

SENATE No. 2187

The Commonwealth of Massachusetts

—————
In the Year Two Thousand Fourteen
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SENATE, Tuesday, June 10, 2014

The committee on Ways and Means, to whom was referred the House Bill providing for capital facility repairs and improvements for the Commonwealth (House, No. 3933);- reports, recommending that the Bonding, Capital Expenditures and State Assets recommended new text (Senate, No, 2143) be amended by striking out the text and inserting in place thereof the text of Senate document numbered 2187.

For the committee,
Stephen M. Brewer

SENATE No. 2187

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In the Year Two Thousand Fourteen

1 SECTION 1. To provide for a program of capital facility repairs and improvements to
2 protect and improve the capital facilities of the commonwealth and for a program of capital asset
3 acquisitions for general government operations, the sums set forth in sections 2 to 2C, inclusive,
4 for the several purposes and subject to the conditions specified in this act are hereby made
5 available, subject to the laws regulating the disbursement of public funds, which sums shall be in
6 addition to any other amounts previously appropriated for these purposes.

7 SECTION 2.

8 EXECUTIVE OFFICE FOR ADMINISTRATION AND FINANCE

9 Division of Capital Asset Management and Maintenance

10 1102-2009 For costs associated with planning and studies, dispositions, acquisition of
11 land and buildings and interests therein by purchase, prepayment of lease for a term that exceeds
12 the useful life of the facility, gift or other transfer or by eminent domain pursuant to chapter 79
13 of the General Laws, for the preparation of plans and specifications, disparity studies, repairs,
14 construction, renovations, improvements, asset management and demolition, disposition and
15 remediation of state-owned and former county facilities and grounds and for costs associated
16 with repair and maintenance of buildings and building systems and equipment at various

17 facilities of the commonwealth; provided, that all maintenance and repair work funded in this
18 item shall be listed in the capital asset management information system administered by the
19 division of capital asset management and maintenance; provided further, that where appropriate,
20 the commissioner of capital asset management and maintenance may transfer funds authorized
21 herein in accordance with a delegation of project control and supervision process pursuant to
22 section 5 of chapter 7C of the General Laws; provided further, that funds so transferred shall be
23 distributed based on the severity of the need that the repair shall address and other criteria
24 developed by the division, in consultation with the secretary of administration and finance;
25 provided further, that costs payable from this item shall include, but not be limited to, the costs
26 of leases of temporary relocation space or equipment as required for completion of a project, the
27 costs of engineering and other services essential to these projects rendered by division of capital
28 asset management and maintenance employees or by consultants; provided further, that the
29 amounts specified in this item for a particular project or use may be adjusted in order to facilitate
30 other projects specified in this item; provided further, that \$6,200,000 shall be expended for the
31 engineering, design and construction of a new vault in the state archives building; and provided
32 further, that \$20,000,000 shall be expended for the engineering, design, restoration and repair of
33 the senate chamber and related senate facilities \$350,000,000

34 4000-2022 For costs associated with planning and studies, dispositions, acquisition of
35 land and buildings and interests therein by purchase, prepayment of lease for a term that exceeds
36 the useful life of the facility, gift or other transfer or by eminent domain pursuant to chapter 79
37 of the General Laws, for the preparation of plans and specifications, repairs, construction,
38 renovations, improvements, asset management and demolition for health and human services
39 facilities, all as the commissioner of capital asset management and maintenance, in consultation

40 with the secretary of health and human services and the appropriate commissioners of the
41 departments within the executive office, shall consider appropriate; provided, that costs payable
42 from this item shall include, but not be limited to, the costs of leases of temporary relocation
43 space or equipment as required for completion of a project and the costs of engineering and other
44 services essential to these projects rendered by the division of capital asset management and
45 maintenance employees or by consultants; and provided further, that the amounts specified in
46 this item for a particular project or use may be adjusted in order to facilitate other projects
47 specified in this item.....\$300,000,000

48 1102-2014 For costs associated with improving accessibility of state facilities including,
49 but not limited to, strategic accessibility assessments, accessibility transition plans, technical
50 assistance to state agencies, consultants relative to the preparation of strategic accessibility
51 assessments, transition plans or provision of technical assistance to state agencies, planning and
52 studies and costs associated with repairs, improvements, construction, asset management,
53 demolition and maintenance of buildings and building systems; provided, that all transition
54 planning elements, planning and studies and maintenance and repair work undertaken pursuant
55 to this item shall be listed in the capital asset management information system administered by
56 the division of capital asset management and maintenance; provided, that the use of funds from
57 this item shall be approved by the commissioner of capital asset management and maintenance
58 and the secretary of administration and finance or the secretary's designee; and provided further,
59 that costs payable from this item shall include, but not be limited to, the costs of leases of
60 temporary relocation space or equipment as required for completion of a project and the costs of
61 engineering and other services essential to these projects rendered by division of capital asset
62 management and maintenance employees or by consultants.....\$25,000,000

63 SECTION 2A.

64 EXECUTIVE OFFICE FOR ADMINISTRATION AND FINANCE

65 Office of the Secretary.

66 0640-0302 For the Massachusetts Cultural Facilities Fund established in section 42 of
67 chapter 23G of the General Laws for the acquisition, design, construction, repair, renovation,
68 rehabilitation or other capital improvement or deferred maintenance to a cultural facility
69\$50,000,000

70 1100-3002 For a grant program to vocational schools to provide funding for the
71 purchase and installation of equipment under rules adopted by the secretary of administration
72 and finance and the secretary of education.....\$8,000,000

73 Division of Capital Asset Management and Maintenance.

74 1100-3003 For a grant program to cities and towns to provide funding for the repair,
75 renovation or construction of municipal facilities or infrastructure or of any cultural, social,
76 recreational or other facility serving a municipal purpose, including those owned or operated by
77 nonprofit organizations, for technology upgrades and for the purchase of equipment under rules
78 adopted by the executive office for administration and finance based upon the following criteria:
79 (i) an assessment of fiscal and budgetary constraints facing the municipality; (ii) an analysis of
80 the municipality’s proposed budget and financing of the repair, renovation or construction
81 project; (iii) the municipality’s need for the project; (iv) the benefits to the municipality that will
82 result from the project; and (v) an overall evaluation of the merits of the grant proposal;

83 provided, that the executive office may expend not more than 1 per cent of the total amount
84 available for the cost of administering this program\$10,000,000

85 Board of Library Commissioners.

86 7000-9091 For a program of grants to cities and towns for approved public library
87 projects pursuant to sections 19G to 19J, inclusive, of chapter 78 of the General Laws; provided,
88 that not more than \$500,000 shall be expended by the board of library commissioners for the
89 administrative costs directly attributable to the projects funded in this item, including the costs of
90 temporary personnel; provided further, that no permanent personnel shall be compensated from
91 this item; and provided further, that the board shall file an annual spending plan with the
92 executive office for administration and finance and the house and senate committees on ways
93 and means which details, by subsidiary, all temporary personnel and administrative costs charged
94 to this item..... \$150,000,000

95 EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY

96 Office of the Secretary.

97 8000-3501 For a grant program to cities and towns to provide funding for the repair,
98 renovation, purchase or construction of municipal public safety facilities and equipment under
99 rules adopted by the executive office of public safety and security based upon the following
100 criteria: (i) an assessment of fiscal and budgetary constraints facing the municipality; (ii) an
101 analysis of the municipality’s proposed budget and financing of the repair, renovation or
102 construction project; (iii) the municipality’s need for the project; (iv) the benefits to the
103 municipality that will result from the project; and (v) an overall evaluation of the merits of the

104 grant proposal; provided, that the executive office may expend not more than 1 per cent of the
105 total amount available for the cost of administering this program.....\$10,000,000

106 SECTION 2B.

107 EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY

108 Office of the Secretary.

109 8000-0701 For equipment for the department of correction and other agencies within the
110 executive office of public safety and security including, but not limited to, medical equipment,
111 security equipment, communications equipment and vehicles.....\$10,000,000

112 8000-2021 For the design, construction and implementation of the department of state
113 police mobile data network and an automated motor vehicle citation system, including the use of
114 mobile data terminal, or MDT, devices.....\$10,000,000

115 8100-2026 For the replacement of state police cruisers; provided, that the department of
116 state police shall develop a 5-year plan which shall specify the number of vehicles to be replaced
117 each fiscal year over a 5-year period.....\$35,000,000

118 SECTION 2C.

119 EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY

120 Office of the Secretary.

121 8000-2022 For a program of grants to municipalities for the design, construction and
122 implementation of an automated motor vehicle citation system, including the use of mobile data
123 terminal, or MDT, devices under rules adopted by the executive office of public safety and

124 security; provided, that for projects which the secretary of administration and finance certifies to
125 the comptroller generate new state revenue or budgetary savings, directly or indirectly, the
126 comptroller shall transfer those budgetary savings or revenue to the state treasurer for payment of
127 debt service related to those projects.....\$20,000,000

128 SECTION 3. Section 16G of chapter 6A of the General Laws, as appearing in the 2012
129 Official Edition, is hereby amended by adding the following subsection:-

130 (m) During the first year of each new gubernatorial administration, the governor shall
131 convene an infrastructure cost council consisting of at least the following 11 members: the
132 secretary of administration and finance who shall serve as chair; the secretary of energy and
133 environmental affairs; the secretary of transportation; the house chair of the joint committee on
134 state administration and regulatory oversight; the senate chair of the joint committee on state
135 administration and regulatory oversight; 1 person to be appointed by the attorney general; and 5
136 people to be appointed by the governor, 1 of whom shall be selected from a list of 3 people
137 provided by the Massachusetts Association of Regional Planning Agencies, 1 of whom shall be a
138 representative from the Associated Industries of Massachusetts, 1 of whom shall be a
139 representative of a telecommunications company doing business in the commonwealth, 1 of
140 whom shall be a representative from the Massachusetts Municipal Association and 1 of whom
141 shall be a representative of a regulated utility operating in a service area within the
142 commonwealth. The governor may also appoint additional members of regional and local
143 economic development groups and members of the business community to serve on the council.
144 Members of the council shall serve for a term of 1 year or until a set of infrastructure cost
145 projections has been approved by the governor under this section.

146 The secretary of administration and finance, with the assistance of the infrastructure cost
147 council appointed under this section, shall develop consensus demographic projections for the
148 commonwealth, including distinct projections for the various regions of the commonwealth.
149 These projections shall be used as the basis for developing infrastructure cost projections for the
150 commonwealth, for both publicly-owned and privately-owned infrastructure, for a period
151 identified by the council of not less than 10 years. As used in this section, the term
152 “infrastructure” shall mean surface transportation infrastructure and the infrastructure necessary
153 to deliver water and wastewater services, telecommunications services, gas, oil and electricity.

154 The office of performance, accountability and transparency established in section 4A of
155 chapter 7 shall provide staff support for the study required by this section. Every regional
156 planning agency formed under chapter 40B shall provide its current set of demographic
157 projections used for regional planning. Any metropolitan planning organization that uses a set of
158 demographic projections that is different from those of its regional planning agency shall also
159 provide its current set of demographic projections. All regulated utilities shall provide necessary
160 information required by the council. The council may take precautions to ensure the
161 confidentiality of any competitively-sensitive information submitted.

162 In developing its consensus demographic projections, the council shall compare, contrast
163 and reconcile all of the demographic projections and other information it receives. It shall strive
164 to reconcile differences among those projections so that the consensus demographic projections
165 for the commonwealth are based on a common and consistent set of assumptions.

166 Each council shall conduct at least 1 public hearing. The secretary shall file a report with
167 the clerks of the senate and house of representatives and with the chairs of the house and senate

168 committees on bonding, capital expenditures and state assets not later than December 31 of the
169 first year of each new gubernatorial administration. The report shall also be published on the
170 website of the commonwealth.

171 SECTION 4. Said item 7066-8000 of said section 2 of said chapter 258 is hereby further
172 amended by striking out the figure “\$1,189,055,630” and inserting in place thereof the following
173 figure:- \$1,289,055,630.

174 SECTION 5. Item 7100-1000 of said section 2 of said chapter 258, as most recently
175 amended by section 17 of chapter 48 of the acts of 2014, is hereby further amended by striking
176 out the figure “\$1,001,500,000” and inserting in place thereof the following figure:-
177 \$1,101,500,000.

178 SECTION 6. Section 3 of said chapter 258 is hereby amended by striking out, in line 4,
179 the figure “\$2,190,555,630” and inserting in place thereof the following figure:- \$2,390,555,630.

180 SECTION 7. To meet the expenditures necessary in carrying out section 2, the state
181 treasurer shall, upon request of the governor, issue and sell bonds of the commonwealth in an
182 amount to be specified by the governor, from time to time, but not exceeding, in the aggregate,
183 \$675,000,000. All such bonds issued by the commonwealth shall be designated on their face,
184 Capital Improvement Act of 2014, and shall be issued for a maximum term of years, not
185 exceeding 25 years, as the governor may recommend to the general court pursuant to section 3 of
186 Article LXII of the Amendments to the Constitution. The bonds shall be payable not later than
187 June 30, 2043. All interest and payments on account of principal on these obligations shall be
188 payable from the General Fund. Bonds and interest thereon issued pursuant to this section shall,
189 notwithstanding any other provision of this act, be general obligations of the commonwealth.

190 SECTION 8. To meet the expenditures necessary in carrying out section 2A, the state
191 treasurer shall, upon request of the governor, issue and sell bonds of the commonwealth in an
192 amount to be specified by the governor, from time to time, but not exceeding, in the aggregate,
193 \$228,000,000. All such bonds issued by the commonwealth shall be designated on their face,
194 Capital Improvement Act of 2014, and shall be issued for a maximum term of years, not
195 exceeding 25 years, as the governor may recommend to the general court pursuant to section 3 of
196 Article LXII of the Amendments to the Constitution. The bonds shall be payable not later than
197 June 30, 2043. All interest and payments on account of principal on these obligations shall be
198 payable from the General Fund. Bonds and interest thereon issued pursuant to this section shall,
199 notwithstanding any other provision of this act, be general obligations of the commonwealth.

200 SECTION 9. To meet the expenditures necessary in carrying out section 2B, the state
201 treasurer shall, upon request of the governor, issue and sell bonds of the commonwealth in an
202 amount to be specified by the governor, from time to time, but not exceeding, in the aggregate,
203 \$55,000,000. All such bonds issued by the commonwealth shall be designated on their face,
204 Capital Improvement Act of 2014, and shall be issued for a maximum term of years, not
205 exceeding 10 years, as the governor may recommend to the general court pursuant to section 3 of
206 Article LXII of the Amendments to the Constitution. The bonds shall be payable not later than
207 June 30, 2028. All interest and payments on account of principal on these obligations shall be
208 payable from the General Fund. Bonds and interest thereon issued pursuant to this section shall,
209 notwithstanding any other provision of this act, be general obligations of the commonwealth.

210 SECTION 10. To meet the expenditures necessary in carrying out section 2C, the state
211 treasurer shall, upon request of the governor, issue and sell bonds of the commonwealth in an
212 amount to be specified by the governor, from time to time, but not exceeding, in the aggregate,

213 \$20,000,000. All such bonds issued by the commonwealth shall be designated on their face,
214 Capital Improvement Act of 2014, and shall be issued for a maximum term of years, not
215 exceeding 10 years, as the governor may recommend to the general court pursuant to section 3 of
216 Article LXII of the Amendments to the Constitution. The bonds shall be payable not later than
217 June 30, 2028. All interest and payments on account of principal on these obligations shall be
218 payable from the General Fund. Bonds and interest thereon issued pursuant to this section shall,
219 notwithstanding any other provision of this act, be general obligations of the commonwealth.

220 SECTION 11. The secretary of administration and finance shall submit a report on the
221 progress of any projects funded through the authorizations in this act and included in the
222 governor's 5-year capital investment to the clerks of the senate and house of representatives, the
223 chairs of the senate and house committees on ways and means and the chairs of the senate and
224 house committees on bonding, capital expenditures and state assets. The report shall include, but
225 not be limited to: (i) the previous year planned spending; (ii) the previous year spending; (iii) the
226 current year planned spending; (iv) the current year spending to date; (v) the original estimated
227 total project cost; (vi) the project description; (vii) the location of the project; (viii) the type of
228 spending; (ix) the type of asset; and (x) the useful life of the project once completed. The report
229 shall be submitted not later than June 30 and December 31 of each year for a period of 8 years
230 after the effective date of this act.

231 SECTION 12. To provide for the continued availability of certain bond-funded spending
232 authorizations which otherwise would expire, the balances of the following items and any
233 allocations thereof shall be extended through June 30, 2017 for the purposes of, and subject to,
234 the conditions stated for these items in the original authorizations and any amendments to such
235 authorizations: 0330-2223, 0526-2012, 0640-0301, 1100-3001, 1100-7500, 1100-7981, 1100-

236 7985, 1100-8000, 1100-8001, 1100-8020, 1100-9200, 1100-9520, 1102-0004, 1102-1994, 1102-
237 5600, 1102-7967, 1599-4994, 1599-7156, 4000-2020, 5500-9400, 5500-9405, 6001-0816, 6001-
238 0817, 6001-0818, 7000-9090, 7002-0015, 7007-6300, 7007-9040, 7066-2010, 7411-7960, 8000-
239 0700, 8000-2020, 8000-3500, 8000-4900, 8100-2025, 8100-9000, 8500-1000, 8900-7500, 8900-
240 8500 and 8910-0023.

241 SECTION 13. To provide for the continued availability of certain bond-funded spending
242 authorizations which otherwise would expire, the balances of the following items and any
243 allocations thereof shall be extended through June 30, 2019 for the purposes of, and subject to,
244 the conditions stated for these items in the original authorizations and any amendments to such
245 authorizations: 7066-8000 and 7100-1000.

246 SECTION 14. (a) To carry out the purposes of items 1102-2009, 1102-2014 and 4000-
247 2022 of section 2 and item 1100-3003 of section 2A, the commissioner of capital asset
248 management and maintenance may, notwithstanding sections 32 to 37, inclusive, of chapter 7C
249 of the General Laws or any other general or special law to the contrary, but subject to this
250 section, acquire, by purchase, prepayment of lease for a term that exceeds the useful life of the
251 facility, gifts or other transfers, or by eminent domain pursuant to chapter 79 of the General
252 Laws, any interests in land and buildings considered necessary by the commissioner to carry out
253 this act including, but not limited to, easements for drainage, access, utilities and environmental
254 mitigation and may grant and retain such easements and interests as considered necessary by the
255 commissioner to carry out this act.

256 (b) The commissioner shall solicit proposals for any facility acquisition through requests
257 for proposals. Each request for proposals shall include, at a minimum: (i) a description of the

258 facility for which proposals are sought; (ii) a statement as to whether the commissioner seeks to
259 purchase or lease the facilities; (iii) a statement as to whether the commissioner seeks to acquire
260 improved or unimproved land, buildings and interests therein; (iv) a statement as to whether the
261 selected proposer shall be required to undertake the design, construction, renovation,
262 reconstruction, alteration, improvement, demolition, expansion or management of a new or
263 existing facility; (v) the proposed contractual terms and conditions, some of which may be
264 considered mandatory or nonnegotiable; (vi) the evaluation criteria to be utilized by the
265 commissioner; (vii) the time and date for receipt of proposals; (viii) the address of the office to
266 which proposals shall be delivered; and (ix) such other matters as may be determined by the
267 commissioner. Public notice of each request for proposals shall be published at least 3 weeks
268 before the time specified in the notice for the receipt of proposals in the central register published
269 by the state secretary. At the opening of the proposals, the commissioner shall prepare a register
270 of proposals which shall include the name of each proposer. The register of proposals shall be
271 open for public inspection. Notwithstanding any general or special law to the contrary and until
272 the completion of the selection process, the contents of the proposals and the selection process
273 shall not be disclosed to competing proposers and shall not be public documents.

274 (c) Any design, construction, renovation, reconstruction, alteration, improvement,
275 demolition, expansion or management of a facility undertaken pursuant to this section shall be
276 subject to chapters 7C, 30 and 149 of the General Laws and any other general or special law or
277 regulation governing the design, construction, renovation, reconstruction, alteration,
278 improvement, demolition, expansion or management of real property by the commonwealth.

279 (d) The commissioner shall solicit proposals for temporary relocation space as required
280 for completion of a project funded pursuant to items 1102-2009, 1102-2014 and 4000-2022 of

281 section 2 or item 1100-3003 of section 2A in accordance with section 37 of chapter 7C of the
282 General Laws.

283 SECTION 15. The division of capital asset management and maintenance may transfer
284 care, custody, control and jurisdiction of a parcel of commonwealth land with the buildings
285 thereon located at Leverett circle in the city of Boston, currently used by the department of state
286 police, from the department of conservation and recreation to the department of state police. The
287 exact boundaries of the parcel to be transferred may be determined by the division of capital
288 asset management and maintenance, in consultation with the department of conservation and
289 recreation and the department of state police. Transfer of the parcel shall be without
290 consideration and shall not be subject to chapter 7C of the General Laws. The division of capital
291 asset management and maintenance may, as necessary, clear title to the parcel to be transferred
292 by eminent domain taking.

293 SECTION 16. The division of capital asset management and maintenance may transfer
294 care, custody, control and jurisdiction of a parcel of vacant commonwealth land in the town of
295 Middleton from the department of mental health to the department of youth services for use as a
296 location for a new department of youth services facility. The parcel to be transferred contains
297 approximately 9.295 acres and is shown on a plan on file with the division. The exact boundaries
298 of the parcel to be transferred are to be determined by the division of capital asset management
299 and maintenance. Transfer of the parcel shall be without consideration and shall not be subject to
300 chapter 7C of the General Laws. The division of capital asset management and maintenance
301 may, as necessary, clear title to the parcel to be transferred by eminent domain taking.

302 SECTION 17. (a) For the purposes of this section the following words shall have the
303 following meanings unless the context clearly requires otherwise:

304 “Commissioner”, the commissioner of capital asset management and maintenance.

305 “District”, the Essex North Shore agricultural and technical school district established
306 pursuant to chapter 463 of the acts of 2004.

307 “Division”, the division of capital asset management and maintenance.

308 “School”, the Essex North Shore agricultural and technical school established pursuant to
309 chapter 463 of the acts of 2004.

310 (b) Notwithstanding section 32 to 37, inclusive, of chapter 7C of the General Laws,
311 chapter 463 of the acts of 2004 or any other general or special law to the contrary, the
312 commissioner may, upon review by the inspector general and in consultation with the district,
313 lease or enter into other agreements for a term, including any extensions, not to exceed 25 years
314 for certain lands and any buildings and other appurtenances thereon located at the school in the
315 town of Middleton to Essex Sports Center, LLC. The location and boundaries of the parcel or
316 parcels to be leased shall be determined by the commissioner based upon a survey.

317 (c) The lessee shall use the property solely for constructing and operating athletic and
318 recreational facilities for use by the school, at no cost to the school, or any other authorized
319 parties. Any lease or other agreement shall include a provision restricting the use of the property
320 to such purposes, reserving time and seasons during which the facility space shall be available to
321 the school and to the public and providing for termination of the lease if the property ceases to be
322 used for such purposes.

323 (d) (1) Any lease or other agreement authorized by this section shall be on terms and
324 conditions acceptable to the commissioner and the district after consultation with the district;
325 provided, however, that such lease or other agreement shall provide, without limitation that: (i)
326 the lessee shall be responsible for all utility costs and shall manage, operate, improve, repair and
327 maintain the land, buildings, and appurtenances associated therewith during the term of the lease
328 which shall be subject to the approval of the commissioner and the district and the upkeep shall
329 be reviewed on an annual basis by the commissioner, the lessee and the district; provided,
330 however, that the lessee shall be responsible for the repairs and maintenance as recommended by
331 the commissioner or the district; (ii) the lessee shall carry comprehensive general liability
332 insurance in an amount acceptable to the commissioner and the district naming the
333 commonwealth and the district as the co-insured and protecting the commonwealth and the
334 district against all claims for personal injury or property damage arising from the land, buildings,
335 and appurtenances associated therewith during the term of the lease; (iii) the lessee shall carry
336 construction insurance and payment and performance bonds during construction, as approved by
337 the commissioner; (iv) the lessee shall pay rent in an amount equal to or greater than the full and
338 fair market value of its leasehold interest under this section as determined by an independent
339 appraisal prepared in accordance with the usual and customary professional appraisal practices
340 by a certified appraiser commissioned by the commissioner and approved by the inspector
341 general; (v) the lessee shall be responsible for the capital improvements to the premises; and (vi)
342 the lessee shall not design or construct any facilities on the parcel without the written approval of
343 the division, in consultation with the district.

344 (2) The inspector general shall review and approve the appraisal required pursuant
345 tthis section. The inspector general shall prepare a report of the methodology utilized for the

346 appraisal and shall file the report with the commissioner of capital asset management and
347 maintenance, the house and senate committees on ways and means and the joint committee on
348 state administration and regulatory oversight. Not later than 30 days before the execution of the
349 lease authorized by this section, the commissioner shall submit the lease and a report thereon to
350 the inspector general for review and comment. The inspector general shall issue such review and
351 comment within 15 days after receipt of the proposed lease. The commissioner shall submit the
352 proposed lease and the reports and the comments of the inspector general, if any, to the house
353 and senate committees on ways and means and the joint committee on state administration and
354 regulatory oversight at least 15 days before execution of the lease.

355 (e) All records of the lessee relating to the performance and operation of the lease
356 and facilities, including financing and scheduling, shall be available for inspection, upon request,
357 by the state auditor, the attorney general, the inspector general or the commissioner.

358 (f) The lessee shall be responsible for and shall maintain an escrow account for all costs
359 and expenses including, but not limited to, costs associated with any engineering, surveys,
360 appraisals and lease preparation as such costs may be determined by the commissioner. The
361 lessee shall also maintain a bond in a minimum amount that shall cover the cost of any amount
362 due to any lender, public or private, in the case of default, foreclosure or bankruptcy by the
363 lessee.

364 (g) The district may establish a receipts reserved for appropriation account for any
365 revenue generated from the lease of property to the lessee. The account shall be used for the
366 general appropriation of the district.

367 (h) No general or special law or rule or regulation relating to the advertising, bidding or
368 awarding of contracts, to the procurement of services including, but not limited to chapter 30B of
369 the General Laws, or to the construction and design improvements shall apply to the district or
370 the lessee under this section.

371 SECTION 18. Notwithstanding any general or special law to the contrary, the
372 unexpended and unencumbered balances of the bond-funded authorizations in the following
373 accounts shall cease to be available for expenditure 90 days after the effective date of this act:
374 9300-3905, 1102-8880, 0330-8891, 1102-7893, 1102-7894, 1102-9897, 5500-8300, 5500-8400,
375 5500-8500, 1102-0961, 7112-0960, 7113-0960, 7114-0960, 7115-0960, 7116-0960, 7117-0960,
376 7220-0960, 7310-0960, 7410-7960, 7452-7960, 7504-7961, 7505-7960, 7512-7960, 8195-8968,
377 1102-9980, 8900-7967, 0330-2206, 0330-2209, 1102-2992, 1102-4994, 1102-7947, 1102-8245,
378 1102-8940, 1102-8945, 1102-8947, 1102-4940, 1102-8949, 0333-0010, 1102-2011, 1102-3010,
379 1102-3013, 7100-0001, 8000-2011, 0332-8811, 0431-8833, 1102-8872.

380 SECTION 19. Notwithstanding any general or special law to the contrary, the bonds that
381 the state treasurer may issue pursuant to this act shall be issued for terms not to exceed 30 years.
382 All such bonds shall be payable not later than June 30, 2049, as recommended by the governor in
383 a message to the general court dated June 6, 2014 under section 3 of Article LXII of the
384 Amendments to the Constitution.