

**Boston City Council Committee on Government Accountability, Transparency,
and Accessibility**

Hearing on Docket #1034

October 13, 2022

Request for Information

Questions gathered at the hearing

1. Please provide a breakdown of the needed repairs and costs.

The most recent Clougherty Pool Assessments can be found [here](#). The [Fennick McCredie Architecture](#) report contains the most recent cost estimates.

2. Please provide dates of the last time funds were requested for the Clougherty pool. **In January 2022, BCYF interim Commissioner Rivera included the Clougherty pool among BCYF's Capital investment priorities.**
3. Please provide dates of the last time funds were administered and what funds were administered.
In FY22, BCYF received authorization for \$1 million in City Capital for Pool Repairs. The funds are for renovations and upgrades of filtration systems, equipment and other repairs at BCYF/ BPS pool facilities. BCYF expenses for repairs at the Clougherty since 2012 can be found [here](#).
4. With regard to the voting process to renew the lease, please explain the voting rules for the Board of Trustees (i.e. Will the vote require a simple majority?) **Approval of action items by the George Robert White Fund Board of Trustees requires a simple majority vote.**
5. Please explain how capital budget funds work. Do they pre-allocate funds specifically for each project? **Capital needs and resource availability are assessed annually through a capital planning process. Projects are then included in the City's five-year Capital Plan. Funding authorizations for projects are submitted to the City Council annually. Each project in the capital plan has a specified budget and funding authorization amount. Funding for projects is often authorized over several budget cycles.**
6. When is the project going to start? **The City has identified funds and PFD is proceeding with design team selection.**
7. Considering the damage that construction vehicles and such will cause to the park, will there be enough money budgeted to repair the park and basketball courts? **The PFD Project team visited the site to review logistics. We will not disturb the park greens and will utilize the basketball courts as a fenced laydown area.**

Questions submitted after the hearing

8. Who ordered or authorized a proposal from Fennick McCredie Architecture to completely redesign Clougherty Pool with no public process, with a report dated August 31, 2022? Why? Who paid for this report? What was the cost? **Chief José F. Massó, after consulting with Chief Dion Irish and Commissioner Rivera, requested an estimate of the costs associated with renovating the pool. The Public Facilities Department engaged Fennick McCredie to develop this cost estimate. The estimate was necessary so the City could get an accurate understanding of the costs associated with a complete renovation of the pool knowing that it was likely that any short-term repairs (were they even feasible) would preserve the pool's function for only a very short period of time (e.g., one season, at best), and that planning would need to begin for a full renovation if there was any hope of maintaining use of the pool in the long run. The study is a conceptual cost estimate study and is not a design proposal. The design process for the pool will of course incorporate community input. The study cost approximately \$30,000 and was paid for out of the BCYF Operating Budget.**
9. The above mentioned Clougherty Pool Replacement Study published August 31, 2022 provided a budget to demolish and replace the existing pool and bathhouse for a cost of \$18,101,701 which includes 10% Design Contingency for \$1,208,000; Burden and Mark Ups for \$2,594,000; and a 7.3% Escalation Clause for \$1,237,000. On September 13, 2022, at the last Clougherty Pool public meeting the elected officials and BCYF staff spoke of a budget for \$30,000,000 which was repeated tonight by BCYF, Chief Dion, the Treasurer and City Councilors. Please explain how a proposal with no community involvement for a replacement that the community has not requested, could be acted upon without a public process, and the actual report consisting of a \$18M+ budget escalated almost \$1,000,000 a day for 12 days to arrive at a \$30,000,00 budget? Please explain the process and who participated in this process.
The public procurement process adds additional time and cost to construction projects. Therefore, it is standard practice for the City to add additional markups and escalation to better approximate the actual cost of a public construction project. Given that, \$30 million is our best estimate for the cost of the project at this time. The final budget for the project will depend on the outcome of the design process, which again will include input from the community.
10. The Treasurer reported that The George Robert White Board has not met since 2020. If they have not met, how would the City of Boston know if there will be a renewal of the Clougherty Pool lease when it expires in 2024? Please share publicly the communication from the Board of the George Robert White Fund to the City of Boston regarding this asset and lease of the Clougherty Pool. **The White Fund Trustees meet annually to discuss projects across its 20+ facility portfolio. COVID-19 and the transition in administration has delayed meeting since 2020; however, the Board of Trustees expects to meet in fall 2022. Renewal of the lease with the City would be discussed at a future meeting.**

11. In 2014 and 2017, The City of Boston allocated \$2,700,000 for the repair of the Clougherty Pool. Where is that money? Is that money currently available for repairs of Clougherty Pool? **Previous capital plans included \$2.7 million for the Clougherty Pool, which means the City planned to spend up to that amount for repairs at the pool. The City has only authorized \$400,000 to date, with the remaining \$2.3 million set to come from a future authorization. The Capital Plan will need to be updated to reflect the revised plan to rehab the pool entirely.**
12. Is there a current proposal and budget to repair the Clougherty Pool, as the community has requested for over a decade? Please share publicly. **After the City determined that the Clougherty Pool had to be closed for life safety reasons, the City gathered the necessary information to consider the feasibility of short-term repairs or a complete renovation of the pool. This included the Fennick McCredie cost estimate study mentioned above. As the City shared with the community at the City Council hearing on October 12, 2022, the City determined that short term repairs to reopen the pool for summer 2023 would not be feasible, and so the City would proceed with identifying funds and beginning the design process for a complete renovation.**
13. Who initiated, who participated, and who considered a new stand alone community center at Clougherty Pool site, without a public process? Why was this considered? Please share publicly the records of this process. **The City of Boston began the programming and siting study process for a new Charlestown community center in 2020. The purpose of such a study is to identify the community's desired programming and identify potential sites that could be advantageous. Typically, a siting study identifies several potential sites which are further evaluated according to the department's needs, and a final site is determined with community feedback. Siting studies have included City owned lots and spaces, whenever possible, since these would not require acquisition of property. After the study was put on hold during the pandemic, the City presented multiple potential sites to the community for consideration and feedback, including the Clougherty Pool, at a community meeting on June 14, 2022. Please see the presentation [here](#) and recording [here](#) from the June 14th community meeting. The presentation clearly stated that the preliminary site options did not represent formal site proposals and would require additional review and investigation.**
14. City Councilor Erin Murphy expressed concern that the Clougherty Pool lease expires in 2024. The City failed in its lease obligation to maintain the Clougherty Pool. Is the City prepared to terminate the lease now to allow the Charlestown community to consider and have the GRW Fund transfer a lease to another private, public or not for profit partner to manage this critical public asset and make repairs? Why and why not? **The City is committed to a full renovation of the Clougherty Pool. It would be in the City's interest to seek a renewal of the lease.**
15. City Councilor Ruthzee Louijeune asked how the City of Boston and George Robert

White established the current value of the Clougherty Pool. The Treasurer "does not know" and agreed to report back. Please share publicly. **The Clougherty Pool was constructed in 1948 and has depreciated over those years as all built assets do. City of Boston Assessing values the land that the pool sits on at \$2.3 million and the structure at \$630,000.**