



GREENWAY

BID

A BETTER CITY

MEMBER MEETING

SEPTEMBER 16, 2020

An aerial photograph of a city, likely Boston, featuring a prominent clock tower (City Hall) in the upper left. The city is densely packed with buildings of various architectural styles, including modern glass-fronted structures and older brick buildings. A large green park area is visible in the lower right, and a body of water is seen in the background. The image is overlaid with three text boxes: an orange box for the name, a green box for the title, and a blue box for another name, with a final green box for a second title.

RICK DIMINO

BID EXECUTIVE DIRECTOR

STEVE FABER

BID BOARD CHAIR



TRINA CHILDS

BID CLERK

BID BOARD NOMINEES

Name	BID Property	Region
David Wilkinson	125 High Street	Central Region
Don Chiofaro Jr	Harbor Garage & International Place	Central Region
Jack Clark	225 State Street	At-Large

Each nominee would serve on the BID Board through June 2023

BID BOARD

Name	BID Property	Region
David Wilkinson	125 High Street	Central Region
Don Chiofaro Jr	Harbor Garage & International Place	Central Region
Jack Clark	225 State Street	At-Large
Jenny Morse	Faneuil Hall	North Region
Marquis Benton	Federal Reserve Bank of Boston	South Region
Trina Childs	One Financial Center	South Region
Jim Tierney	Rowes Wharf	At-Large
Steve Faber	The Beverly / Courtyard Marriott	North Region
Ron Druker	2+24 Edinboro Street	At-Large

An aerial photograph of a city park, likely in New York City, showing a large green lawn, trees, and surrounding high-rise buildings. A blue banner with white text is overlaid on the image.

UPDATE FROM CONSERVANCY BOARD

An orange banner with white text, positioned below the blue banner.

DAVID WILKINSON

A green banner with white text, positioned below the orange banner.

BID VICE-CHAIR



JACK CLARK

BID TREASURER

TREASURER'S REPORT

PRELIMINARY FY20 FINANCIAL RESULTS

	Approved FY20 Budget	Preliminary FY20 Actual	Variance	% Change
BID Assessment	1,751,147	1,780,576	29,429	1.7%
Conservancy Transfer	1,500,000	1,500,000	0	0.0%
BID Management	166,250	159,292	(6,958)	(4.2)%
Total Spending	1,666,250	1,659,292	(6,958)	(.4)%
Remaining BID Funds	84,897	121,284	36,387	42.9%

PRELIMINARY FY20 BID SURPLUS

	Preliminary FY20 Actual
FY20 Remaining BID Funds	121,284
Plus FY19 Surplus	60,568
Total Surplus	181,852
Allowable Surplus (9% of approved budget)	149,963
Amount to be Credited on 1-1-21 bills	31,889
Credit as % of Assessment	1.8%



BID ENHANCEMENTS UPDATE

BID ENHANCEMENT PROJECTS

The BID has approved \$320K of projects

- \$30K for Parcel 2 Spruce Up
- \$60K for SGR Asset Management Development
- \$40K for Chinatown-area lighting designs
- \$190 K for Chinatown-area lighting improvements

PARCEL 2



ONE WAY



Edward Jones



New park coming!

Take your ideas to the Boston Planning & Development Agency:
[@BostonPlans](#) #GreenwayP2



New park coming!

Take your ideas to the Boston Planning & Development Agency:
[@BostonPlans](#)

Construction Staging Zone

A photograph of a city street at dusk. In the foreground, a large, colorful geometric sculpture made of interlocking, perforated blocks in shades of orange, red, and green sits on a paved plaza. The sculpture is illuminated from below, casting a warm glow. In the background, a mix of urban architecture is visible, including a brick building and a modern glass skyscraper with many lit windows. String lights are strung across the street, and streetlights are on, creating a vibrant, urban atmosphere.

CHINATOWN LIGHTING

CONSULTANT RECOMMENDATIONS

- \$1 Million of Potential Improvements
 - Lighting throughout entire Chin Park area and existing plaza
- Projects Ranked By Priority
 - “Highest Priority” Projects = \$371 K

BID FUNDS ARE BEING MATCHED

- BID Funds Secured Additional \$190K from MA Cultural Council Grant

BAMBOO CAGE LIGHTS



8

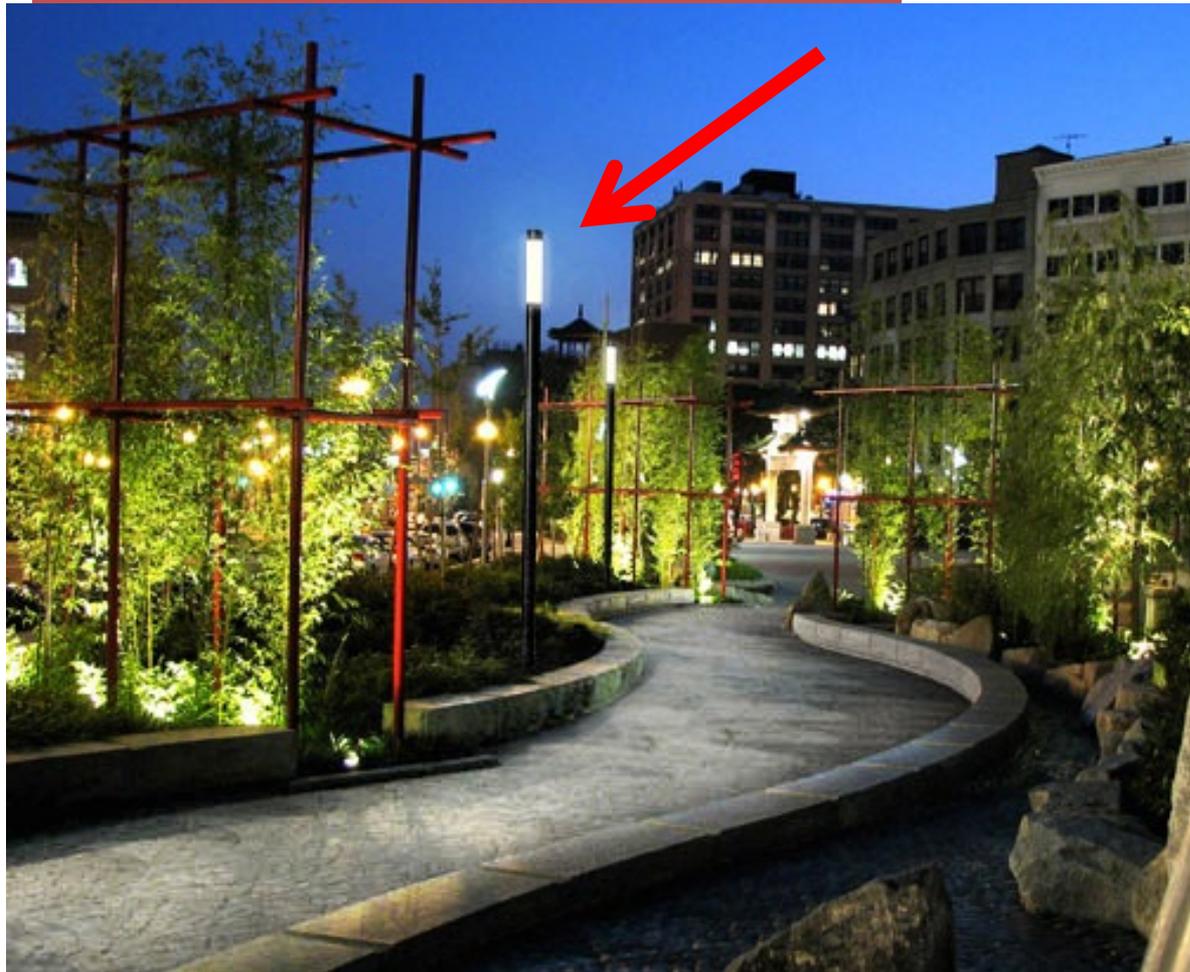
THURSDAY, OCTOBER 8, 2020 AT 5:30 PM – 6:30 PM

Chin Park Lighting Study: Community Update Meeting

Online Event

Join Event

PATHWAY LIGHTS



PLAZA STRING LIGHTS



SOO HOO PARK STRING LIGHTS



SGR ASSESSMENT





JESSE BRACKENBURY

GREENWAY CONSERVANCY EXECUTIVE DIRECTOR



ETM ASSOCIATES, L.L.C.
PUBLIC SPACE MANAGEMENT
PUBLIC SPACE DESIGN
PROJECT MANAGEMENT

Weston & SampsonSM

R.K. Greenway State of Good Repair Presentation to Greenway BID

September 16, 2020





Agenda

1. Introductions
2. Asset Inventory
3. Condition Assessment Process
4. Next Steps





Introductions





Asset Inventory

Key Functions

1. Perform Asset Counts
2. Access the VHB Team's Condition Assessments
3. Prepare New Conditions Assessments
4. Monitor Conditions Over Time and Predict Capital Needs
5. Store Maintenance Records and Update Conditions





Condition Assessment Process

Process

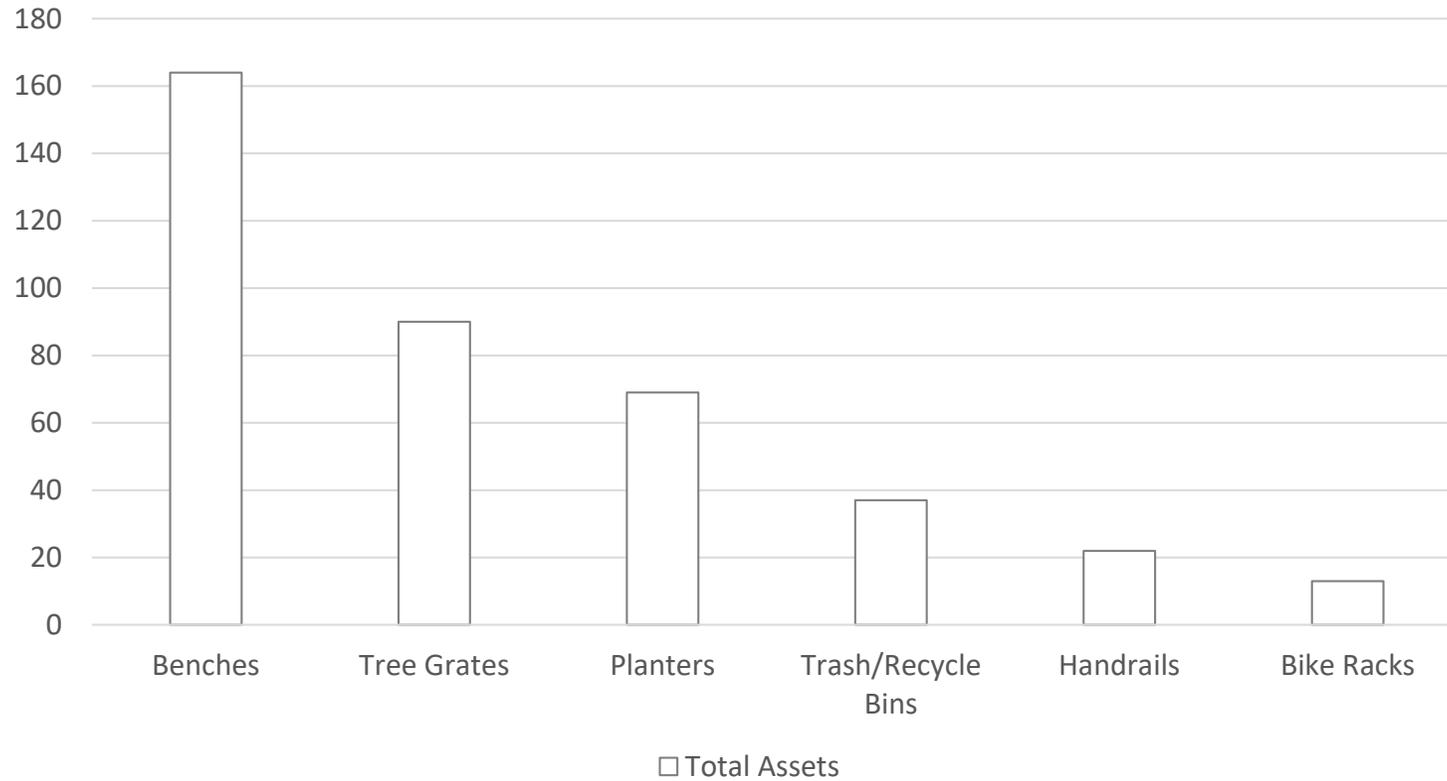
- Prepared asset inventory GIS interface
- Walked the Greenway to build out the inventory and create points for each asset (VHB)
- Performed a walk-through survey of the Greenway, adding condition assessments to each point
- Performed QAQC with Conservancy
- Perform high-level analysis on the findings





Condition Assessment Process

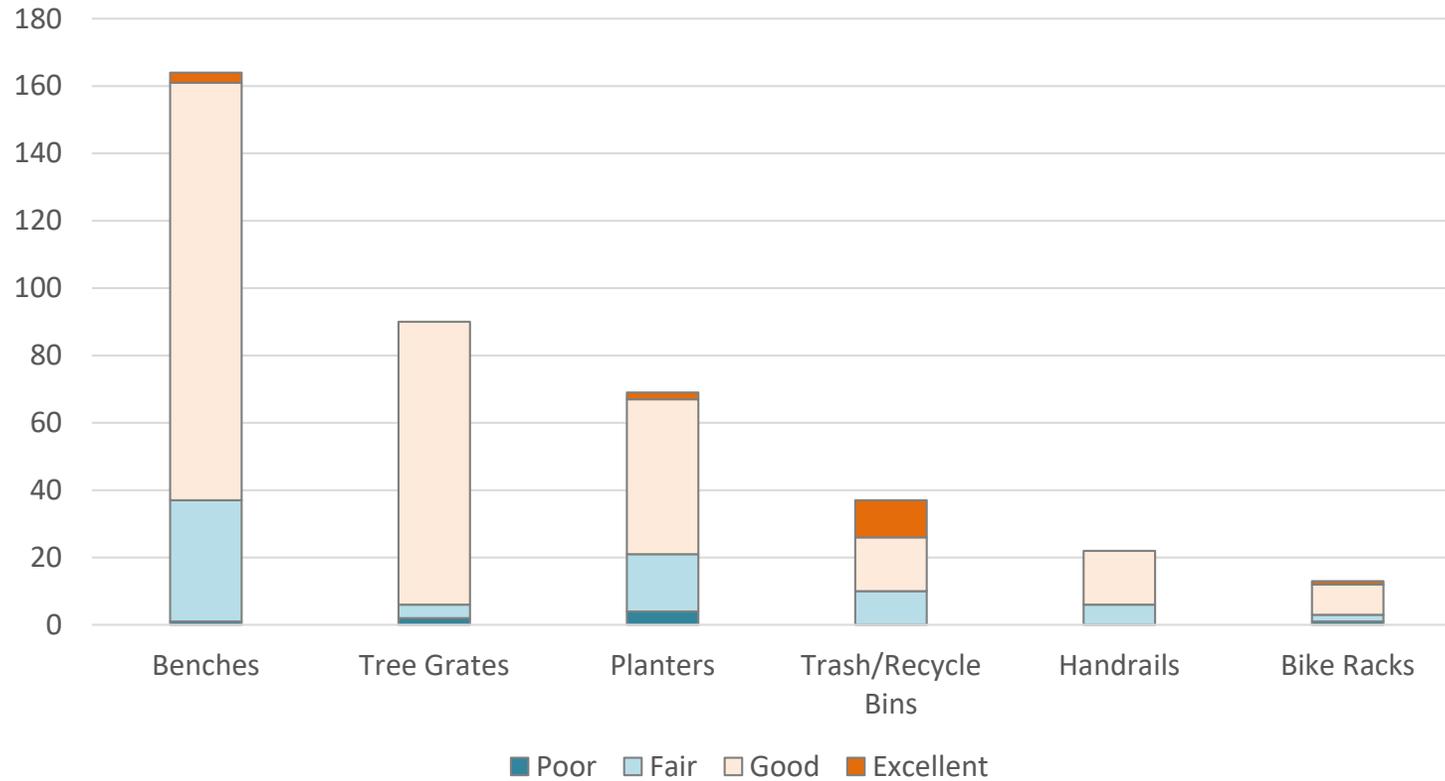
Fixed Furniture





Condition Assessment Process

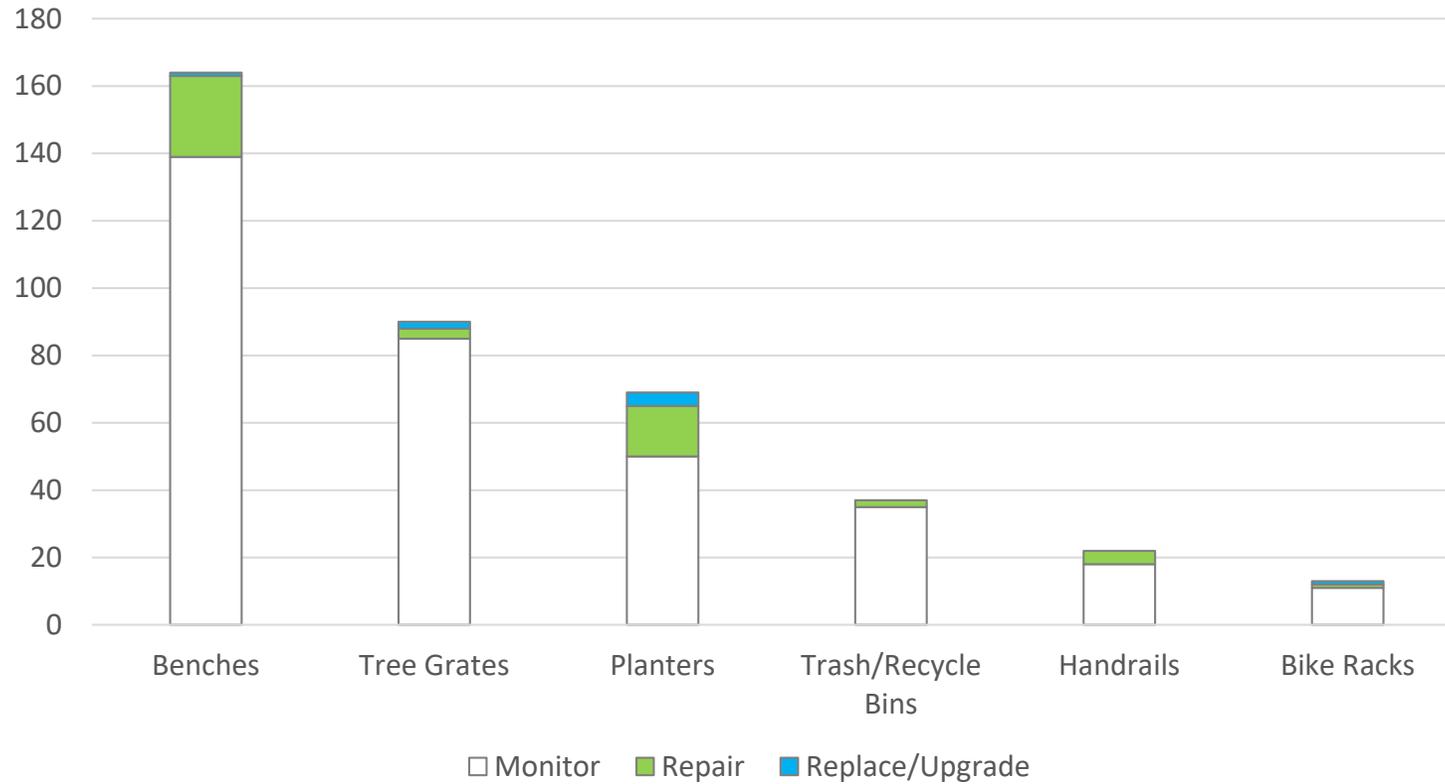
Fixed Furniture (Condition Assessment)





Condition Assessment Process

Fixed Furniture (Recommended Repair)





Condition Assessment Process

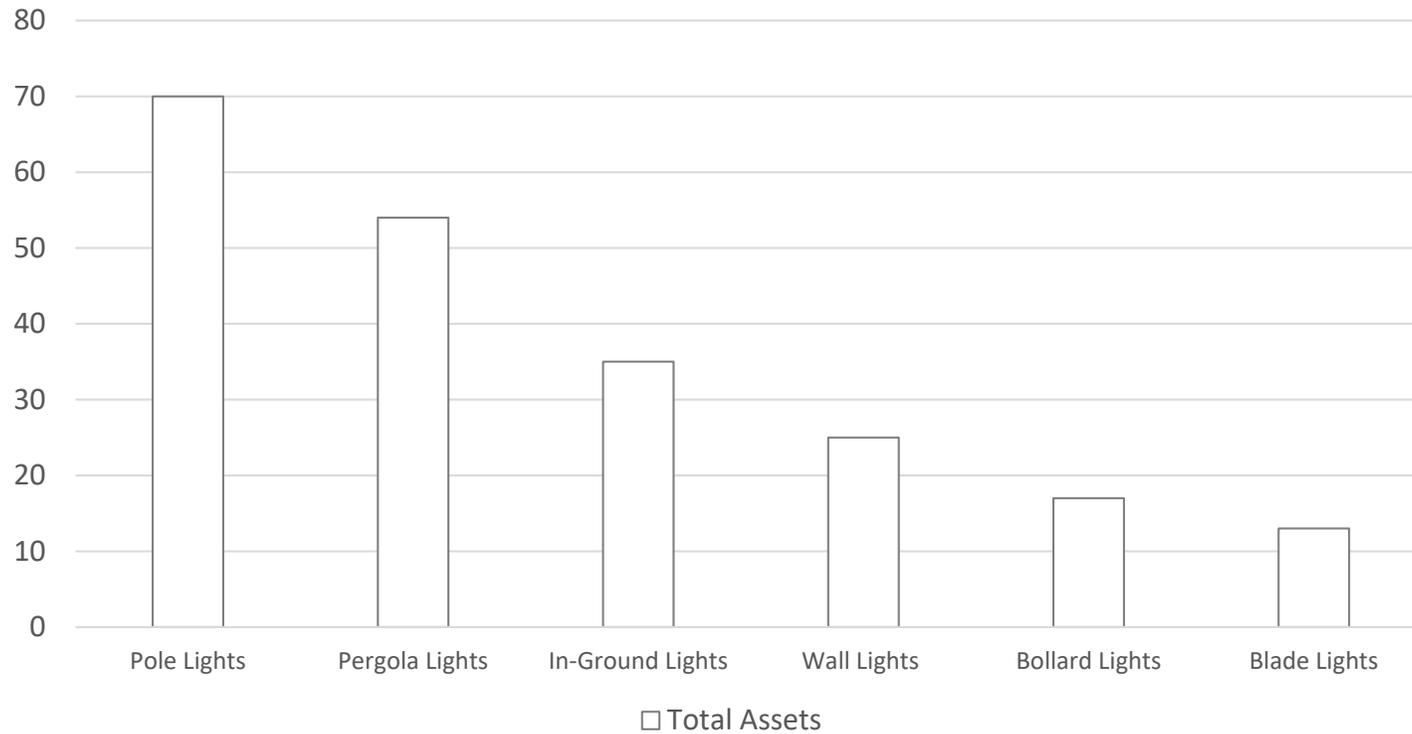
Fixed Furniture (Cost to Repair)





Condition Assessment Process

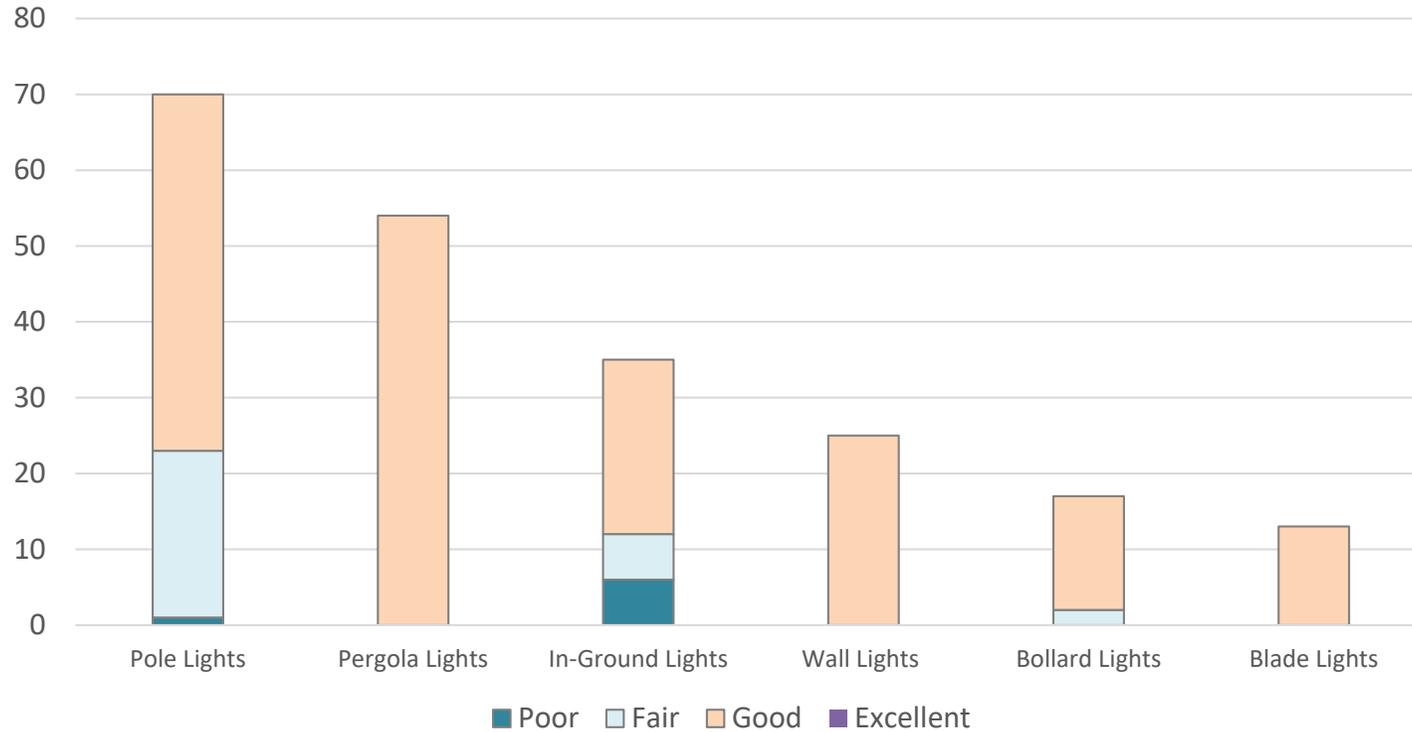
Lighting





Condition Assessment Process

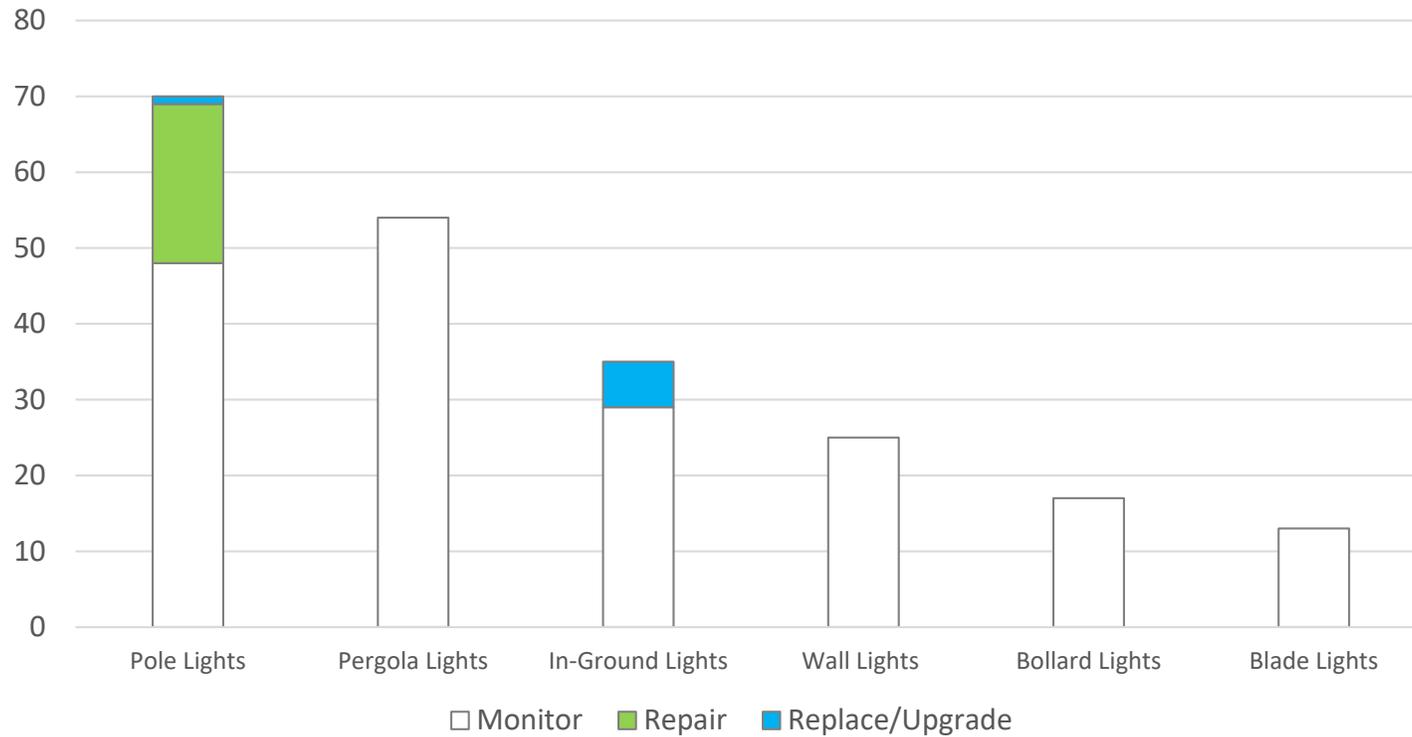
Lighting (Condition Assessment)





Condition Assessment Process

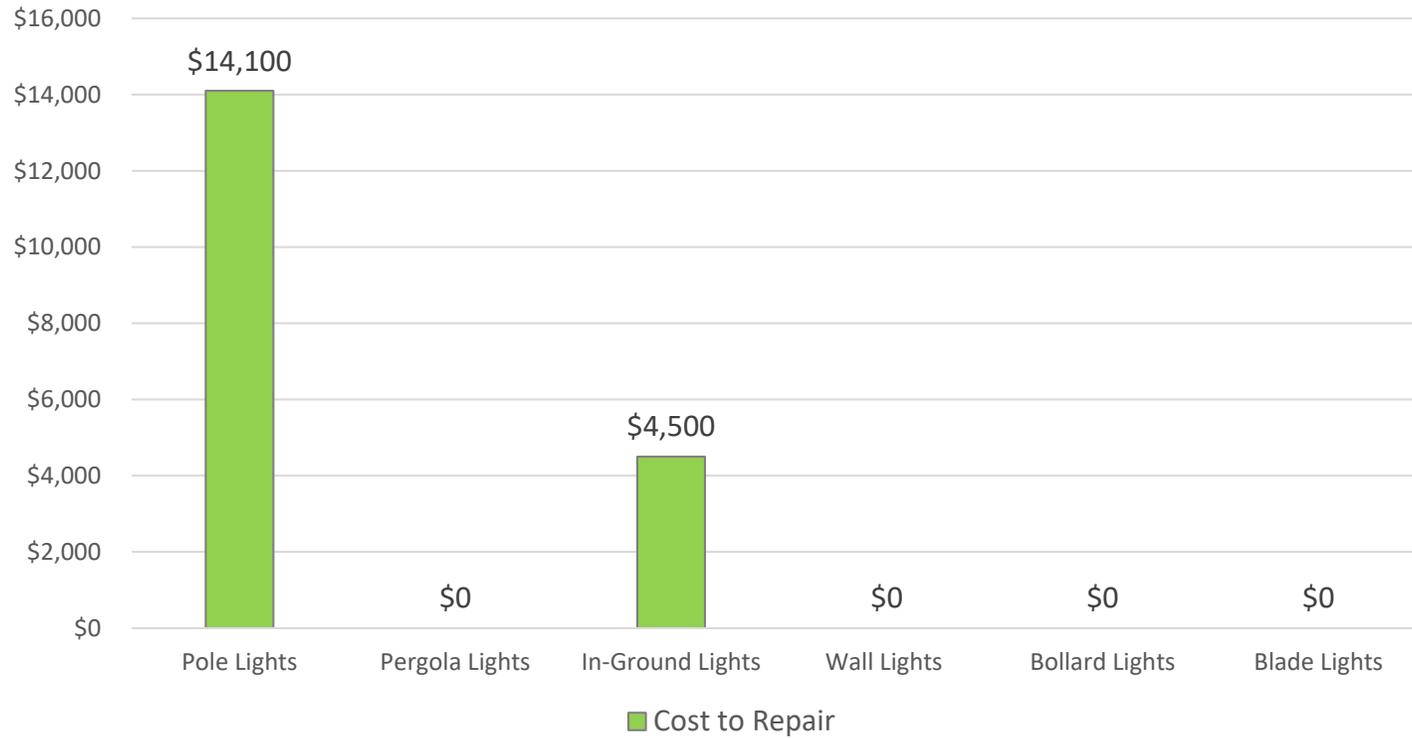
Lighting (Recommended Repair)





Condition Assessment Process

Lighting (Cost to Repair)





Condition Assessment Process

Unit Cost info (sample page)

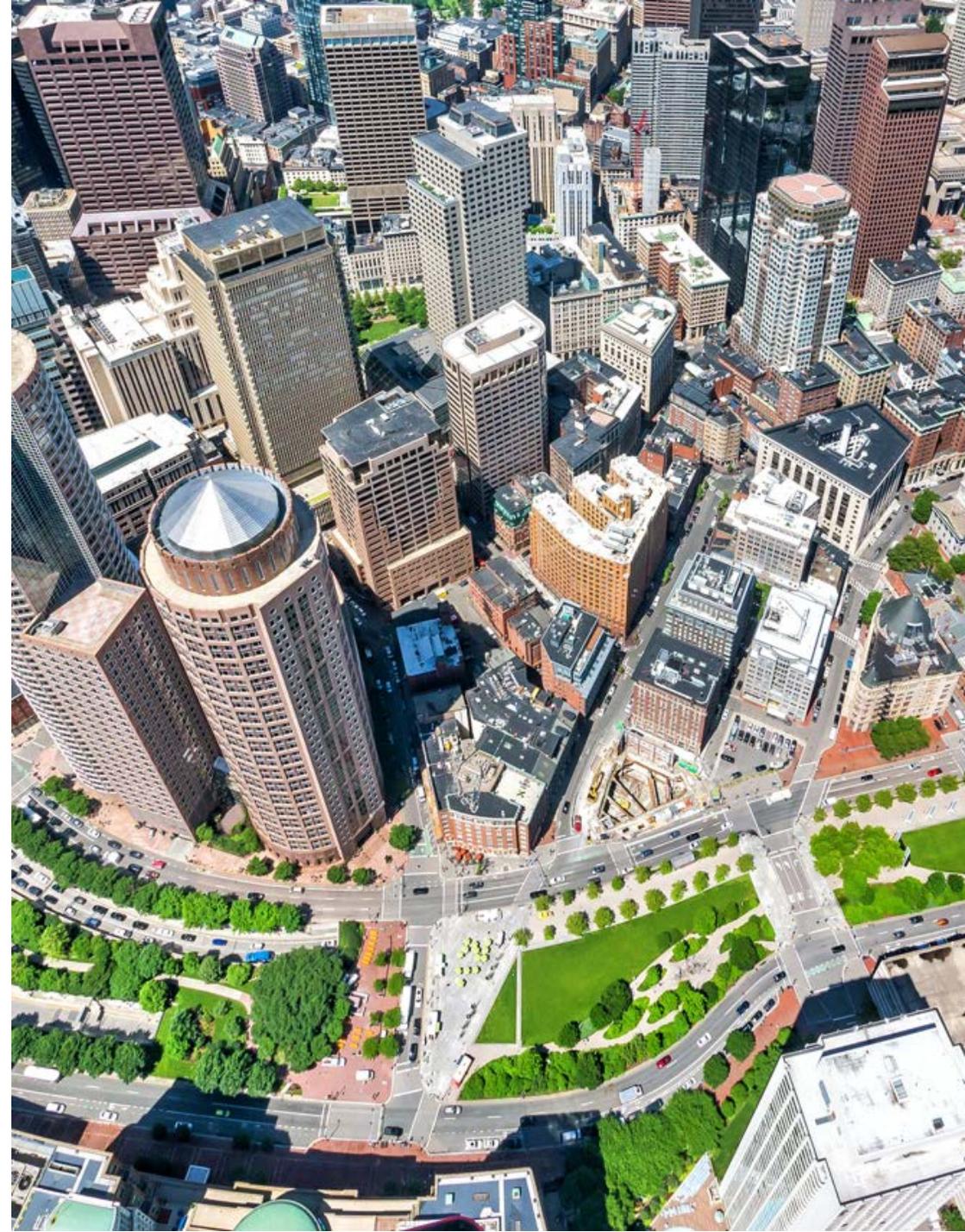
Rose Kennedy Greenway - Asset Maintenance Costs						
Asset	Est. Life Span Yrs.	Unit	Average Repair \$	Replace Cost	Upgrade Cost	Comments
Furniture (Fixed)						
Benches	26	Each	\$240	\$2,800	N/A	Repair:Localized area paint touchup, average
Swing Benches	26	Each	\$1,000	\$8,300	N/A	Repair: braking mechanism repair, area paint touchup
Benches (with wood)	20	Each	\$420	\$3,200	N/A	Repair: Paint touchup, slat repair
Table and Chairs (Fixed)	14	Each	N/A	\$1,800	N/A	
Trash/Recycle Receptacles	16	Each	\$250	\$2,300	N/A	Repair:paint touchup
Fencing Red Steel	30	LF	\$20	\$180	N/A	Repair:Repaint/touchup Replace:Replace panel
Planting Bed Guard	25	LF	\$15	\$72	N/A	Repair:Repaint/touchup Replace:Replace
Black tall fence	25	LF	\$22	\$72	N/A	Repair:Repaint/touchup Replace:Replace panel
Bike Racks	16	Each	\$60	\$1,200	N/A	Repair:Repaint/touchup Replace:Replace panel
Tree Grates	30	Each	\$320	\$2,200	N/A	Repair:Weld repair Replace:Replace grate
Furniture (Moveable)						
Table/Chair Set (moveable)	10	Set	\$120	\$2,200	N/A	Repair: Touchup/Finish Repair
Table (moveable)	8	Each	\$60	\$340	N/A	Repair: Touchup/Finish Repair
Chair (moveable)	8	Each	\$60	\$265	N/A	Repair: Touchup/Finish Repair
Chaise Lounge (Moveable)	7	Each	N/A	\$1,000	N/A	
Umbrella	4	Each	N/A	\$2,300	N/A	
Infrastructure						
Railing and Hand Rails	25	LF	\$18	\$105	N/A	Repair: repaint
Connex Boxes	50+	Each	\$1,800	N/A	N/A	Repair: Refinish/repaint





Next Steps

1. Finalize Report
2. Obtain ESRI License
3. Perform GIS Training

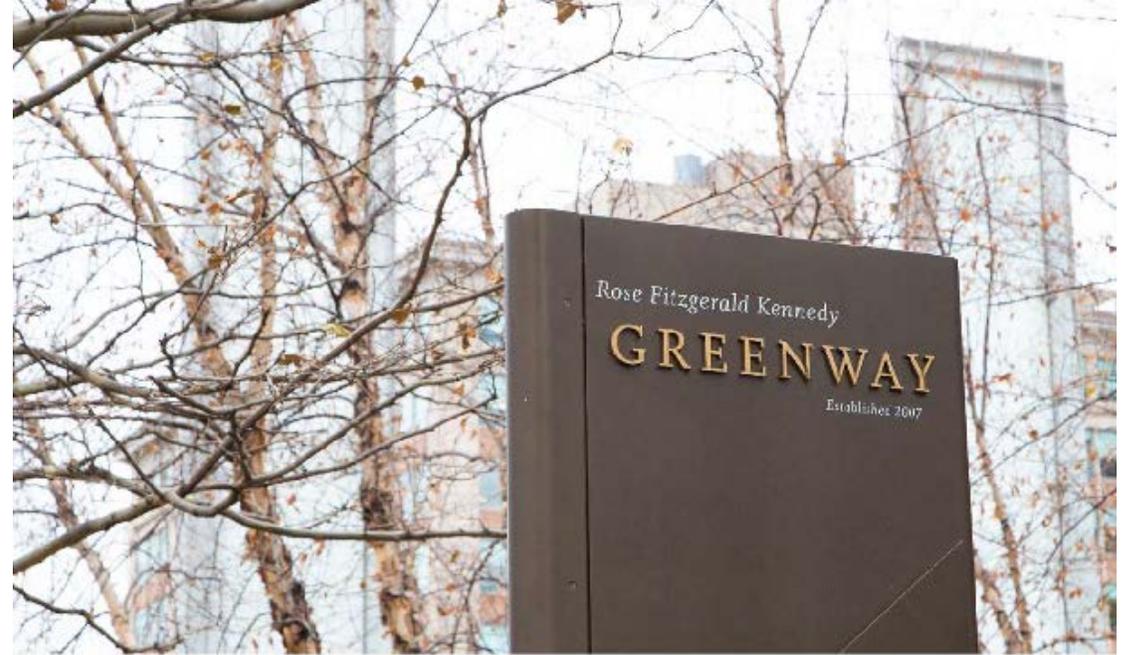




Next Steps

Report TOC:

1. Executive Summary
2. Conditions Assessment: Park Assets
3. Conditions Assessment: Fountain Assets



August 2020
Rose Kennedy Greenway Conservancy

State of Good Repair: Summary of Findings





SOGR Q&A



ETM ASSOCIATES, L.L.C.
PUBLIC SPACE MANAGEMENT
PUBLIC SPACE DESIGN
PROJECT MANAGEMENT





DISCUSSION

THANK YOU



The good in you can live on.
Give the gift of life as an organ donor.

organdonor.gov **HRSA**

OUTFRONT



FOOD BANK FOR THE CITY OF BOSTON
HUNGER HURTS. WE CAN HELP.
DONATE AT GBFB.org

RSA 30060055