

James H. Greene
Direct Dial: (617) 330-7097

June 10, 2014

BY HAND

Brian P. Golden, Acting Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

**Re: Bi-annual Update of Institutional Master Plan
St. Elizabeth's Medical Center of Boston, Inc. ("SEMC")
St. Elizabeth's Medical Center Institutional Master Plan**

Dear Director Golden:

This letter is written pursuant to Section 80D-7 of the Boston Zoning Code ("Code") to provide the Boston Redevelopment Authority with the Bi-annual Update of the St. Elizabeth's Medical Center Institutional Master Plan.

The St. Elizabeth's Medical Center of Boston, Inc. ("SEMC") Institutional Master Plan ("IMP") was initially approved by the Authority on March 29, 2007 and by the Boston Zoning Commission on April 25, 2007 with an effective date of April 25, 2007. The IMP was subject to an IMPNF for Minor Amendment and Project Change ("First Amendment") filed on June 10, 2008 and approved by the Authority on July 17, 2008. On May 15, 2012, the Authority approved the renewal and amendment of the SEMC IMP, which renewed the SEMC IMP for a term of four (4) years until May 15, 2016. Pursuant to the May 12, 2012 Authority approval, the Authority issued a Design Review approval for the Intensive Care Unit addition to the Connell Building on July 26, 2012, issued the Adequacy Determination for the SEMC IMP on August 1, 2012, and issued the Certification of Compliance and Consistency to the Inspectional Services Department for the Intensive Care Unit addition on August 1, 2012.

As part of the update of the SEMC IMP, we are pleased to report that the Intensive Care Unit addition to the Connell Building has been successfully completed by SEMC. As described in Certification of Compliance and Consistency,

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“the Connell ED/Urgent Care Building consists of approximately three (3) stories at the corner of Washington and Cambridge Streets containing approximately 45,700 square feet, including approximately 28,600 square feet for the Emergency Department (“ED”). In the March 6, 2012 filing Steward proposes an addition to the existing Connell ED/Urgent Care Building to add a 4th floor containing up to 24,000 square feet of mechanical space, a 5th floor containing up to 24,000 square feet, which includes a twenty-eight (28) bed, consolidated Critical Care Unit (“CCU”) and a 6th floor for medical/hospital use containing up to 23,000 square feet (“Proposed Project”).”

In connection with the completion of the Project, we respectfully request that the BRA issue a Certification of Completion in accordance with the provisions of Section C.4 of the Cooperation Agreement by and between SEMC, as successor to Caritas St. Elizabeth’s Medical Center of Boston, Inc., and the Boston Redevelopment Authority dated April 18, 2008.

Additionally, as a result of the relocation of the Intensive Care Unit from the Seton Pavilion and Cardinal Medeiros Pavilion to the Connell Building, SEMC is undertaking a new Surgical Services project in the former ICU space. This Project is consistent with the work as described in the Determination of Need project #4-3B98 amendment request dated November 6, 2013, which was approved on February 13, 2014. The project consists of renovations within the existing Seton Pavilion and Cardinal Medeiros Pavilion buildings. The scope will include building two new Operating rooms for in-patient use; relocating the existing PACU services and expanding from 12 to a 14 beds; relocating the existing 16-bay patient preparation and recovery area (12 stretchers and 4 chairs) to a renovated 15-bed space; and expansion of the Central Sterile Processing space. The primary objective of the project is to provide two large Operating Rooms (ORs) for in-patient surgery procedures, specifically cardiac procedures. The existing OR’s have not undergone renovations in the last 30 years and the small OR’s pose functional challenges for the surgeons and staff. The projects consist of renovating approximately 19,400 department gross square feet total at the second and third floors of the CMP and Seton buildings in two main phases. Phasing will allow for “domino” moves of affected program spaces and will keep patient services uninterrupted. It will be necessary to have DPH partial licensure after each phase to maintain patient services and operations. The total projected construction cost is \$5,520,000.

It is estimated that the Surgical Services Project will be completed within the next six (6) months and plans and documentation are now being prepared for submission to the Inspectional Services Department (“ISD”). As this Project is consistent with the uses and dimensions of the SEMC IMP, we have respectfully requested that the Authority issue a Certification of Consistency to ISD pursuant to Section 80D-10 of the Code.

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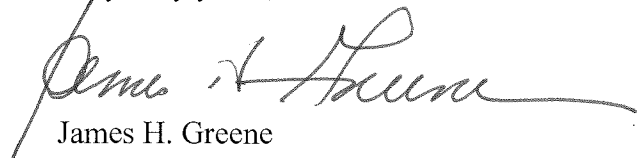
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SEMC also respectfully directs the Authority to the continuing commitments of SEMC with respect to the community benefits as outlined in the SEMC IMP. Since 2008, SEMC has paid over \$4,000,000 in total community benefits, as reflected in the Schedule below.

	2008	2009	2010	2011	2012	2013	2014
Scholarship	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Veronica Smith	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Planting		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
ABSATF			\$672	\$3,974	\$3,020	\$3,646	\$844
SECAP	\$576,074	\$641,509	\$589,882	\$602,097	\$551,903	\$569,148	\$550,219

We would be pleased to provide the BRA with any additional information that you require in connection with this Bi-annual Update and look forward to continuing the excellent relationship between SEMC and the City of Boston as result of the approvals granted under the SEMC IMP.

Very truly yours,



James H. Greene

JHG/dmw

cc: Kevin R. Hannifan, President
Chuck Labins, Corporate Real Estate and Facilities
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