



CITY OF BOSTON, MASSACHUSETTS
Office of the Mayor
Thomas M. Menino

PRESS RELEASE

For Immediate Release
August 13, 2009

Contact: Susan Elsbree
617.918.4426

Mayor Menino Announces New Projects Move Forward

Mayor Thomas M. Menino today announced that the Boston Redevelopment Authority's Board of Directors granted tentative designation to a redeveloper for a parcel in the Charlestown Navy Yard, conveyed a parcel of land so the new Area B-2 Police Station in Dudley Square can move forward with construction, and approved the rehabilitation of the former Concord Baptist Church building into nine new residential units in the South End. Additionally, the Board named Brian P. Golden as the BRA's fourth Executive Director / Secretary.

BRA Board Selects Redeveloper of Chain Forge Building in the Charlestown Navy Yard

The BRA Board granted tentative designation to the Kavanagh Advisory Group, LLC to redevelop Building 105, also known as the Chain Forge Building, in the Charlestown Navy Yard. Kavanagh Advisory Group (KAG) is seeking to redevelop the building in order to provide up to 100,000 square feet of laboratory/research space for the Massachusetts Eye and Ear Infirmary (MEEI.) The BRA issued a Request for Interest (RFI) for the Chain Forge Building in September 2008. The purpose of the RFI was to ascertain private developer interest in and analysis of the feasibility to redevelop the Chain Forge Building and so the RFI did not require as much information and planning as is typically required in a Request for Proposals. The BRA received two complete responses, and after evaluating the submitted materials and conducting interviews, felt that KAG best met the criteria and objectives outlined in the RFI.

The Chain Forge Building, constructed in the early 1900s, served as the U.S. Navy's sole source of chain for decades. While the BRA retains ownership of the building, the National Park Service owns the equipment and machinery inside. The building has been vacant for more than 30 years and is currently being maintained by the BRA. The building is also on the National Register of Historic Places by both the United States Department of Interior and the Massachusetts Historical Commission and is within the Historic Monument Area of the Charlestown Navy Yard.

MEEI has submitted a letter of interest to KAG for the leasing of 80,000 to 100,000 square feet of clinical and research space in the newly redeveloped Chain Forge Building. KAG will investigate and provide analysis on this proposal through the construction of two additional floor plates within the

existing building envelope. Because a significant number of historic chain making machinery is still contained in the building, KAG will analyze work that needs to be done with the National Park Service and the BRA to identify any machinery that is expected to remain in the building to serve as a passive interpretive exhibit of the Chain Forge Building's history and propose to create an interpretive exhibit housing some of the existing chain making equipment in the building.

The designation grants KAG exclusive rights to conduct environmental testing and engineering and structural analysis; right of entry; and any other actions typically associated with pre-development activities. Once KAG has conducted its analysis, the BRA Board will need to grant a final designation and approval of the project.

In addition to KAG, the development team includes CBT Architects as the architectural team, McNamara/Salvia as structural engineer, and Epsilon Associates Inc. as the historic and zoning consultants.

BRA Conveys Parcel; New Dudley Square Police Station Continues

Furthering the Dudley Square Vision Project, launched by Mayor Menino in June 2007, the BRA is in the midst of site preparation work for the construction of a new Area B-2 Police Station on the former Modern Electroplating site in Dudley Square. The BRA is collaborating with other City of Boston agencies, including the Department of Neighborhood Development to manage assembly of land, which will enable this project to move forward successfully. Today, the BRA Board voted to convey a parcel, located at 2406 Washington Street in Roxbury, to the City so that the Property Construction & Management department can soon begin construction of the police station.

Following general survey of land and design considerations, it has been determined that optimal placement of the new Area B-2 Police Station required utilization of a portion of the conveyed parcel, which is the former site of the Boston Children's Service Center. In December 2007, the BRA acquired the parcel from the Mayo Group by eminent domain. Since that time, the BRA has undertaken and completed site preparation work. The parcel is to be transferred to the City when the Modern Electroplating site preparation work is complete for the construction phase of the new police station.

The creation of a new Area B-2 Police Station will make way for the creation of a new development site on Dudley Street for mixed-use commercial/retail and active ground floor uses. The essential areas of focus of the Dudley Square Vision Project include the creation of this new development opportunity as well as the new Municipal Services Building (at the former Ferdinand and Guscott sites) and renovations to the existing Dudley Square Library.

Concord Baptist Church Redevelopment in the South End Will Bring 9 New Residential Units

The BRA Board approved the redevelopment of the Concord Baptist Church, which will make way for nine new residential units. Located at 199 West Brookline Street in the South End, the developer will complete an adaptive reuse and rehabilitation of the existing Church structure and install four floors within the interior to make way for the new units. The existing footprint of the Church will not be increased. The units, all of which will include at least 2 bedrooms, range in size from approximately 1,500 square feet to 4,300 square feet.

The Church was built circa 1868 and is historically significant. The building has structural issues, mainly caused by the failing roof, which will be addressed through the rehabilitation process and replacement of the roof. The top of the southern façade is bowed outward approximately 24 inches and

the cupola has settled several feet. The masonry walls and windows will be restored. Two additional triangular dormers will be added along the West Brookline Street facade, four pairs of fire-glass openings (replicating the second floor windows along Warren Avenue) will be created on the second floor of the West Canton Street facade and seventeen skylights will be added to the roof line.

The development team includes Peter Zagorianakos as both the project manager from N & P Associates, LLC and the builder in affiliation with Comprehensive Construction, II, Inc. Michael Oratovsky, AIA, of Michael Oratovsky Architects is the architect; Fred Cowen of Cowen Associates is the structural engineer; Mohammad Zade of Zade Engineering is the mechanical and fire systems engineer; and Larry Hayes of Hayes & Associates is the civil engineer.

The developer plans to begin construction in the third quarter of 2010 with an estimated completion date in the first quarter of 2012. Total project cost is approximately \$11 million. The project will provide approximately 60 construction jobs.

Brian P. Golden named BRA Executive Director / Secretary

The BRA Board of Directors appointed Brian Golden to serve as the Agency's fourth Executive Director / Secretary. Mr. Golden recently was US Department of Health and Human Services Regional Director for New England, overseeing a budget of \$38 billion in expenditures and 450+ employees. Mr. Golden has a distinguished military career including service in Bosnia-Herzegovina and Iraq, and he currently holds the rank of Lieutenant Colonel in the Judge Advocate General's Corps of the US Army. From 1999-2005, Mr. Golden represented the residents of Allston and Brighton as State Representative from the 18th Suffolk District. Brian Golden will in reside in Brighton.

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