

## **QUESTIONS SUBMITTED BY APRIL 20, 2018**

**Submitted questions are in bold, City of Boston answers are below in italics.**

**Is there a blueprint that shows square footage of each room throughout the building that you could share? What is the total square footage of the space?**

*Unfortunately, the City of Boston does not have any formal blueprints for the building. The lot size is 8,251 square feet. Please see below for an additional note on the space.*

**What are the costs of operation? Utilities, etc.?**

*The City of Boston does not have any information on operational costs. Utilities may include and are not limited to; electric, heat, water, etc.*

**Can the operator sell or distribute alcohol on premises if they get a liquor license?**

*Yes, the operator may be able to host events serving alcohol. However, the City will explore this opportunity with each group on a case-by-case basis granted they have received the appropriate permits/licenses.*

**Will the operator be responsible for real estate tax?**

*No.*

**Is off street parking available to the operator? If yes, how many spaces?**

*The parking lot next door will be available for use. However, during special events or future designated times/dates, the parking lot will not be available. Notifications of these dates/times will be made available at the earliest convenience to the operators. There is an additional municipal lot off of Dudley Street (behind the CVS) available for use.*

**Is there access for loading/drop off for deliveries, other than street front?**

*No, there is no designated loading dock or entrance.*

**Please confirm that operator is responsible for utilities, maintenance and repairs.**

*Yes, the chosen operator will be required to pay for all utilities, maintenance, and repairs. Please see below for an additional update.*

**Is the hope for more than one operator? What is hoped for # of operators/ occupants?**

*The City of Boston is seeking to maximize the use of the space, which may mean that more than one operator may be chosen to work collaboratively on activation. For example, an operator who needs the space in the morning could share the space with one who seeks to use the space in the evenings. Additionally, if two submissions indicate that they only need a portion of the space, there may be an opportunity for partnership. The use of the space will require flexibility and collaboration from the*

chosen operators. If there is more than one operator chosen, the City of Boston will request a formal MOU from the chosen partners.

**Please provide more information on the need for the operator to bring the property to code, what does this entail?**

If the proposed use of the building requires bringing the building into code compliance, the operator will need to work with the Boston Fire Department, Inspectional Services Department, permitting, the Department of Neighborhood Development, and any other relevant departments to ensure the safety of the building for all occupants and guests.

**How frequently are the UCI meetings that require attendance?**

Meetings will be approximately once a month for an hour. Closer to the launch day, there may be additional meetings required.

**Is the property a foreclosure, what is the history of how the space came to be owned by the city?**

In February 2017, Bank of America sold the property to the City of Boston through the BPDA.

---

**ADDITIONAL SPACE INFORMATION:**

The building has ceiling heights of approximately 24ft. The first room (main entrance to the left) from the rear of the building (beyond the safe to the outer wall) to the front room wall is approximately 66 ft x 36 ft. The second room is approximately 19 ft x 41 ft.

If your idea does not require use of the space year-round or for partial space use, please include that in your submission.

**PLEASE NOTE:**

If you're interested in hosting a walkthrough with contractors (plumbing, electrical, etc.) to get quotes, you must reach out to [Natalia Urtubey](mailto:Natalia.Urtubey) to schedule those on the following dates between 8am-6pm.

- Monday, May 7
- Tuesday, May 8
- Wednesday, May 9

Please save the date, **Wednesday, May 16 (time TBD)**, for a meeting with the City of Boston at City Hall to discuss next steps.

[natalia.urtubey@boston.gov](mailto:natalia.urtubey@boston.gov)  
617-635-2338