Data: St. Mary's Lease Recommendation - 3/18/97.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Bobbie D'Alessandro".
Bobbie D'Alessandro
Superintendent of Schools

BD/tg

CAMBRIDGE PUBLIC SCHOOLS

159 THORNDIKE STREET CAMBRIDGE, MASSACHUSETTS 02141



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MARCH 18, 1997

TO THE HONORABLE MEMBERS OF THE SCHOOL COMMITTEE

CONTRACT AWARD: LEASE OF TEMPORARY ELEMENTARY CLASSROOM SPACE

That the School Committee award a contract to the sole bidder for the Lease of Temporary Elementary Classroom Space for the Morse and Fitzgerald Schools, funds to be provided from the General Fund Budget Chapter 30B of the laws of the Commonwealth of Massachusetts having been complied with.

<u>Contractor</u>	<u>Min</u>	<u>Period of Contract</u>	<u>Amount</u>
Roman Catholic Archbishop of Boston 2121 Commonwealth Ave. Brighton, MA 02135	N	8/1/97-7/31/01	\$119,500/yr.

DESCRIPTION:

This contract is for the lease of approximately 21,000 square feet of temporary classroom space at St. Mary's School, 50 Essex Street, for the Morse and Fitzgerald Schools' pending renovations. To make the building suitable for occupancy, the School Department would expend approximately \$410,000 for capital improvements, which the Lessor (St. Mary's) would allow as a credit against annual lease amounts over the four years. We have discussed this process with the City Manager and his staff (see attached memo) to determine how to establish the capital expenditure amounts in this fiscal year and reimburse the City from the annual lease budgets over the next four years.

SUPPORTING DATA:

RULES OF THE SCHOOL COMMITTEE: Chapter III, Section 12
....."motions calling for the appropriation or expenditure of money shall require the affirmative vote of four members".

BUDGET REFERENCES:

FUND: 105
A.U.: 20
PROGRAM: 5740
OBJECT: 56250

Respectfully Submitted,

Mary Lou McGrath
Superintendent of Schools

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MAYOR SHEILA DOYLE RUSSELL

VICE CHAIR
E. DENISE SIMMONS

SCHOOL COMMITTEE
64 BROADWAY
CAMBRIDGE, MASSACHUSETTS 02138

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MEMBERS
ALFRED B. FANTINI
JOSEPH G. GRASSI
DAVID P. MAHER
SUSANA M. SEGAT
ALICE L. TURKEL

--IN SCHOOL COMMITTEE--

March 18 1997

ORDERED:

That Superintendent's Recommendation #97-056, Lease of Temporary Elementary Classroom Space, be adopted as follows: that the School Committee award a contract to the following bidder for the Lease of Temporary Elementary Classroom Space for the Morse and Fitzgerald Schools, funds to be provided from the General Fund Budget Chapter 30B of the laws of the Commonwealth of Massachusetts having been complied with: Roman Catholic Archbishop of Boston, 2112 Commonwealth Avenue, Brighton; Period of Contract: August 1, 1997 through July 31, 2001, in the amount of \$119,500 per year. Award was made to the sole bidder. The contract is for the lease of approximately 21,000 square feet of temporary classroom space at St. Mary's School.

A true copy:

Attest: *Claire E. Rodley*
Claire E. Rodley
Secretary of the School Committee

cc School Committee Members
Superintendent
✓ Executive Director of Management Services
Manager of Purchasing

FROM: James Maloney, Executive Director of Management Services

Approved for
Disbursement with
Jim Maloney 4/17/97
Dunc H

SUBJECT:

Funding for Morse Temporary Location Renovation (St. Mary's School)

I am writing to follow-up on our discussions regarding funding for the renovations to the St. Mary's Elementary School building which the School Department is leasing as a temporary location for the Morse School and Fitzgerald School during renovations.

The situation is as follows:

1. The School Department has leased St. Mary's for four years beginning on August 1, 1997 at an annual lease cost of \$119,500.
2. The Lessor has agreed to allow up to \$102,500 in annual lease credits for renovation capital expenditures by the School Department to prepare the St. Mary's Building to be used as a school. We have prepared a budget of \$410,000 for such expenditures.
3. The School Department has budgeted \$119,500 for rental of St. Mary's for 1997-98 and will budget the same amount for the following three years.
4. Our plan is to expend the \$410,000 over the next five months, and to take credits against rent at the rate of \$102,500/year for the four years of the lease.
5. As discussed, we propose the following mechanism to allow us to proceed with the renovation in order to have the building ready for September, 1997;
 - a. We suggest that the amount of \$410,000 be allocated from the original \$4.0 million school capital budget of FY98, which included the Morse School. A separate project code would isolate these expenditures.
 - b. We would expend against this capital account, beginning immediately.
 - c. Beginning in July, 1997, we would reimburse the capital account in the amount of \$102,500 annually for four years. The lessor (parish) would receive the balance of the lease amount.
 - d. If lesser amounts are expended, the lease credit would be reduced, more rent paid to the parish, and less reimbursement to the capital account.
 - e. I suggest the following capital budget account be set up and the \$410,000 transferred.
390-5980-20-59130

Funding is available in the following account;
390-5941-20-59150

JMC/pac

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Cambridge Public Schools, Office of Management Services • 349-6427

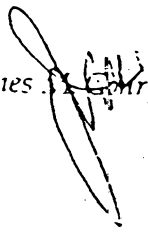
The Cambridge School Department is an equal employment opportunity / affirmative action employer.

TO:

Robert Healy, City Manager

DATE: 3/17/97

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FROM:  James J. Curry, Executive Director of Management Services

SUBJECT: Funding for Repairs and Renovations to St. Mary's Elementary School Building to Serve as Temporary Location for Morse School and Fitzgerald School During Major School Renovation Capital Projects

As you are aware, we are preparing to begin the capital renovation project for the Morse School in July, 1997, with completion scheduled for the late Fall of 1998. Following that, the Fitzgerald School renovation is planned to begin in July, 1999 and be completed by August, 2001.

We have been searching for a relocation site for both schools during the renovations, since the extent of the renovations prohibits occupancy. Working with Deputy City Manager Richard Rossi, we assigned Paul Mahoney, retired Principal and former facilities summer projects coordinator, to conduct a search for all feasible sites within the City and in bordering communities. As a result, we have identified the St. Mary's Elementary School at 50 Essex St., Cambridge as the most suitable location. The building contains 18 classrooms but is not currently in condition to be occupied as a school, and we therefore have been involved in discussions with the parish and the archdiocese regarding repairs and renovations to prepare it for occupancy in August, 1997. Based on the discussions and a public bid process for lease of real property, we are making the following recommendations;

1. That the School Department enter into a four-year agreement with the Archdiocese of Boston for lease of the St. Mary's Elementary School building located at 50 Essex St., Cambridge, Mass. subject to the terms and conditions of the bid proposal opened on 3/13/97 which include the following;
 - a. Annual lease cost - \$119,500 (approximately \$5.70/sq. ft. for 21,000 sq. ft.)
 - b. Allowance by lessor to apply maximum of \$410,000 of capital improvements expenditures by the School Department (see attached schedule) as a credit against the monthly lease cost, prorated over the four year life of the lease (\$102,500 credit per year).
 - c. Net rental payment by the School Department to St. Mary's Parish - \$17,000/year or \$1416.66/month.

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2. To accomplish the above, we propose the following, which has been discussed with Mr. Rossi and James Maloney, Assistant City Manager for Finance;

- a. The School Department would budget \$119,500 in its operating budget for each of the next four years.
- b. The City would provide financing in the amount of \$410,000 through a supplemental capital appropriation in the current fiscal year, to enable the repairs and improvements to begin forthwith to have the building ready for school in September.
- c. The School Department would repay the City each year for the next four years in the amount of \$102,500 per year, and would pay the parish the remaining \$17,000.

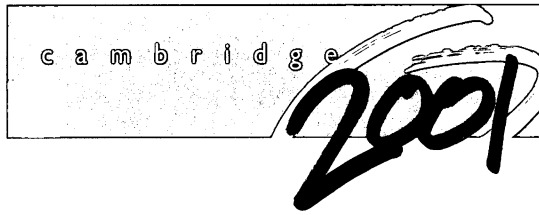
The above proposal provides the School Department with an adequate temporary facility within the City during these major renovation projects, similar to the locations provided when the Agassiz and Haggerty schools were constructed and at approximately the same cost per sq. ft. The parish is willing to do this in order to have capital improvements funded by us, to rehabilitate a neighborhood eyesore, and provide an asset for future use or rental.

It is critical to the project to obtain the City's approval of temporary capital funding as soon as possible in order to proceed with the work. Some of the items, particularly window replacements, are very time sensitive and require timely action. We are preparing a recommendation to the School Committee to approve the four year lease at the Committee's meeting on 3/18/97, subject to your approval of the requested capital funding.

Please advise if you need additional information and thank you and your staff for their assistance with these efforts.

cc: M. L. McGrath

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16.

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager Richard C. Rossi, Deputy City Manager

June 18, 2001

To The Honorable, The City Council:

I am hereby requesting the transfer of \$102,500 from the General Fund School Department Other Ordinary Maintenance Account to the Public Investment Fund School Extraordinary Expenditures Account for St. Mary's building renovations (Morse and Fitzgerald Schools temporary location).

I have attached detailed information from the School Department concerning this request.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy".

Robert W. Healy
City Manager

RWH/mec
Attachment



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Consent Agenda #16

Transfer of \$102,500 for
St. Mary's building
renovations.

In City Council June 18, 2001

ORDER ADOPTED

8-0-1