

HOUSE No. 5039

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, October 16, 1997.

The committee on Long-Term Debt and Capital Expenditures, to whom was referred the Bill relative to compliance with life safety codes, remediation of environmental hazards, and the preservation and management of the Commonwealth's real property assets (House, No. 14), reports, in part, recommending that the accompanying bill (House, No. 5039) ought to pass.

[Bond Issue: \$126,000,000.00 —
Bond Deauthorization: \$126,323,000.00.]

For the committee,

PATRICIA A. WALRATH.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Ninety-Seven.

AN ACT RELATIVE TO COMPLIANCE WITH LIFE SAFETY CODES, REMEDIATION OF ENVIRONMENTAL HAZARDS, AND THE PRESERVATION AND MANAGEMENT OF THE COMMONWEALTH'S REAL PROPERTY ASSETS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. To provide for planning and studies, the prepara-
2 tion of plans and specifications, construction, renovation, recon-
3 struction, alteration, improvement, demolition, expansion, and
4 repair, including furnishings and equipment, of state property, the
5 commissioner of the division of capital planning and operations is
6 hereby authorized to spend the sums set forth in this act, for the
7 several purposes of this act, including compliance with life safety
8 codes, remediation of environmental hazards, and the preservation
9 and management of the commonwealth's real property assets, sub-
10 ject to the provisions of law regulating the disbursement of public
11 funds and the approval thereof.

1 SECTION 2.

1102-7947	For project programming, studies and environmental impact reports, including cost estimates, for state agencies, excluding counties	5,000,000
1102-7943	For studies and for the removal or encapsulation of asbestos materials, or both, in state-owned buildings	15,000,000
1102-7948	For studies and the preparation of plans, if necessary, and for repairs, renovations, construction, removal of environmental hazards, demolition, and maintenance, for the purpose of appropriate asset management and disposition of state owned property	15,000,000
1102-7944	For studies and renovations to state-owned buildings to make said facilities functional for the physically handicapped in accordance with the provisions of section 13A of chapter 22 of the General Laws and other applicable laws and regulations	5,000,000

1 SECTION 3.

xxxx-xxxx	For the demolition of the former Registry of Motor Vehicles Building located at 100 Nashua Street in Boston, including planning and studies, the preparation of plans and specifications, and other expenses deemed necessary by the commissioner to further the transfer or disposition of the site pursuant to section 11 of this act	6,000,000
1102-8947	For studies and the preparation of plans, if necessary, and for repairs and renovations of state-owned property to prevent deterioration or costly future repairs, as authorized and allocated by the commissioner of the division of capital planning and operations, in accordance with section 2F of chapter 29 of the General Laws	27,000,000
1102-8949	For the establishment and continued operation of programs of preventive maintenance for state-owned property to maximize the useful life of capital facilities as defined in section 39A of chapter 7 of the General Laws, and to prevent deterioration or costly future repairs	3,000,000
1102-8940	For studies and the preparation of plans, if necessary, and the installation of sprinkler systems at facilities throughout the commonwealth, to achieve compliance with section 200 of chapter 6 of the General Laws, and chapter 148 of the General Laws, including costs reasonably related thereto	10,000,000
1102-8945	For studies and the preparation of plans, and for repairs, renovations, construction, removal or remediation of environmental hazards, demolition, and maintenance, for the purpose of complying with environmental laws and regulations applicable to state facilities, implementing sound environmental practices at state facilities, and remediating conditions which constitute threats to public health or the environment	25,000,000
1102-8941	For studies and the preparation of plans, if necessary, and for repairs and improvements to state facilities and sites to achieve protection from environmental hazards	13,000,000
1102-8944	For studies and the preparation of plans, if necessary, and for the relocation, repair, reconfiguration and restoration of walls, partitions, ceilings, and flooring, including relocation and protection of utilities, to achieve the consolidation and appropriate use and disposition of state-owned office space at various institutions of the commonwealth	2,000,000

1 SECTION 4. The state treasurer may borrow from time to time
2 on the credit of the commonwealth such sums of money as may be
3 necessary for the purpose of meeting payments authorized by sec-
4 tions two and three of this act and may issue and renew from time
5 to time notes of the commonwealth therefor, bearing interest

6 payable at such time and at such rates as shall be fixed by the
7 state treasurer. Such notes shall be issued and may be renewed
8 one or more times for such terms, not exceeding one year, as the
9 governor may recommend to the general court in accordance with
10 Section 3 of Article LXII of the Amendments to the Constitution
11 of the commonwealth, but the final maturities of such notes,
12 whether original or renewal, shall not be later than June 30, 2002.
13 Notes and interest thereon issued under the authority of this
14 section, notwithstanding any other provisions of this act, shall be
15 general obligations of the commonwealth.

1 SECTION 5. To meet the expenditures necessary to carry out
2 the provisions of section 2 of this act, the state treasurer shall,
3 upon request of the governor, issue and sell bonds of the common-
4 wealth, in an amount specified by the governor from time to time,
5 not exceeding in the aggregate, the sum of \$40,000,000. All bonds
6 issued by the commonwealth, as aforesaid, shall be designated on
7 their face, Capital Outlay Loan, Act of 1997, and shall be issued
8 for such maximum terms of years, not exceeding 20 years, as
9 the governor may recommend to the general court pursuant to
10 section 3 of Article LXII of the Amendments to the Constitution
11 of the commonwealth; provided, however, that all such bonds
12 shall be payable not later than June 30, 2018. Bonds and interest
13 thereon issued under the authority of this section, notwithstanding
14 any other provision of this act, shall be general obligations of the
15 commonwealth.

1 SECTION 6. To meet the expenditures necessary to carry out
2 the provisions of section three of this act, the state treasurer shall,
3 upon request of the governor, issue and sell bonds of the common-
4 wealth, in an amount specified by the governor from time to time,
5 not exceeding in the aggregate, the sum of \$86,000,000. All bonds
6 issued by the commonwealth, as aforesaid, shall be designated on
7 their face, Capital Outlay Repair Loan, Act of 1997, and shall be
8 issued for such maximum term of years, not exceeding ten years,
9 as the governor may recommend to the general court pursuant to
10 section 3 of Article LXII of the Amendments to the Constitution
11 of the commonwealth; provided, however, that all such bonds
12 shall be payable not later than June 30, 2008. Bonds and interest

13 thereon issued under the authority of this section, notwithstanding
14 any other provision of this act, shall be general obligations of the
15 commonwealth.

1 SECTION 7. Notwithstanding the provisions of any general or
2 special law to the contrary, the entire gross square footage of any
3 building or structure owned by the commonwealth and subject to
4 the provisions of section 26A½ of chapter 148 of the General
5 Laws shall comply with the provisions of said section 26A½ not
6 later than December 31, 1999.

1 SECTION 8. Notwithstanding the provisions of any general
2 or special law to the contrary, the unexpended balances of bond
3 funded authorizations which are listed herein shall cease to
4 be available for expenditure on the effective date of this act:
5 1102-9881, 1102-9892, 1599-8000, 5095-8874, 7516-8843, 7452-
6 7892, 7510-7892, 8200-8842, 8312-7892.

1 SECTION 9. The commissioner of the division of capital
2 planning and operations is hereby authorized, notwithstanding
3 chapter 7 of the General Laws, to grant easements for drainage,
4 access, utilities, and other purposes, as deemed necessary by the
5 commissioner to carry out the purposes of this act.

1 SECTION 10. The commissioner of the division of capital
2 planning and operations is hereby authorized to acquire by pur-
3 chase, or eminent domain pursuant to chapter 79 of the General
4 Laws or otherwise, any and all interests in land and buildings
5 deemed necessary by said commissioner to carry out the purposes
6 of this act, including, but not limited to, easements for drainage,
7 access, utilities, and environmental mitigation.

1 SECTION 11. The commissioner of the division of capital
2 planning and operations is hereby authorized, subject to the provi-
3 sions of sections 40E to 40J, inclusive, of chapter 7 of the General
4 Laws to transfer to a public agency for a public purpose, or to sell
5 and convey by deed or lease for a term not to exceed 99 years,
6 including extensions, the site of the former Registry of Motor
7 Vehicles Building located at 100 Nashua Street in Boston.

