

115 WINTHROP SQUARE
PRESENTATION TO
SELECTION COMMITTEE
MILLENNIUM PARTNERS

JUNE 1, 2016
10:30 AM



AGENDA

Welcome/Introduction
Team/Things to Know
Design
Sustainability
Project Delivery
Commitment/Conclusion

ANTHONY PANGARO
JOSEPH LARKIN
GARY HANDEL/BLAKE MIDDLETON
LOIS ARENA
KATHLEEN MACNEIL
CHRISTOPHER M. JEFFRIES

ADDITIONAL EXPERTS IN THE BOARD ROOM

ANGIE LIOU – *Asian Community Development Corporation*
GREGORY MINOTT – *D/R/E/A/M Collaborative*
TROY DEPEIZA – *D/R/E/A/M Collaborative*
BRIAN AWE – *DLA Piper US LLP*
SHAUNA GILLIES-SMITH – *Ground, Inc.*
STEVE KRAEMER – *Haley & Aldrich, Inc.*
DEBORAH MOELIS – *Handel Architects LLP*
SETH RISEMAN – *Handel Architects LLP*
ZACH AARONS – *Millennium Partners*
PHIL LOVETT – *Millennium Partners*
MARIO PALUMBO – *Millennium Partners*
RICHARD BAUMERT – *Millennium Partners*
NICOLE YONKE – *Millennium Partners*
RICHARD MICHAELS – *Suffolk Construction Company, Inc.*
GEOFF WITHERFORD – *Suffolk Construction Company, Inc.*
MOHAMED WARSAME – *VPNE Parking Solutions*
TOM BURROUGHS – *WSP*
NANCY GOULD – *WSP Built Environment*



THE GREAT HALL 115 WINTHROP SQUARE PRINCIPLES OF A MEMORANDUM OF UNDERSTANDING BETWEEN



MILLENNIUM PARTNERS



MISSION STATEMENT: The Great Hall will be an open, robust, inclusive space free to the public designed to foster community and an appreciation for the arts and Boston's rich culture.

1. A rotating advisory panel representing a broad cross section of the city will be established to advise the operating professionals in achieving the Great Hall's mission.
2. A General Manager of the Great Hall with a demonstrated ability to actively program dynamic public spaces will be hired and funded by Millennium Partners.
3. An operating team to run the Great Hall will be established and paid for by Millennium Partners.
4. Millennium Partners will hire members of Boston's student community to act as ambassadors to the Great Hall welcoming members of the public.
5. An inclusive group of community, civic and non-profit organizations will be actively encouraged to use the Great Hall for special events. Users will only be required to pay a fee for the set up and cleaning costs associated with their use. This fee will be waived often.
6. The Great Hall will be open to all 18 hours a day, 52 weeks of the year and will be restricted only for Special Events, consistent with the mission, and for other sponsored events of no more than 10 times a year.
7. For most of the year, both the Federal and Devonshire Street facades of the Great Hall will be wide open. In the cold weather season, the façade will be reinstalled, and multiple unlocked doors will serve as replacements. Signage will be prominently displayed at both street fronts to encourage public access.
8. The retail spaces created along the eastern half of the Great Hall will be dedicated to quality purveyors designed to serve the day-to-day users of the Great Hall. Significant priority will be given to providers who are City of Boston residents and who show promise. Millennium Partners will provide the improvements for these spaces and will charge the purveyors only a percent of revenue as rent. The curated mix of purveyors will be required to maintain a quality standard, be advised on best business practices, and be encouraged to move out of the location and expand somewhere else in the City after they have been established.