



Massachusetts Bay Transportation Authority

MBTA Quincy Bus Maintenance Facility Acquisition of Fee interest in Property at 599 Burgin Parkway, Quincy

Fiscal and Management Control Board

March 29, 2021

Richard Henderson, Chief Real Estate Officer

Project Overview, Goals and Objectives

Existing facility has limitations and can only support oldest diesel buses in fleet. Oldest fleet expected to be retired within next several years.

- New facility at former Lowe's at 599 Burgin Parkway, Quincy.
- Support larger fleet, and future fleets with battery electric buses.
- Aligns with objectives of MBTA's Bus Facility Modernization Program and fleet procurement plans and strategies.

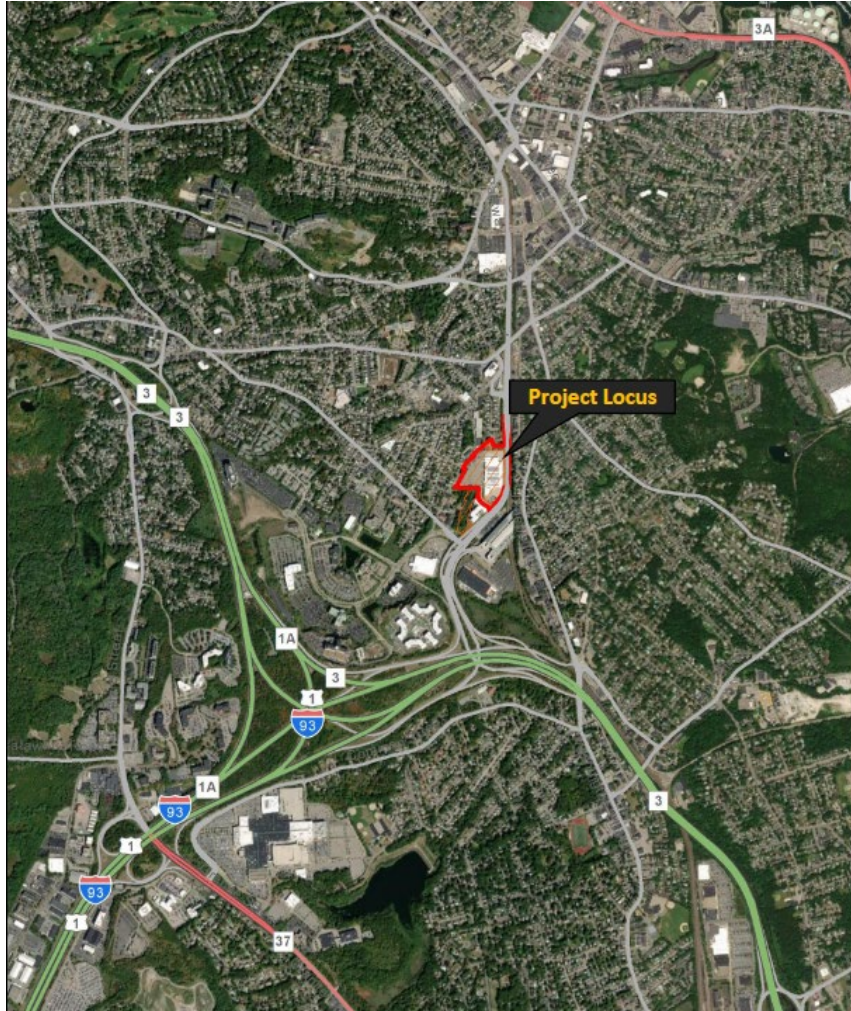
former Lowe's view from Grasso Park



DRAFT Concept for Planning Purposes



Project Location and Parcel

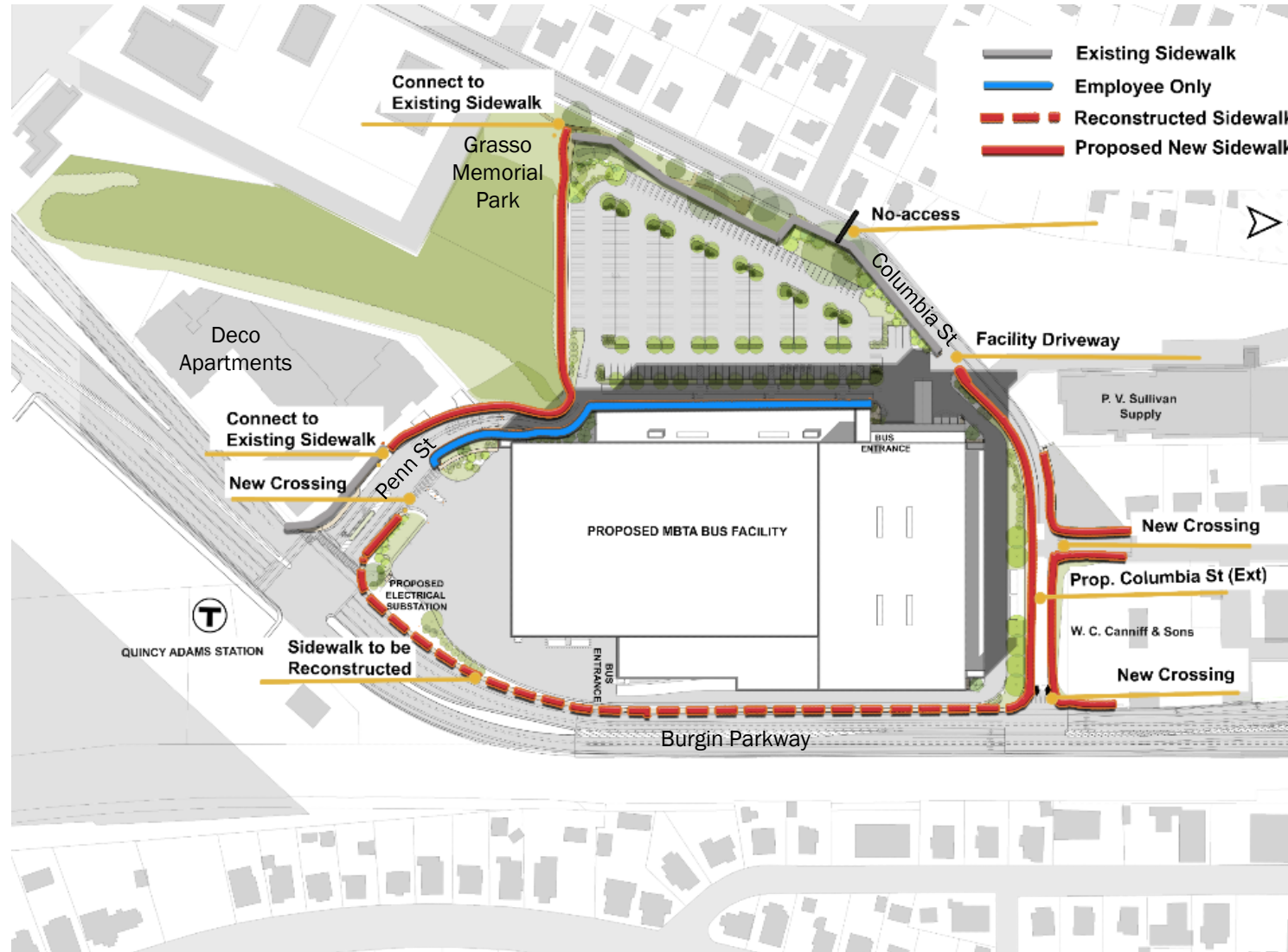


Actions to Date

FMCB Authorizations and Other Milestones Related to Property Acquisition	
Quincy Bus Maintenance Facility	Completion
Site Selection (599 Thomas E. Burgin Parkway, Quincy), for New Quincy BMF Presented to FMCB	June-2019
FMCB Authorization to Lease (w/Termination Right) 599 Thomas E. Burgin Parkway, Quincy	December-2019
Environmental Investigations Completed	February-2020
MEPA & NEPA Permitting Review Processes Completed	December-2020
Community Meetings & Presentations (3 total)	January, June, December-2020
RE Appraisal and Reviews, Including FTA Concurrence	March-2021



Site Plan



- Primary Entry/Exit: Penn Street
- Secondary Entry/Exit: Columbia St. Ext.
- 10ft wide shared-use path for pedestrians and bicycles, and pedestrian access to MBTA Station.



Request of the Fiscal and Management Control Board

Today's board action will authorize the General Manager to acquire the fee interest in the property at 599 Thomas E. Burgin Parkway, Quincy for the new Quincy Bus Maintenance Facility.

VOTED:

That the General Manager, or his designee, be, and is hereby authorized to acquire the leased fee interest in the property located at 599 Thomas E. Burgin Parkway, Quincy, MA in the name of and on behalf of the Massachusetts Bay Transportation Authority, for \$38,200,000.00; to execute an Order of Taking and any other documents deemed necessary and/or advisable in connection with said acquisition; and to take any and all actions necessary and/or advisable to effectuate said acquisition.

