

Property Management Department Capital Budget

Overview:

The Property Management Department is responsible for ensuring that the City's portfolio of central facilities, BCYF centers, and other front-line facilities remain operational and in a state of good repair. The FY27-31 PMD portfolio is committed to making critical investments in City Hall and other civic spaces, ensuring that constituents and staff alike are experiencing Boston's historic buildings in the best condition possible.

FY26 KEY ACCOMPLISHMENTS AND FY27-31 MAJOR INITIATIVES

The City completed the major renovation of its 26 Court Street office building in FY26, and City departments have moved in to the newly upgraded, modern office space.

Work to repair the aging masonry and fix drainage issues at Sam Adams Park outside of Faneuil Hall was completed in FY26, improving walkway accessibility for all users of the public space.

Major renovations are planned and underway at the newly landmarked City Hall, including replacing the almost 60 year old HVAC system, making structural, accessible, and aesthetic improvements to the south side of City Hall Plaza, adding a new 4-stop elevator to improve accessibility, and waterproofing and programming improvements to the interior courtyard.

State of good repair projects are ongoing at multiple facilities, including 201 Rivermoor St, 1010 Massachusetts Ave, the Veronica Smith Center, and the Animal Shelter.

Repairs to the loading dock and marquee at the Strand Theatre are expected to progress in FY27.

CAPITAL BUDGET EXPENDITURES

Program Name	Thru '25	Estimated '26	Budgeted '27	Projected '28-31
Total Department	16,619,175	12,800,000	60,569,807	180,771,018

Property Management Department Project Profiles

1010 Massachusetts Avenue

Status: In Design

Operating Impact: No Impact

Location: Roxbury

Managing Department: Public Facilities Department

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

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$10,000,000	\$0	\$0	\$10,000,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$10,000,000	\$0	\$0	\$10,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$43,710	\$0	\$3,000,000	\$6,956,290	\$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	\$43,710	\$0	\$3,000,000	\$6,956,290	\$10,000,000

125 Magazine Street

Status: New Project

Operating Impact: No Impact

Location: Roxbury

Managing Department: Public Facilities Department

Project Mission: Assess and address the building condition and user agency needs at the facility.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$0	\$5,000,000	\$0	\$5,000,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$0	\$5,000,000	\$0	\$5,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$0	\$0	\$150,000	\$4,850,000	\$5,000,000
Other City	\$0	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$150,000	\$4,850,000	\$5,000,000

201 Rivermoor Street

Status: In Construction

Operating Impact: Operating Savings

Location: West Roxbury

Managing Department: Public Facilities Department

Project Mission: Make repairs to sections of the roof and install high density shelving in the Archives space.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$20,000,000	\$0	\$0	\$20,000,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$20,000,000	\$0	\$0	\$20,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$1,791,758	\$1,000,000	\$10,000,000	\$7,208,242	\$20,000,000
Other City	\$0	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$1,791,758	\$1,000,000	\$10,000,000	\$7,208,242	\$20,000,000

Animal Shelter HVAC - 26 Mahler Road

Status: In Construction

Operating Impact: No Impact

Location: Roslindale

Managing Department: Public Facilities Department

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

Authorizations

Source	Existing	FY27	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 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$0	\$500,000	\$1,000,000	\$360,000	\$1,860,000
Other City	\$37,164	\$700,000	\$262,836	\$0	\$1,000,000
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$37,164	\$1,200,000	\$1,262,836	\$360,000	\$2,860,000

City Hall

Status: New Project

Operating Impact: No Impact

Location: Downtown / Government Center **Managing Department:** Property Management Department

Project Mission: Study, design, renovation, and construction at City Hall.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$2,000,000	\$23,500,000	\$0	\$25,500,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$2,000,000	\$23,500,000	\$0	\$25,500,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$0	\$150,000	\$1,000,000	\$24,350,000	\$25,500,000
Other City	\$0	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$150,000	\$1,000,000	\$24,350,000	\$25,500,000

City Hall Four Stop Elevator

Status: In Construction

Operating Impact: Operating Cost

Location: Downtown / Government Center **Managing Department:** Public Facilities Department

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.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$8,000,000	\$2,000,000	\$0	\$10,000,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$8,000,000	\$2,000,000	\$0	\$10,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$27,485	\$300,000	\$6,000,000	\$3,672,515	\$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	\$27,485	\$300,000	\$6,000,000	\$3,672,515	\$10,000,000

City Hall HVAC

Status: In Construction

Operating Impact: Operating Savings

Location: Downtown / Government Center **Managing Department:** Public Facilities Department

Project Mission: Replace air handling units to ensure continued operation of the City Hall air distribution system.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$78,220,000	\$15,380,000	\$0	\$93,600,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$78,220,000	\$15,380,000	\$0	\$93,600,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$1,874,032	\$250,000	\$15,000,000	\$76,475,968	\$93,600,000
Other City	\$0	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$1,874,032	\$250,000	\$15,000,000	\$76,475,968	\$93,600,000

City Hall Plaza Phase 2

Status: In Construction

Operating Impact: Operating Savings

Location: Downtown / Government Center **Managing Department:** Public Facilities Department

Project Mission: Improvements to the southern portion of City Hall Plaza to improve accessibility and aesthetics, and make critical structural improvements to the plaza, Donnelly Garage, and Congress Street stairs.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$49,500,000	\$0	\$0	\$49,500,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$49,500,000	\$0	\$0	\$49,500,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$1,734,299	\$4,500,000	\$15,000,000	\$28,265,701	\$49,500,000
Other City	\$0	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$1,734,299	\$4,500,000	\$15,000,000	\$28,265,701	\$49,500,000

Feasibility Study Services

Status: New Project

Operating Impact: No Impact

Location: Downtown / Government Center **Managing Department:** Public Facilities Department

Project Mission: Conduct studies on potential capital projects to determine scope, feasibility, cost estimate, and timeline.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$0	\$5,000,000	\$0	\$5,000,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$0	\$5,000,000	\$0	\$5,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$0	\$0	\$1,000,000	\$4,000,000	\$5,000,000
Other City	\$0	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$1,000,000	\$4,000,000	\$5,000,000

Municipal Facility Repairs

Status: Annual Program

Operating Impact: No Impact

Location: Multiple Neighborhoods **Managing Department:** Property Management Department

Project Mission: Study, design, renovation, and construction at various municipal facilities in the City's portfolio.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$25,663,000	\$16,737,000	\$0	\$42,400,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$25,663,000	\$16,737,000	\$0	\$42,400,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$10,867,699	\$5,000,000	\$3,000,000	\$23,532,301	\$42,400,000
Other City	\$0	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$10,867,699	\$5,000,000	\$3,000,000	\$23,532,301	\$42,400,000

Strand Theatre

Status: In Design

Operating Impact: No Impact

Location: Dorchester

Managing Department: Property Management Department

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

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$1,500,000	\$0	\$0	\$1,500,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$1,500,000	\$0	\$0	\$1,500,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$0	\$200,000	\$800,000	\$500,000	\$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	\$200,000	\$800,000	\$500,000	\$1,500,000

Veronica Smith Senior Center

Status: In Construction

Operating Impact: Operating Savings

Location: Allston / Brighton

Managing Department: Public Facilities Department

Project Mission: Replace HVAC system.

Authorizations

Source	Existing	FY27	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 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$243,029	\$200,000	\$4,356,971	\$0	\$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	\$243,029	\$200,000	\$4,356,971	\$0	\$4,800,000