



# AMB UPDATE | Bunker Hill Community College Campus Redevelopment

Office of Real Estate Management

April 14, 2026



DIVISION OF  
CAPITAL ASSET  
MANAGEMENT &  
MAINTENANCE

- Project Background
- BHCC Project Perspective
- Since Project Approval: Commonwealth Investments in Community College
- Executive Session to discuss valuation and negotiation strategy (*at AMB discretion*)

# Project Background



# Project History

## Project Catalyst

### Outdated Facilities

- Failing infrastructure
- Inefficient and inflexible design
- Critical repair backlog

### Unique Opportunity

- Community College as anchor
- Proximate to world-class research clusters
- Location and transit access

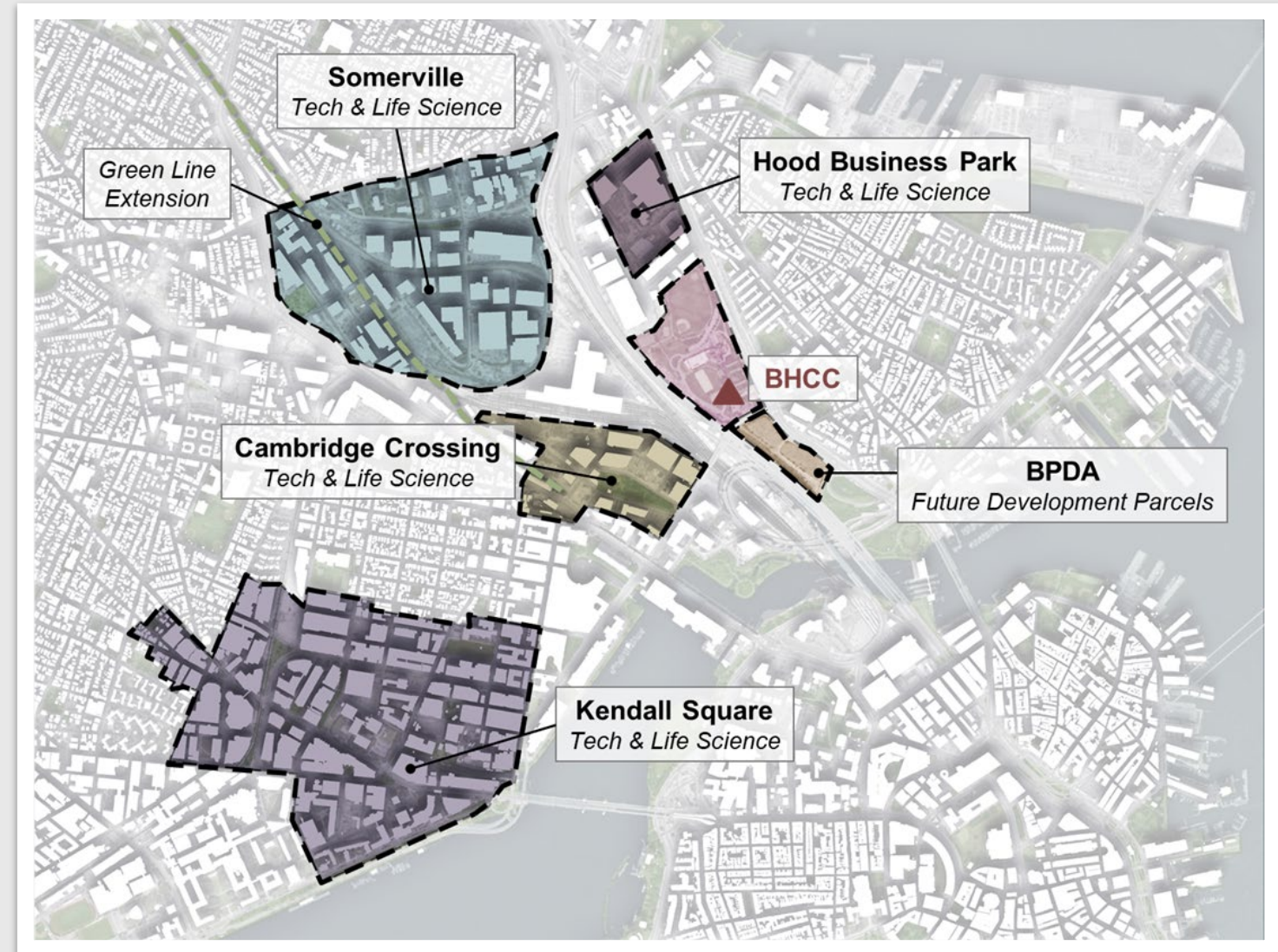
### Alternative Disposition

- Leverage land value
- Public-Private Partnership
- Create contemporary facility for the College



# Project Goals

- Create a **new campus** that can **adapt to the College's changing educational needs** by replacing some or all campus buildings.
- Provide mission-critical and essential programs that meet **workforce training demands** and foster public-private **industry partnerships**.
- Provide **equitable access** to spaces and resources for the College's diverse body of learners through new campus buildings and site improvements.
- Leverage the Site's **land value to facilitate redevelopment** of the Site (32 acres), including the College's campus buildings.
- Elevate the future campus as a **community-based, social service hub** connected to the Charlestown community.



# College Requirements

## 1. Maintain College operations throughout redevelopment

- Includes during demolition and phased update of infrastructure

## 2. Receive 385k to 415k gross sq ft of floor area at little or no cost to the Commonwealth

- In first phase, or in a phased sequence that meets College's needs
- Includes the Student Success Center (opened 2024)

## 3. Incorporate site improvements

- Active (NJCAA-compliant soccer field) and passive open space
- Parking

## 4. Provide workforce development opportunities onsite

- Aligned with Commonwealth needs

# AMB Authorization – Nov. 2022

## Financials

- Analysis deemed financially viable
- Eliminates need for large capital expense with private developers

## Mission

- Board of Higher Education Support – project presents no interference with current and future obligations of BHCC to fulfill its mission to its learners
- Creates new state-of-the-art college facilities
- Creates more sustainable and accessible facilities

## Serves Important Public Purpose

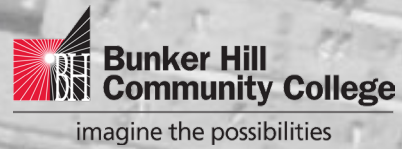
- Increases workforce development opportunities
- Improves urban design and connections to Charlestown
- Construction job creation and increased tax base



# Milestones to Date

- AMB approved Final Project Proposal – Nov. 2022
- AMB modified approval (timeline extension) – Nov. 2023
- Offering Memorandum released – June 2024
- Initial Proposals Received – Dec. 2024
- Partner Selection – *Ongoing*

# BHCC Project Perspective



# President Pam Eddinger

“

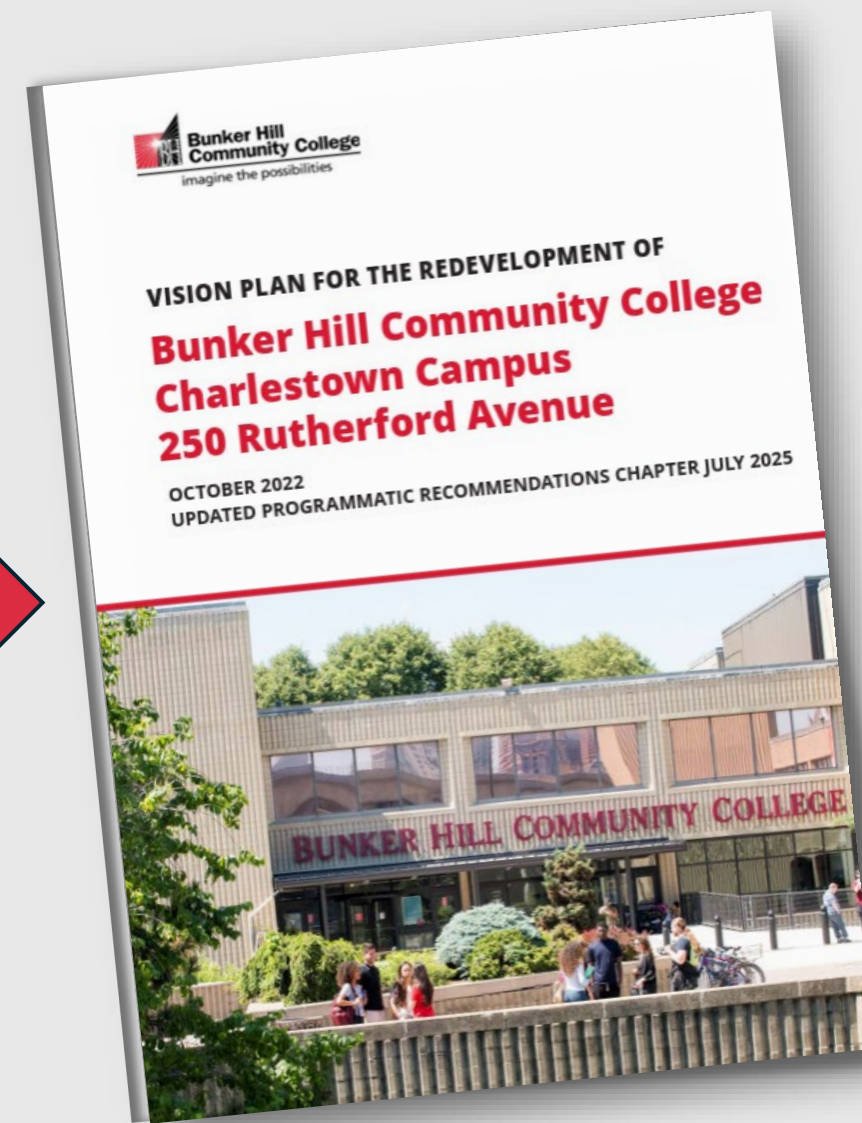
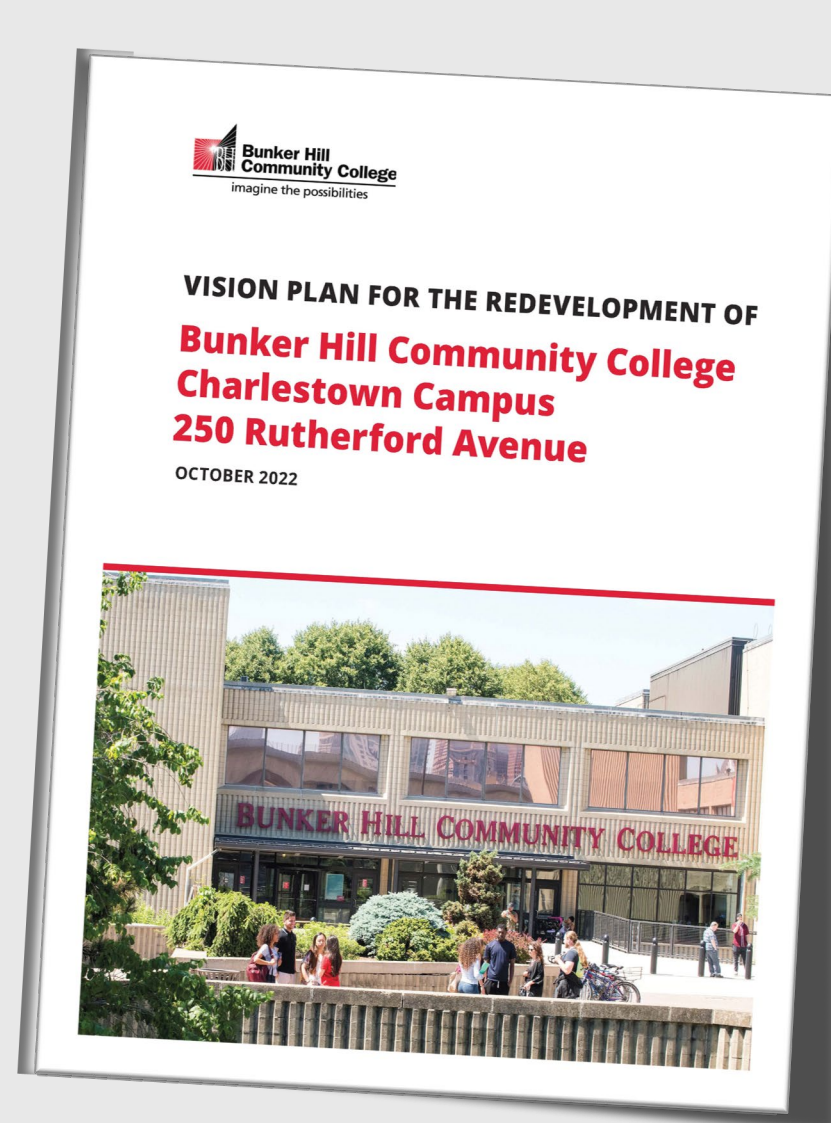
**Our students deserve facilities that match their aspirations. We envision our future campus as a community hub that supports student’s needs, celebrates their diversity, and positions them as leaders in the next-generation workforce.”**

Pam Eddinger, President, BHCC



# Vision Planning

In parallel with the developer solicitation process, BHCC has reaffirmed its 2022 Vision Plan in the aftermath of the COVID-19 pandemic and in light of changes to Community College, and has added precision to its program needs.



# Since Project Approval: Commonwealth Investments in Community College



# Massachusetts Investments in Community College

Several new tools/resources/commitments that didn't exist before have been implemented or are in process:

- **MassReconnect** (Aug 2023)
  - Provides free community college for students 25+
- **MassEducate** (July 2024)
  - Provides free community college for all MA residents
- **BRIGHT Act** (pending Conference Committee)
  - Bond bill leveraging Fair Share Surcharge revenues for planning and capital improvements at higher education institutions

