



Fisher College Application

Overall de-densification and isolation and quarantine strategy

- **A narrative stating how off-campus occupancy helps the institution meet social distancing standards set forth by City/State/Federal public health guidance, and plans to isolate and quarantine members of the school community as necessary.**

Based upon our current understanding of public health guidance, Fisher plans to open its residential hall in the fall at reduced capacity with all rooms as single and double occupancy only, therefore reducing the regular occupancy for up to 300 students to an occupancy of not more than 200 students. As a result, we are seeking an alternative single and double room occupancy housing arrangement in a single location for students who can no longer be housed in our residential hall. Housing students in single and double occupancy rooms will reduce the risk of infection spread and if necessary in the event of exposure, allow students to quarantine in their rooms or in quarantine/isolation rooms that the College has set aside both on campus.

Should a student test positive and need to isolate the College has asked students to come up with an emergency return to home plan prior to arrival for the fall semester. The College will require all students who live within 250 miles of the campus to return home for isolation. If a student tests Covid-19 positive and cannot return home due to living further than 250 miles from the campus or they have a hardship they will be required to isolate on our own campus first in isolation rooms with private bathrooms that have been set aside for this purpose. If we run out of isolation beds on campus we will isolate the students in singles with private bathroom at the Renaissance Inn by Marriott in Back Bay/Fenway. We have set aside 20 beds with private bathrooms in our residence halls on Beacon Street. Students in isolation rooms will be able to access all classes being provided remotely. Students will not be able to leave these rooms or have visitors during the isolation period. Fisher College will deliver meals and other requested items (such as course materials) to any students in isolation. The Fisher College Nurse will provide clinical support to isolated students. Fisher will follow CDC, Massachusetts Department of Public Health and Boston Public Health Commission guidance on protocols to permit students to leave the isolation space. Students in isolation will have to isolate for 14 days, must have no symptoms and must have a negative Covid-19 test to leave isolation.

Off-campus building/property information

- **Address of building:** Loews Hotel, 154 Berkeley St, Boston, MA 02116
- **Current use/s:** Hotel
- **Current occupancy:** Hotel guests with a small number of permanent residents. The legal occupancy for the Hotel is for a 255 room hotel plus occupancies at the street and lower lobbies for related hotel uses.
 - Hotel Lobby 42 persons
 - Health Club/Fitness Center 10 persons
 - Restaurant and Bar 142 persons
 - 2 outdoor patios 82 persons
 - Hotel Conference Room 315 persons
- **Written consent from the owners and operators of the off-campus location (hotel, motel, lodging house, another institutional campus, etc.) supporting this temporary change of use. :** The Owner of The Loews Hotel, LBV Hotel LLC ("LBV Hotel" or "Loew's"), will be submitting the temporary use application to ISD to expand the dormitory use for the Fisher student occupants. Please see attached letter from LBV Hotel/Loews Hotel.
- **Brief description of abutting buildings/properties (residential, commercial, etc.):** The abutting buildings surrounding Loews are all commercial buildings and include Citrus & Salt Restaurant, Liberty Mutual and John Hancock Hall. We have also reached out to our neighborhood liaison Shanice Pimentel several times to discuss our rental in the neighborhood but to date have not heard back.
- **Description of any auxiliary spaces within or outside building intended to be used by the institution for non-residential functions (i.e. hotel conference rooms used as student lounges or classroom space, parking for campus police, etc.):** Fisher will have shared use of common spaces within the hotel, including the lobby, restaurant, the fitness center (if it is open for use by Hotel guests), and other common areas and common elements of the Hotel ordinarily open for use by Hotel guests, including without limitation, staircases, elevators, lobbies and other common areas located within the Hotel.

Proposed occupancy

- **No. of beds/rooms being leased: 81 beds in 55 rooms** are expected to be contracted. The contract is still in negotiation.
- **Plans for use of space, including whether rooms will be used for well individuals or for isolation and quarantine: 13 rooms will be double occupancy per floor and 14 on the 7th floor will be single rooms and 15 on the 8th floor will be single rooms.** Students who have had a close exposure to a person with COVID-19 will be required to self-quarantine in their room for the period recommended by CDC and Department of Public Health guidelines, but as discussed above isolation is expected to occur on the Fisher campus in identified isolation dorm rooms located at 102, 104, 106 Beacon Street. Boston, MA 02116.
- **Location of these beds/rooms within the structure:** Occupancy at Lowes will be on two floors, (27 rooms on Floors 7 and 28 rooms on floor 8 for a total of 55 rooms).
- **Occupancy dates:** September 6, 2020 - November 30, 2020
- **Move in dates:** September 6, 2020 and September 7, 2020
- **Configuration of space to be occupied:**
 - **Apartments or rooms:** rooms
 - **Proposed occupancy of each room/unit (e.g. single occupancy, triple occupancy):** single and double occupancy only
 - **Configuration and proposed use of bathrooms:** Each room has its own private bathroom. The private bathrooms cleaned by Loews' staff on a weekly basis.
 - **Location of proposed occupancy within buildings (e.g. entire building, certain floors):** 7th floor and 8th floor only.
 - **Brief description of any interior changes to be made to the occupied spaces (i.e. furniture changes.):** No furniture changes will be made. King rooms will be single occupancy and 2 double bed rooms will be double occupancy.
 - **Description of any other institutional needs for occupancy of the building:** The College plans to use a room off the lobby that was formerly meeting space for meal delivery and study space. The College would deliver meals and students would pick up and take to their room. This will reduce density in the cafeteria on campus.

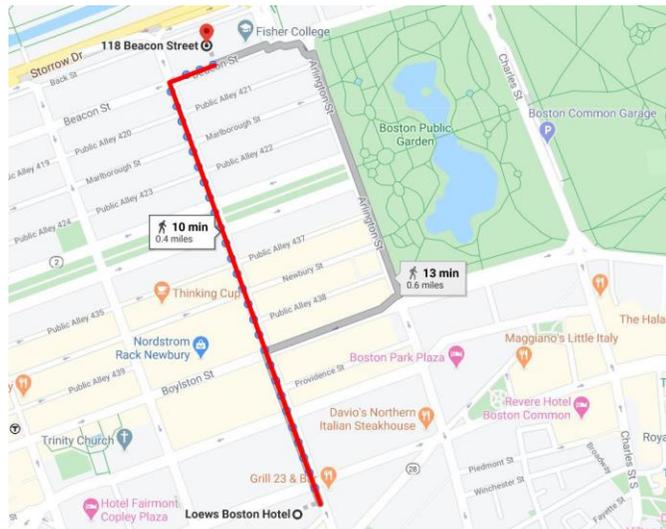
Management and operations

- **Proposed presence of resident advisors or other university personnel:** A residential advisor will be on each floor of the hotel. Fisher will appoint a community liaison and provide their contact information to the City, appropriate neighborhood associations, and hotel. Although the community liaison will not be located on the property full-time, they will be able to coordinate with residential advisors and/or other Fisher staff and the Hotel to address any issues.
- **Proposed rules regarding large gatherings or parties and a description of enforcement mechanisms:** Gatherings in the residence halls will not be allowed. Students are only allowed in their room with their assigned roommate. Students must maintain physical distancing at all times while in common areas and wear a face covering over the nose, mouth, and chin. Students will not be permitted to congregate where it is not possible to maintain six feet of physical distance from others— entryways, corridors, stairwells, elevators. Fisher guidelines in connection with large gatherings will be incorporated into Fisher's Student Code of Conduct and violations may result in a referral to Student Conduct for disciplinary process and may result in loss of housing. Currently, no external guests are allowed in Fisher residential spaces, including hotel rooms hereunder. Guests are allowed to visit in the lobby area only and must depart by 10pm.
- **Prescribed path(s) of travel to campus, including any additional institution provided services (i.e. shuttles) for these means:** Students will walk straight down Berkeley Street until they reach Beacon Street where they will take a right onto our block. The foot traffic would be no different as if they commuted in to campus from Back Bay Station. Also all classes are a mix of online, hybrid and in person so we actually expect less foot traffic on this route than a normal semester from commuters. We will not offer a shuttle because the campus is too close.

- **Rules for when students will be required to wear face coverings in residence halls common spaces:** Face coverings must be worn at all times: in any shared spaces, all campus buildings, and on public transportation, as well as on the street and in public spaces. Students are expected to provide their own face coverings. Fisher will provide all students with a branded face covering at check in. The only time a student is allowed to remove a face covering is in his/her own residence hall room and when actively eating. Students are advised to avoid touching their eyes, nose, or mouth when removing their face coverings, and wash their hands immediately before and after removal. Wearing a face covering does not replace the need to maintain physical distancing and observing safety protocols in shared spaces.
- **Protocols for daily cleaning and sanitizing of public spaces:** The Loews has established protocols consistent with the Massachusetts Lodging Association's COVID-19 *Clean + Safe Guidance for the Hotel Industry* dated May 13, 2020. Among other things, this includes use of cleaning products and protocols with meet EPA guidelines and are approved for use and effective against viruses, bacteria and other airborne and blood borne pathogens, including increased frequency of cleaning and sanitization on public spaces.

Move in/move out process (please reference existing move in/move out procedures)

- **Planned testing protocols prior to, during, and after move-in:** Fisher is requiring all residential students to produce a negative test at least 72 hours prior to arrival. Fisher has partnered with the Broad institute for testing of students, staff and faculty. All students will also be tested upon arrival to campus, and we will be testing residential students on an ongoing basis thereafter (testing cycle every 2 weeks under review).
- **Management of vehicles and loading/unloading:** The Loews Hotel will provide a drop-off zone, including existing valet spaces generally used for pick up/drop off of guests, at the front of the hotel during scheduled move-in times. Move in appointments will be staggered and scheduled in two hour blocks. Students are not allowed to bring furniture and TV, fridge and Keurig are already in each hotel room. We are expecting move in will be minimal as they will be bringing clothing and school supplies. We have hired movers to assist to make the process even more seamless. We feel the staggered schedule is necessary to maintain physical distancing in common spaces. During the move-in students are expected to observe physical distancing and wear a mask. All students and their accompanying helpers must comply with the Governor's Travel Order including completing the MA Travel Form, producing a negative Covid-19 test result within 72 hours of arrival.
- **Provision of carts for students and potential support staff to move belongings while minimizing trips.** Bell carts will be available for students, as well as house attendant bins. Wipes will be available to wipe carts in between use. We have hired movers that will assist in minimizing trips and facilities staff will be on site to assist with sanitation.
- **Protocols for entering the building and limiting crowding in common spaces.** Move in appointments will be staggered on various days and scheduled in time blocks. We hope to notify students by August 15, 2020 of their move in date and time block. Students will be limited to 2 helpers. Helpers must leave the building at the end of the move in window. Fisher staff and independent contractors may will be involved to ensure an efficient move in process. Fisher College Campus Police will also be present to make sure vehicle flow and social distancing is enforced.
- **Protocols for practicing social distancing including the requirement to wear face coverings, strategies to reduce foot traffic, and limit the number of family members that may enter these spaces:** Scheduling is necessary to maintain physical distancing in common spaces. During the move-in students, and any helpers, are expected to observe physical distancing and wear a mask. If someone shows up and it is not yet time for them to move in they will be sent away and told to return at the appropriate time.



Student walk to Fisher
0.4 miles

Contact Information

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August 6, 2020

Inspectional Services Department
1010 Massachusetts Avenue
Boston, MA 02118

Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

City of Boston Licensing Board
One City Hall Square, Room 809
Boston, MA 02201

**Re: Fisher College Off Campus Spaces for Temporary Institutional Uses
Authorization by LBV Hotel LLC d/b/a Loews Boston Hotel
154 Berkeley Street, Boston, MA 02116**

Dear Madam or Sir:

LBV Hotel LLC d/b/a Loews Boston Hotel ("Loews"), as owner of the hotel located at 154 Berkeley Street, Boston, MA 02116, supports the temporary change of use proposed by Fisher College ("Fisher") for permitting off campus spaces for temporary institutional uses to house its students.

We consent to the short-term use for student housing on floors ~~six through seven and eight~~, subject to negotiation of a mutually acceptable room license agreement between Loews and Fisher. We will work with Fisher to reasonably maintain and effectuate secure housing policies within the hotel.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions.

Sincerely,


By: Chas Duff
Title: Director of Finance