

Property Management Department Capital Budget

Overview:

On-going investments in municipal structures, historic buildings and other city-owned properties ensure the City's facilities are well-maintained and managed. Asset preservation is of the utmost importance as FY26 capital investments support a number of new and ongoing initiatives across the city.

FY25 KEY ACCOMPLISHMENTS AND FY26-30 MAJOR INITIATIVES

Completed the Facilities Condition Assessment (FCA), a City-wide assessment of municipal facilities, including BYCF centers and libraries, police and fire stations, office spaces, and other city buildings. The data gathered by the FCA will be crucial for making timely capital repair investments across City-owned properties to ensure that buildings and structures are well maintained for the future.

Replaced windows and made building envelope improvements to the Family Justice Center Building.

Renovations to the 26 Court Street building are expected to be mostly completed in summer 2025, allowing City departments to move back into the newly upgraded space in FY26.

Work has begun at Sam Adams Park outside of Faneuil Hall to repair the aging masonry, address drainage issues, and create an accessible walkway.

The City will soon begin work on implementing HVAC improvements and repairs to the Boston Animal Shelter, which will upgrade the building to better support the operational needs of the shelter.

The Plan includes multiple projects to repair and modernize City Hall, which recently received Landmark designation. These include repairs and upgrades to the HVAC system, design and construction of a new four stop elevator to replace the broken and aged escalators, and Phase II of the project to improve and repair City Hall Plaza.

CAPITAL BUDGET EXPENDITURES

Program Name	Thru '24	Estimated '25	Budgeted '26	Projected '27-30
Total Department	72,289,649	80,890,000	77,857,400	156,992,951

Property Management Department Project Profiles

Municipal Facility Repairs

Project Mission: Building renovations at various municipal buildings including City Hall and 1010 Massachusetts Avenue.

Location: Multiple Neighborhoods

Operating Impact: Operative Savings

Managing Department: Public Facilities Department

Status: Implementation Underway

Authorizations

Source	Existing	FY26	Future	Total
City Capital	26,440,000	3,560,000	0	30,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	26,440,000	3,560,000	0	30,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	8,203,245	5,000,000	3,000,000	13,796,755	30,000,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	8,203,245	5,000,000	3,000,000	13,796,755	30,000,000

201 Rivermoor Street

Project Mission: Install new backup generator and high density shelving for City archives. Upgrade HVAC to optimize building conditions for long term storage. Relocate the Archeology Department.

Location: West Roxbury

Operating Impact: Operative Savings

Managing Department: Public Facilities Department

Status: In Design

Authorizations

Source	Existing	FY26	Future	Total
City Capital	2,160,000	30,840,000	0	33,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	2,160,000	30,840,000	0	33,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	1,147,831	250,000	3,000,000	28,602,169	33,000,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	1,147,831	250,000	3,000,000	28,602,169	33,000,000

26 Court Street

Project Mission: Renovate building to improve envelope (roof, new windows, masonry repair) and upgrade interior.

Status: In Construction

Location: Downtown-Government Center
Operating Impact: Operative Savings
Managing Department: Public Facilities Department

Authorizations

Source	Existing	FY26	Future	Total
City Capital	165,000,000	0	0	165,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	165,000,000	0	0	165,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	60,860,112	70,000,000	30,000,000	4,139,888	165,000,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	60,860,112	70,000,000	30,000,000	4,139,888	165,000,000

City Hall HVAC

Project Mission: Replace air handling units.

Status: In Design

Location: Downtown-Government Center
Operating Impact: Operative Savings
Managing Department: Public Facilities Department

Authorizations

Source	Existing	FY26	Future	Total
City Capital	78,220,000	0	0	78,220,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	78,220,000	0	0	78,220,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	1,837,753	450,000	15,000,000	60,932,247	78,220,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	1,837,753	450,000	15,000,000	60,932,247	78,220,000

43 Hawkins Street

Project Mission: Roof replacement and exterior envelope repairs.

Status: In Construction

Location: Downtown-Government Center
Operating Impact: No Impact
Managing Department: Public Facilities Department

Authorizations

Source	Existing	FY26	Future	Total
City Capital	2,000,000	0	0	2,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	2,000,000	0	0	2,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	2,000,000	0	0	2,000,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	0	2,000,000	0	0	2,000,000

City Hall Plaza Phase 2

Project Mission: Continue phased plaza improvements that will expand accessibility on the South Plaza; waterproofing and masonry repairs to the plaza and the Dock Square garage.

Status: In Design

Location: Downtown-Government Center
Operating Impact: Operative Savings
Managing Department: Public Facilities Department

Authorizations

Source	Existing	FY26	Future	Total
City Capital	50,000,000	0	0	50,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	50,000,000	0	0	50,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	137,319	1,500,000	5,000,000	43,362,681	50,000,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	137,319	1,500,000	5,000,000	43,362,681	50,000,000

Faneuil Hall and Sam Adams Park

Project Mission:	Repair masonry, address drainage issues and create an accessible walkway. Install permanent decorative wrought iron gates around the basement windows and restore the bronze fixtures.	Location:	Downtown-Government Center
Status:	In Construction	Operating Impact:	No Impact
		Managing Department:	Public Facilities Department

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	2,150,000	0	0	2,150,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	2,150,000	0	0	2,150,000

Expenditures (Actual and Planned)					
Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	72,425	1,000,000	1,000,000	77,575	2,150,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	72,425	1,000,000	1,000,000	77,575	2,150,000

Veronica Smith Senior Center

Project Mission:	Replace HVAC system.	Location:	Allston-Brighton
Status:	In Construction	Operating Impact:	Operative Savings
		Managing Department:	Public Facilities Department

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	4,800,000	0	0	4,800,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	4,800,000	0	0	4,800,000

Expenditures (Actual and Planned)					
Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	28,364	300,000	4,400,000	71,636	4,800,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	28,364	300,000	4,400,000	71,636	4,800,000

Animal Shelter HVAC - 26 Mahler Road

Project Mission: Design and implement HVAC and building repairs to the Boston Animal Shelter facility.

Location: Roslindale
Operating Impact: No Impact
Managing Department: Public Facilities Department

Status: In Construction

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	1,860,000	0	0	1,860,000
Other City	1,000,000	0	0	1,000,000
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	2,860,000	0	0	2,860,000

Expenditures (Actual and Planned)					
Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	1,000,000	860,000	1,860,000
Other City	2,600	40,000	957,400	0	1,000,000
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	2,600	40,000	1,957,400	860,000	2,860,000

Old State House

Project Mission: Design accessibility improvements as part of a larger renovation at the Old State House building.

Location: Downtown-Government Center
Operating Impact: No Impact
Managing Department: Property Management Department

Status: In Construction

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	0	0	0	0
Other City	500,000	0	0	500,000
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	500,000	0	0	500,000

Expenditures (Actual and Planned)					
Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	0	0	0
Other City	0	250,000	250,000	0	500,000
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	0	250,000	250,000	0	500,000

City Hall New Elevator

Project Mission: Design and install a new 4 stop elevator in City Hall, allowing movement between floors 1, 2, 3, M, and 4 to improve accessibility of the interior courtyard and transaction windows.

Status: In Design

Location: Downtown-Government Center
Operating Impact: No Impact
Managing Department: Public Facilities Department

Authorizations

Source	Existing	FY26	Future	Total
City Capital	8,000,000	0	0	8,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	8,000,000	0	0	8,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	50,000	6,000,000	1,950,000	8,000,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	0	50,000	6,000,000	1,950,000	8,000,000

1010 Massachusetts Avenue

Project Mission: Begin design process for comprehensive renovation of 1010 Massachusetts Avenue and begin initial interior renovations.

Status: To Be Scheduled

Location: Roxbury
Operating Impact: No Impact
Managing Department: Public Facilities Department

Authorizations

Source	Existing	FY26	Future	Total
City Capital	5,000,000	5,000,000	0	10,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	5,000,000	5,000,000	0	10,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	50,000	8,000,000	1,950,000	10,000,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	0	50,000	8,000,000	1,950,000	10,000,000

Strand Theatre

Project Mission: Make repairs to the loading dock, marquee, and audio system.

Status: New Project

Location: Dorchester
Operating Impact: No Impact
Managing Department: Property Management Department

Authorizations

Source	Existing	FY26	Future	Total
City Capital	0	1,500,000	0	1,500,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	0	1,500,000	0	1,500,000

Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	250,000	1,250,000	1,500,000
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	0	0	250,000	1,250,000	1,500,000