

# 紐英崙中華公所

## CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION

### MEMBERS

American Legion,  
Chinatown Post #328  
Chinese American Civic  
Association  
Chinese Economic  
Development Council  
Chinese Evangelical Church  
Chinese Freemason's  
Association  
Chinese Merchants  
Association  
Chinese Women's Club  
of New England  
Hip Sing Association  
Hoy Kew Association  
Kew Sing Music Club  
Kuo Min Tang  
Ni Lun Association  
South Cove YMCA  
Eng Family Association  
Fung Luen Association  
Gee Family Association  
Gee How Oak Tin  
Association  
Gee Tuck Sam Tuck  
Association  
Goon Family Association  
Jew Loon Association  
Lee Family Association  
Lung Kong Association  
Moy Family Association  
Wong Family Association  
Yee Family Association  
Lam Family Association

February 4, 1983

Mr. Donald Manson  
Department of Public Facilities  
City of Boston  
26 Court Street, 6th Floor  
Boston, MA 02108

Re: Old Quincy School  
Tyler Street, Boston

Dear Mr. Manson:

This is to request that the Department of Public Facilities transfer ownership of the Old Quincy School, building and land, to the Chinese Consolidated Benevolent Association of New England at the price of one dollar at the soonest possible time.

The Old Quincy School will be renovated and converted to a multi-purpose Chinese Community Center that will provide accommodation for the Association itself and a variety of social service, employment training and cultural programs and activities. The renovation will be in accordance with the plans and specifications prepared by Jung/Brannen Associates and submitted to you under separate cover.

The renovation work will include a new roof for the annex, a new heating system, new electrical wiring and a new life-support system, new plumbing and toilet facilities, a ramp to provide access for the handicapped, and other improvements required by code.

The building, including its annex, has a gross floor area of 27,382 square feet, measured from the outer surface of its exterior walls. Construction cost is estimated at \$400,000 with an allowance of \$44,500 for contingency (approximately \$16.25 per square foot of gross area). Total development cost, including architectural and engineering fees, building permits, insurance and others, is estimated at \$520,000.

Requests for proposal have been sent to construction companies and it is anticipated that the contract award will be made shortly. Construction work will begin as soon as title to the building is passed to the Association.

The Association has a building fund of \$210,000. The City of Boston has committed \$60,000 from Community Development Block Grant for the renovation work. A private loan in the amount of \$210,000 has been obtained from the Kwong Kow Chinese School, Inc., a non-profit community organization providing after-school cultural learning and activities for children. The loan will be amortized over a period of forty years at an interest rate of 4% per annum. An additional \$40,000 will be raised from community members. In case the additional donations fall short of expectation, the Shawmut Bank of Boston has expressed its interest to provide a loan to cover the shortfall.

An itemized development budget and a projected budget of the Center's operation income and expenses is enclosed with this letter.

The Community Center will have a multi-purpose community room, approximately 2,142 square feet in area, located at the back of the first floor of the main building. The room will seat 150-180 people. It may also be used to hold folk dances and other cultural activities. Use will be by appointment only and scheduled by the Association staff.

A 1,074 square feet reading room will be located on the second floor of the annex building. The reading room will be a mini-library and will have on hand a variety of Chinese newspapers, periodicals, and other popular reading materials.

Exclusive of the above community space, and common areas such as stairs, hallways, bathrooms, and mechanical rooms, the Center will have a net rentable area of 16,599 square feet. Rental is projected to average about \$3.62 per square foot for the first year, or \$60,000 total in rental income. Operating expenses have been estimated to be \$47,400 or \$2.86 per square foot. The balance will be for debt service and replacement reserves.

The first floor the annex building, approximately 1,842 square feet in area, will be occupied by the Chinese Consolidated Benevolent Association at the first year rental of \$12,000, or \$6.51 per square foot.



The Chinese American Civic Association will occupy the front section of the first floor of the main building. The space, approximately 2,142 square feet in area, will house the Multi-Service Center, the Sampan, the neighborhood employment office, and the administrative office of the adult education classes. The first year rent for the space will be \$12,000 or \$5.60 per square foot.

The balance of the rentable space will consist of 12 classrooms; two in the basement of the annex building, two in the basement of the main building, and four each on the second and third floors of the main building. The classrooms have a combined total area of 12,575 square feet, and will be rented at \$2.86 per square foot, or \$36,000 for the first year.

The classroom and the rents will be shared by the Vocational English Education Program of the Chinese Consolidated Benevolent Association, the Adult Education Program of the Chinese American Civic Association, and the Kwong Kow Chinese School.

The Vocational English Education Program will occupy four classrooms daily from 8:30 a.m. to 3:30 p.m. for its manpower training classes under contract with the Neighborhood Development and Employment Agency of the City of Boston.

The Adult Education Programs will occupy four classrooms exclusively and four classrooms from 8:30 a.m. to 3:30 p.m. only for various English classes. The Chinese American Civic Association receives funding from a consortium of public agencies and private foundations that include the Commonwealth Development of Welfare, City of Boston under the Community Development Block Grants, United Way, etc.

The Kwong Kow Chinese School will occupy eight classrooms from 4:00 p.m. to 7:00 p.m. for its after-school children Chinese language classes and cultural activities. The school is funded mainly by private contributions.

Obviously, the low occupancy cost enjoyed by the various programs and services are made possible only because:

- a) The cost to acquire the building and land from the City is nominal.
- b) The Kwong Kow Chinese School provides a long term low interest loan covering a significant portion of the renovation cost.
- c) The City will exempt the property from real estate taxes.

For every dollar of sales price imposed on the building, at least 15 cents will be added to the occupancy cost in order to support a conventional 20 year mortgage at 13.5% interest per annum. And, in turn, this added cost will have to be passed on to the funding sources of such programs and/or the recipients of such services.

Given the same interest rate, without the low interest loan provided by the Kwong Kow Chinese School, at least another \$20,000 a year will be added to the occupancy cost to offset the difference in interest expense.

The same rationale will apply to the owner's expectation of equity return and the City's expectation of real estate tax income from the property.

The Chinese Consolidated Benevolent Association feels strongly that the Chinese community and the City as a whole will be better served by recycling the facility under this proposed plan.

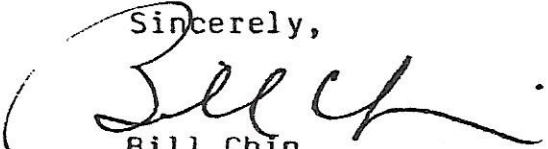
The community will appreciate your early approval and your kind assistance in the transfer process.

If further information is required, please do not hesitate to contact:

Paul Chan	(Overall Planning)	427-1919
William Chin, Esq.	(Legal)	227-3678
Sandra Shwalb	(Architectural Design)	482-2299

Thank you!

Sincerely,



Bill Chin  
President

BC:sk

Enc.

cc: Carol Mathieson, BRA  
Michael Killian, PFD  
William Chin, Esquire  
Sandra Shwalb, J/B  
Paul Chan

Old Quincy School Renovation Project  
Development Budget

A. Development Costs

1. Land and Building Acquisition	\$	1
2. Construction Contract		400,000
3. Site Survey		2,500
4. Feasibility Studies of Alternative Schemes		19,500
5. Architectural and Engineering		30,000
6. Building Permit		4,000
7. Builder's Risk Insurance		3,500
8. Legal and Accounting		6,000
9. Developer's Expenses and Overhead		10,000
10. Contingencies		<u>44,999</u>
Total		\$520,000

B. Source of Funds

1. Chinese Consolidated Benevolent Association	\$210,000
2. City of Boston - CDBG	60,000
3. Loan from Kwong Kew Chinese School	210,000
4. Donations, pledges and/or loans	<u>40,000</u>
Total	\$520,000

Chinese Community Center  
Projected First Year Operation Budget

Rental Income

CCBA Administrative Office	\$12,000
CCBA Vocational English Education Program	12,000
Kwong Kow Chinese School	12,000
CACA Adult Education Program	12,000
CACA Multi-Service Center	<u>12,000</u>

Total Rental Income      \$60,000

Operating Expenses

Heat & Utilities	\$26,000
Janitorial & Cleaning	7,800
Repairs & Maintenance	1,200
Maintenance Supplies	1,000
Snow Removal	800
Property Insurance	7,600
Management & Administrative	<u>3,000</u>

Total Operating Expenses      \$(47,400)

Debt Service

\$210,000 @ 4% 40 Year Term      \$(10,500)

Surplus/Contingency      \$2,100