SENATE DOCKET, NO. 1204 FILED ON: 1/20/2011

SENATE . . . . . No. 1584

The Commonwealth of Massachusetts

PRESENTED BY:

Brian A. Joyce

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the passage of the accompanying:

An Act relative to the Max Ulin rink..

PETITION OF:

NAME:	DISTRICT/ADDRESS:
Brian A. Joyce	*Norfolk, Bristol, and Plymouth*

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SENATE . . . . . No. 1584

By Mr. Joyce, a petition (accompanied by bill, Senate, No. 1584) of Brian A. Joyce for legislation relative to the Max Ulin rink. State Administration and Regulatory Oversight.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE
SENATE
, NO. *1424* OF 2009-2010.]

The Commonwealth of Massachusetts

An Act relative to the Max Ulin rink..

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to authorize the lease of the Max Ulin Skating Rink in the town of Milton,, therefore, it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. (a) Notwithstanding sections 40E to 40K, inclusive, and sections 52 to 55, inclusive, of chapter 7 of the General Laws, or any other general or special law to the contrary and using the competitive proposal processes that the division of capital asset management and maintenance considers necessary or appropriate, the division of capital asset management and maintenance, in consultation with the department of conservation and recreation, may enter into a lease and other agreements, for a term not to exceed 25 years with persons or entities to provide for the continued use, operation, maintenance, repair and improvement of the Max Ulin Skating Rink, together with the land and appurtenances associated with the that rink.

(b) The failure of the town to apply for prequalification, as set forth below, shall not prohibit the town from bidding under this act.

(c) Before the division of capital asset management and maintenance, in consultation with the department of conservation and recreation, sends out a request for

14 proposals under this act, the division shall hold open a prequalification period of not fewer than
15 30 days for the town of Milton and nonprofit organizations located within the town to bid on the
16 rink. The town or nonprofit organization that desires to lease the rink under this act may submit
17 materials for prequalification. The prequalification determination may consider, but shall not be
18 limited to considering, the town's or nonprofit organization's ability to finance the capital
19 improvements determined to be necessary at the rink by the division and the ability to manage,
20 operate, maintain, repair and improve the rink, together with the land and appurtenances
21 associated with the rink. The division, in consultation with the department, shall determine
22 whether the town or nonprofit organization is prequalified within 15 days after the end of the
23 prequalification period. If the town or nonprofit organization is determined to be prequalified,
24 then the town or non-profit organization shall be awarded the lease for the Max Ulin Skating
25 Rink under the terms and conditions set forth in this act; provided, however, that only 1 lease
26 shall be awarded based on preference as described in subsection (d).

27 (d) (1) Preference shall be given to the town of Milton.

28 (2) If the town and a nonprofit organization are determined to be
29 prequalified, the town shall be awarded the lease.

30 (3) If more than 1 nonprofit organization is determined to be
31 prequalified, the department may choose to which nonprofit the lease for the rink shall be
32 awarded.

33 (4) The town or a nonprofit organization awarded the lease under this
34 act shall pay the sum of $1.00 as consideration for the lease, subject to the required capital
35 improvements, performance specifications and other prequalification requirements and terms of
36 the division and submitted proposal. The length of the lease shall be determined between the
37 division and the town or nonprofit organization.

38 (e) The lease and other agreements shall be on terms acceptable to the
39 commissioner of capital asset management and maintenance, after consultation with the
40 commissioner of conservation and recreation and, notwithstanding the provisions of any general
41 or special law to the contrary, shall provide for the lessees to operate, manage, improve, repair
42 and maintain the properties and to undertake any initial capital improvements that the
43 commissioner of capital asset management and maintenance determines necessary due to the
44 structural condition of the property. Leases or other agreements requiring improvements to be
45 made to the property may include a description of the initially required improvements and
46 performance specifications. Ice time at the rink shall be allocated to user groups in the following
47 order of priority: (i) general public skating; (ii) nonprofit youth groups; (iii) high school hockey;
48 (iv) for-profit youth groups; and (v) adult organizations or informal groups. Ice time shall be
49 allocated at the discretion of the operator, but general public skating shall be booked, in 2-hour
50 contiguous blocks at a minimum of 12 hours per week, with a range of times and days which

51 reasonably allows for public skaters of all ages to participate in some public skating sessions.
52 Every effort shall be made to balance the ice allocation needs of long-established youth
53 organizations and newly-formed youth organizations in a manner that provides equal opportunity
54 and equal access for youths of each gender. Consideration received from the lease or other
55 agreements for the Max Ulin Skating Rink in Milton shall be payable to the department of
56 conservation and recreation for deposit into the Blue Hills Reservation Trust Fund in accordance
57 with section 34C of chapter 92 of the General Laws. The lessees shall bear the costs considered
58 necessary or appropriate by the commissioner of conservation and recreation for the transactions
59 including, without limitation, costs for legal work, surveys, title and the preparation of plans and
60 specifications.

61 (f) The name of the Max Ulin Skating Rink shall not be altered or changed
62 under a lease or other agreement under this act.

63 (g) No general or special law, rule or regulation relating to the advertising,
64 bidding or award of contracts, to the procurement of services or to the construction and design of
65 improvements shall be applicable to a selected offeror which is awarded a contract under this act,
66 except as provided in this act.