



# NORTH END COMMUNITY CENTER

Community Meeting #2

December 9, 2024



Mayor Michelle Wu



City of Boston  
Property Management



PMA Consultants

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# AGENDA

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- Introductions
- Project Schedule
- Site Location
- Community Center Program
- Next Steps
- Existing Nazzaro Building
- Questions and Feedback



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# CITY OF BOSTON

*Team*

## PUBLIC FACILITIES

**DION IRISH** *Chief of Operations*

**CARLETON JONES** *Executive Director*

**J. ROHN MACNULTY** *Deputy Director*

**ELLEN MCDONOUGH** *Chief of Staff*

**MARQUIS MECA** *Assistant Director- Construction*

**THOMAS KAZMOUSKI** *Senior Project Manager*

**EVAN BRINKMAN** *Assistant Director- Design*

**ALISTAIR LUCKS** *Senior Project Manager for Studies*

**MICHAEL SOUCY** *Senior Review Architect*

## PROPERTY MANAGEMENT

**EAMON SHELTON** *Commissioner*

**JOSHUA HANDLEY** *Capital Projects Coordinator*

**JUNIOR TATIS-ZAPATA** *Capital Projects Manager*

**MARY STYCOS** *Special Assistant to the Commissioner*

## BCYF

**MARTA E. RIVERA** *Commissioner*

**EDDIE MCGUIRE** *Operations Director*

**DAN MONAHAN** *Regional Operations Manager*

**KATE HENNIGAN** *Program Manager*

**MARLO DANNA** *Center Director*



**PMA Consultants**

# OWNER'S PROJECT MANAGER (OPM)

*Project Management and Controls Team*

A critical part of the CM-R project delivery process, this team will devise and implement the tools and methods to administer and control project scope, budget, schedule, required documentation, change orders & Quality Assurance assistance. Architect and Construction Manager oversight.

**CHRISTOPHER CARROLL** *Executive  
Director*

**KEVIN NIGRO** *Project Director*

**TIMOTHY CHENEY** *Sr. Project Manager*

**DEBORAH SHAER** *Project Controls  
Manager*

**EPSILON ASSOCIATES - PERMITTING**

**ERIK REXFORD** *Project Manager*

**ARCHITECTURE + SITE**  
*Design Team*

**SASAKI**

**CARLA CERUZZI** *Principal in Charge*

**STACEY CHAPMAN** *Project Manager*

**VICTOR VIZGAITIS** *Design Principal*

**ANDREW GUTTERMAN** *Landscape  
Principal*

**ZACH CHRISCO** *Civil Principal*

**STEVE ENGLER** *Civil Engineer*

# **CONSULTANTS**

*Engineering Team*

**Weston & Sampson,**  
*Geotech/Environmental Engineering,  
Aquatics*

**RSE,** *Structural Engineering*

**Cosentini,** *MEP Engineering*

**Fernandez,** *Fire Protection*

**JS Consulting,** *Code/Accessibility*

**RDH,** *Building Envelope Consultant*

**Andelman Lelek,** *Energy Modeling*

**Soden Sustainability,** *LEED*

**HLB,** *Lighting*

**Cavanaugh Tocci,** *Acoustics*

**Howard Stein Hudson,** *Traffic*

**Ellana,** *Cost*

# PERMITTING PROCESS



Epsilon Associates have been contracted through PMA Consultants due to the extensive permitting requirements as a result of the location of the new North End Community Center.

Epsilon will be assisting the project team to develop, review and submit required pre-construction permits above and beyond typical construction permitting. Epsilon's expertise in permitting will benefit both cost and schedule during the project.

During construction, Epsilon will also be on-hand to secure permit modifications and approvals for field changes if needed.

- **Massachusetts Environmental Policy Act Review (MEPA)** MEPA is administered by the Massachusetts Executive Office of Energy and Environmental Affairs (EEA). It is the Commonwealth's primary means by which the environmental impacts of large developments are studied and reviewed.
- **Massachusetts Wetlands Protection Act** The Massachusetts Wetlands Protection Act (MGL c.131 § 40) (WPA) and implementing regulations (310 CMR 10.00 [Wetlands Regulations]) is a state statute administered locally by Conservation Commissions. The WPA requires the preparation of a Notice of Intent (NOI) for work within a wetland resource area and/or work within the 100-foot buffer zone of certain wetland resource areas.
- **Chapter 91** Chapter 91 provides for the protection of the public's right of waterway navigation and access to the Massachusetts shoreline. Chapter 91 is implemented through 310 CMR 9.00 et seq. (Waterways Regulations) promulgated and administered by the Massachusetts Department of Environmental Protection Waterways Regulation Program (MassDEP).
- **Massachusetts Historical Commission Review** Projects that require state or federal licenses, permits or approvals; or those that utilize state or federal financing, are subject to review by the MHC in accordance with State Register Review regulations (Chapter 254) and/or Section 106 of the National Historic Preservation Act.



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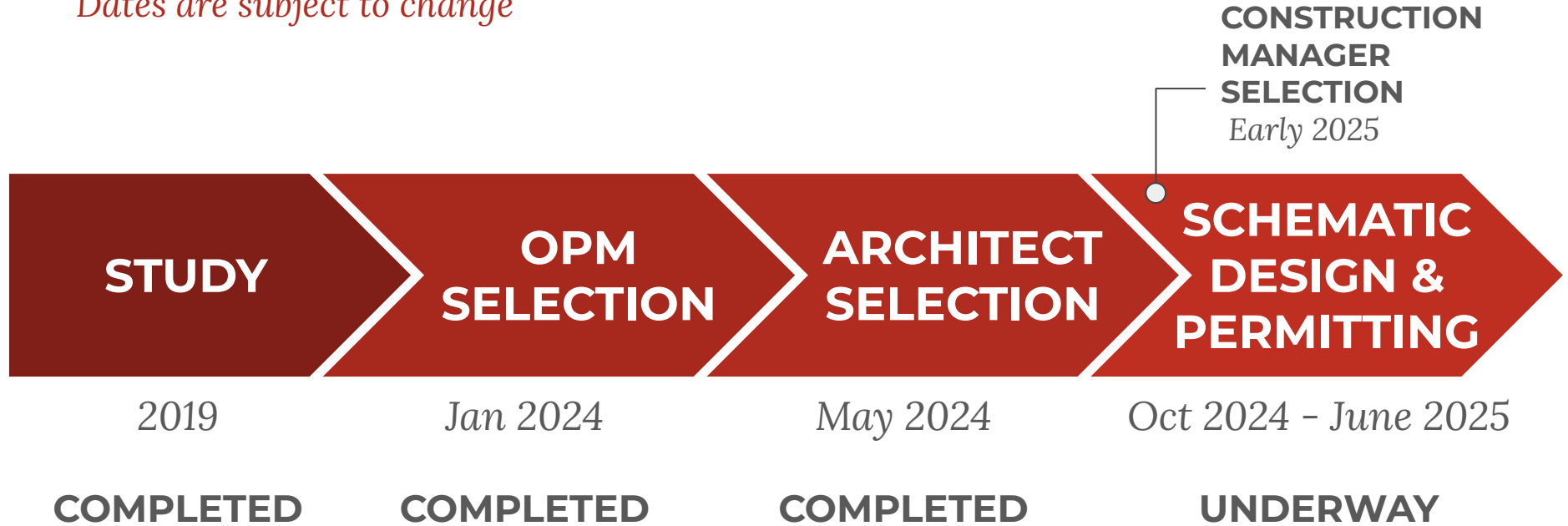
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# PROJECT SCHEDULE

*Dates are subject to change*



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# PROJECT SCHEDULE

*Dates are subject to change*



**TARGET PROJECT COMPLETION:  
Feb/March 2028**



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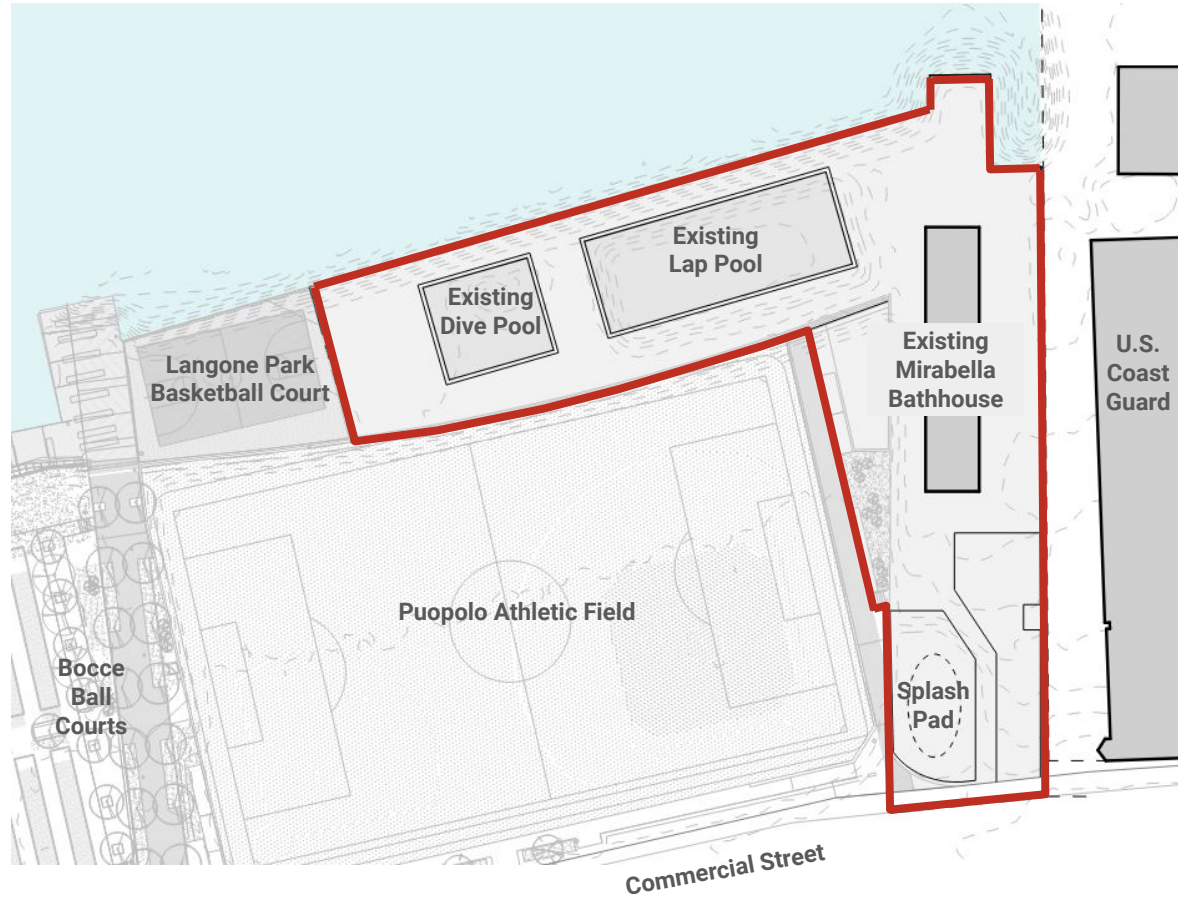


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# SELECTED SITE LOCATION



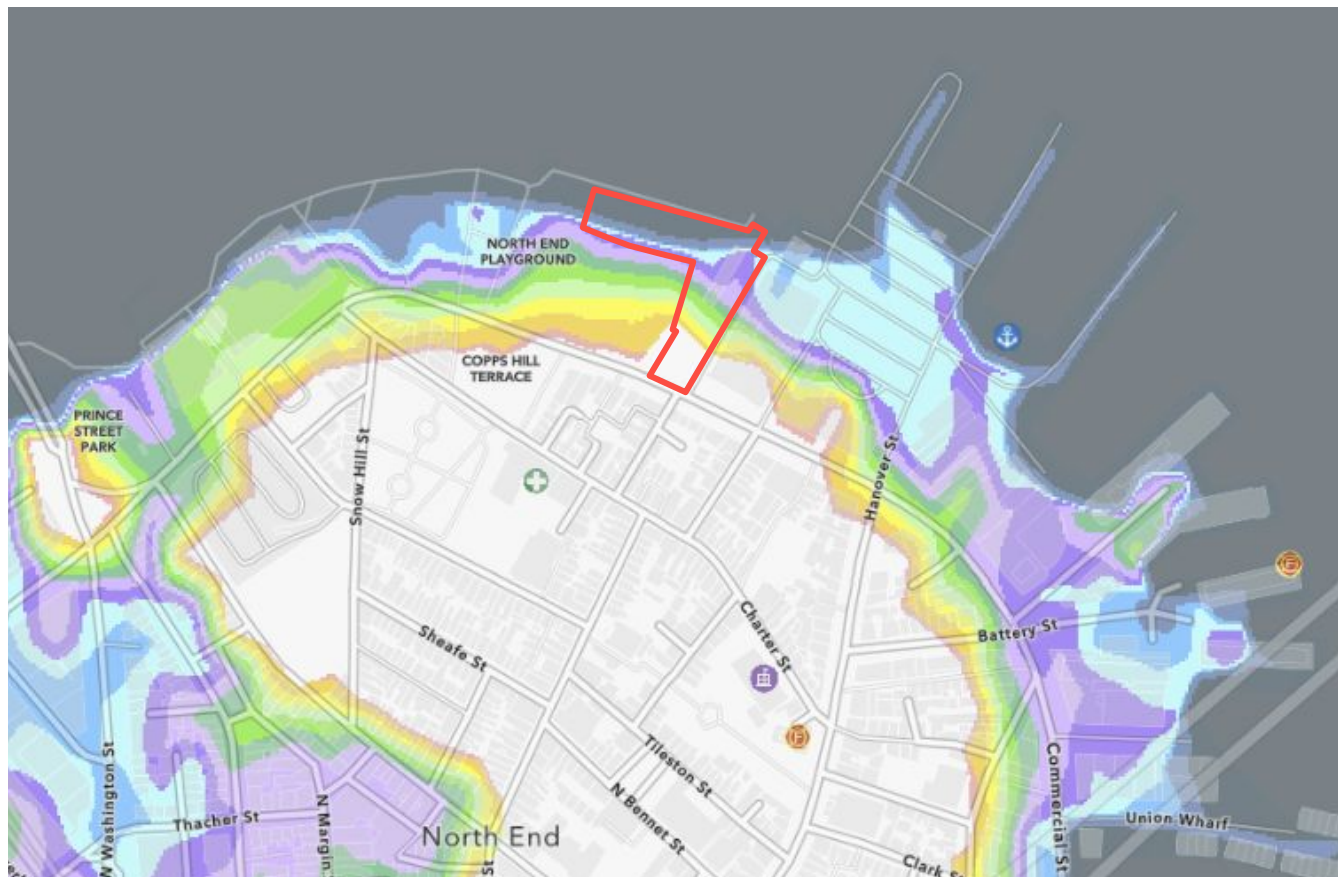
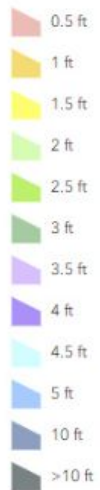
# SELECTED SITE LOCATION



# SEA LEVEL RISE IMPACTS

2070 Massachusetts Coast Flood Risk Model (MC-FRM)

Flood Depths for 1% ACFEP





# WHAT WILL BE IN THE NEW COMMUNITY CENTER?

## ARTS

Arts + Crafts Rm  
Flex Music Rm

## CIVIC & COMMUNITY

Senior/Adult Program Rm  
Teaching Kitchen  
Multipurpose Space  
Community Rooms

## EDUCATION (YOUTH)

Children's Rms  
Teen Rms  
Computer/Media Lab

## SPORTS & FITNESS

Gymnasium  
Cardio & Weights  
Fitness/Dance  
Yoga Studios  
Locker Rooms  
Family Changing Rooms

## POOL SUPPORT

Showers/Lockers  
Lifeguard Offices  
First Aid  
(For Outdoor Pool)

## STAFF

Center Director's Office  
Program Director's Office  
Athletic Director's Office  
Meeting Room  
Lunch Room



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# NEXT STEPS

*Dates are subject to change*

**PROJECT  
STARTUP**

**DEVELOP DESIGN:  
FLOOR PLANS,  
INTERIOR +  
EXTERIOR DESIGN**

**DETAILED  
DESIGN  
DOCUMENTATION**

**COMMUNITY  
MTG #1**  
*April 2, 2024*

**COMMUNITY  
MTG #2**  
*Dec 9, 2024*

**FUTURE  
COMMUNITY MTG**  
*Spring 2025*

**FUTURE  
COMMUNITY MTG**  
*Summer 2025*

  
*We are here*



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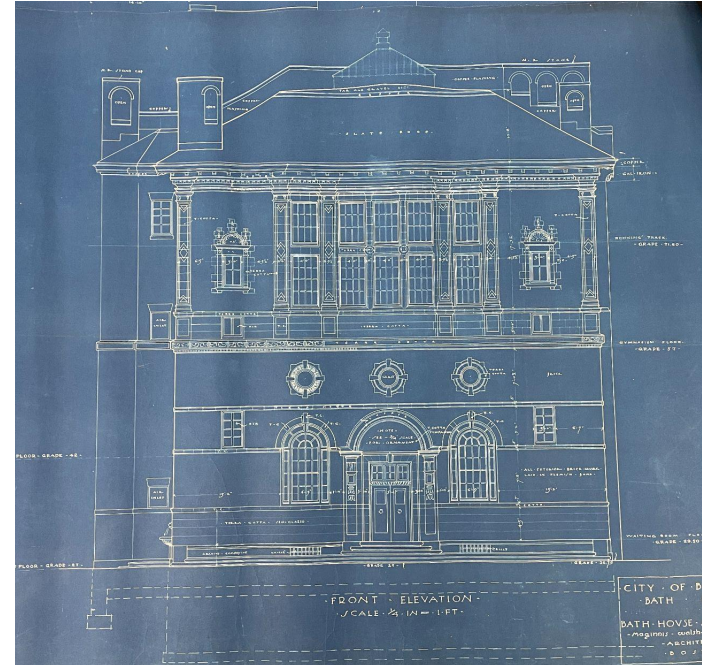
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# EXISTING NAZZARO BUILDING

- Initial assessments have identified critical repairs essential to ensure the continued operation of the building.
- Renovation prioritizes
  - Building Systems
  - Building Envelope
  - Code/ Life Safety
  - Accessibility
- Limited disruptions to programming



**\*\* Goal: To prepare the building for the next operator \*\***



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# EXISTING NAZZARO BUILDING

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## Design Team

**Oudens Ello**, *Architecture*  
**WSP**, *MEP Engineering*  
**LeMessurier**, *Structural Engineering*  
**SGH**, *Building Envelope Consultant*  
**Code Red**, *Code/Life Safety  
Consultants*  
**KMA**, *Accessibility Consultants*  
**GEI**, *Environmental Engineering*



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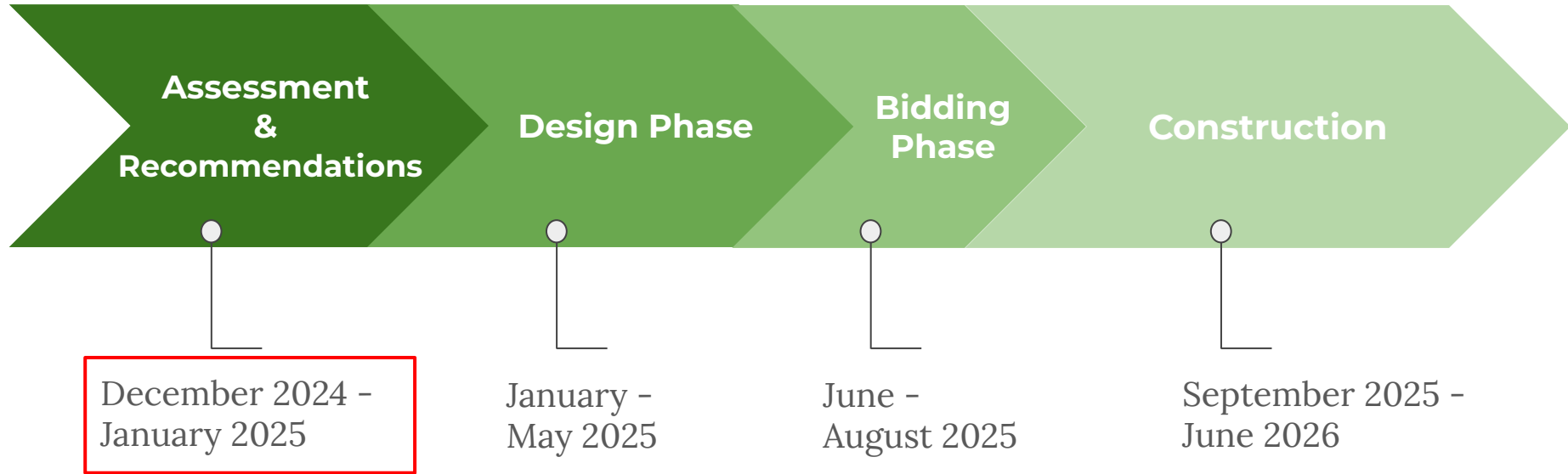


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# EXISTING NAZZARO BUILDING

## Timeline



**We are here.**



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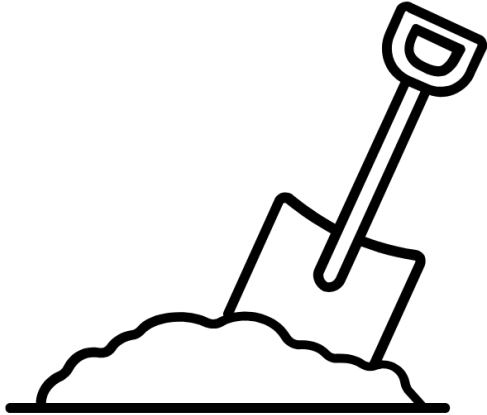


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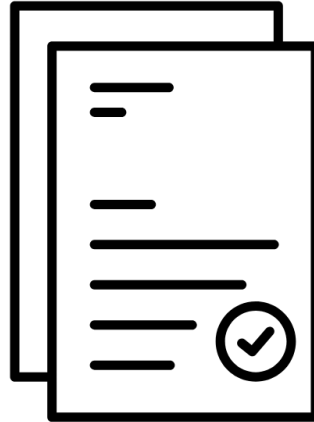
# FUTURE OF THE NAZZARO

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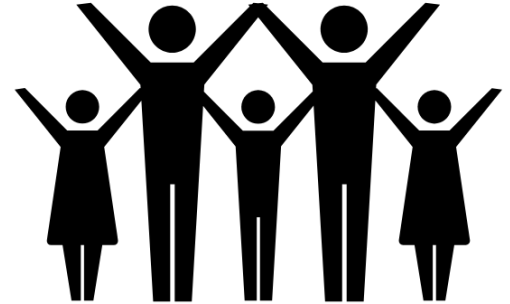
## Upcoming RFP process for future community center operator



1. Construction on new center begins



2. RFP released



3. Opportunities for community input



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# QUESTIONS + FEEDBACK

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## NEW COMMUNITY CENTER

*Future feedback may be directed to:*

**STACEY CHAPMAN**

Sasaki Project Manager  
schapman@sasaki.com



## EXISTING NAZZARO CENTER

*Future feedback may be directed to:*

**EDDIE McGUIRE**

Director of Operations BCYF  
Edward.McGuire@boston.gov



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