



CITY OF SOMERVILLE, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
JOSEPH A. CURTATONE
MAYOR

STAN KOTY
Commissioner

RICK WILLETTE
Director of Operations

September 16, 2014

Eric W. Ekman
Vice President, Development
Berkeley Investments, Inc.
121 High Street, 3rd Floor
Boston, MA 02110

Re: ZBA 2013-89, 9 & 39 Medford Street

Dear Eric;

Please find attached a Cost Estimate and associated notes for the work as described in item # 19 of the ZBA Decision, dated January 8, 2014 (partial copy attached). If acceptable to you, I will hand deliver a ZBA "letter of relief" in exchange for payment in the amount of \$ 47,770.

Please forward the MassDOT and/or MBTA required approval per item # 22 (partial copy attached) to both the ZBA and me. This is necessary to ensure that the City has their approval to proceed with the work.

The fact that the City of Somerville will then be contracting for the work, satisfies the required approval of the City per item # 22 of the ZBA Decision. It is understood that upon request, Berkeley's site engineer/construction manager will provide engineering layout for the driveway entrances to # 9 and # 39 Medford Street.

Please have the check made out to "The City of Somerville".

Thank you again for your cooperation.

Sincerely,

Richard J. Libardoni
Senior Civil Engineer

Cc: Melissa Miguel (w/attachments)
Melissa Woods (w/attachments)

BERKELEY INVESTMENTS LINKAGE ESTIMATE

6/6/2014

Medford St take off of BH + A Drawing C300, dated 3/14/14

<u>Item No.</u>	<u>Activity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Quantitiy</u>	<u>TOTAL</u>
120.1	Unclassified Excavation	CY	0.01	211	2
151	Gravel Borrow	CY	0.01	16	0
170.62	Fine Grading and Compacting	SY	0.01	422	4
220	Drainage Structure Adjusted	EACH	250	2	500
220.2	Drainage Structure Rebuilt	VF	200	1	200
358.2	Gate Box Adjusted Sidewalk	EACH	0.01	3	0
431.1	High Early Concrete Base	CY	100	15	1,515
472	Bituminous Miscellaneous	TON	130	15	1,950
482.3	Sawing Asphalt Pavement	LF	2	275	550
504	Granite Curb Type VA4 - Straight	LF	38	152	5,776
504.1	Granite Curb Type VA4 - Curved	LF	55	30	1,650
580	Curb Removed and Reset	LF	18	227	4,086
701	Concrete Sidewalk	SY	44	337	14,823
701.1	Concrete Sidewalk at Driveway	SY	58	68	3,918
701.2	Concrete Wheelchair Ramp	SY	75	18	1,333
701.25	Repairs to Back of Sidewalk	MH	100	10	1,000
734	Sign Removed and Reset	EACH	125	1	125
851	Safety Controls	LS	2,000	1	2,000
999.01	Traffic Police	EACH	370	20	<u>7,400</u>
sub total					46,833
2% contingency					<u>937</u>
TOTAL					\$47,770

It is understood that Berkeley Investments will bear the costs of flagmen when the city contractor is working within the 25' buffer zone adjacent to the tracks.

BERKELEY INVESTMENTS LINKAGE ESTIMATE NOTES

6/6/14

General

- Unit costs are per the Marchese 2013 Contract...which is where the work will be accounted to.
- Identifiable quantities were scaled from the drawing. Others were logistically assumed.
- Driveways to # 9 and # 39 engineered layout to be provided by DCI when requested.
- Bowdoin to move back site fence as requested.
- Berkeley will have the option to bring into the site (beyond the back of sidewalk) all utilities prior to Marchese starting the work (Spring of 2015) or be responsible for replacing disturbed sidewalk/driveway panels.
- Contingency is requested to cover any unknowns...protecting rubber at RR tracks, etc. and is a guarantee to Berkeley that the estimate attached is final.
- The Engineering Department will coordinate the concrete base/foundation (due to its close proximity to the back of sidewalk edge) for the permanent signage with Bowdoin and Marchese.

Included

- "D stones" at both # 9 and # 39 driveways. This is city preference (vs. radius curb) for new developments. "D stones" will control runoff and wear better. Quantity/cost used was 4' per x 1.5 of the typical unit cost for radius curb.
- Marchese will install a 2' concrete apron to # 9 and # 39 driveways entering the site separated by an expansion joint. This will provide protection to the back edge of sidewalk during Bowdoin's construction and can be easily broken off prior to paving the parking lots.
- All "Removed Granite Curb" as indicated to be re-used or to be added to the city stockpile.

Not included

- Radius curb at the driveways on Warren St and # 8 Medford St. City standard is to re-use existing curb (whether it be straight, radius or "D stone curbing) at driveways.
- Wheel Chair Ramps at the driveway to # 9, the driveway to Twin City or the driveway to Miller River Apartments. Neither ADA nor the City requires WCRs at driveways.
- Relocation of the hydrant or the utility pole. Both of these can be accomplished by Bowdoin without disturbing the new sidewalks.
- Relocation of (2) granite corner stones. If they are in the way, they will be lifted and placed a few feet away, but not relocated to their permanent location.
- Any work connected with the "Alternate Light Location".
- Item # 25 in the ZBA decision.

10	The applicant shall post the name and phone number of the general contractor at the site entrance where it is visible to people passing by.	During Construction	Plng.	
11	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW	
12	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P	
Design				
13	The Applicant shall provide an on-site mock up of exterior materials prior to the installation of any exterior materials for DRC review and Planning Staff review and approval.	During Construction	Plng.	
14	Applicant shall provide final material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to construction.	BP	Plng.	
15	An electrical receptacle is required for each deck (if there is no access to the ground).	Final sign off	Wiring Inspector	
Site				
16	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards in perpetuity.	Perpetual	Plng. / ISD	
17	The electric, telephone, cable TV and other such lines and equipment shall be placed underground from the source or connection. The utilities plan shall be supplied to the Wiring Inspector before installation.	Installation of Utilities	Wiring Inspector	
18	The pergola will be landscaped with a climbing species. Landscape plan will be submitted to Planning Staff for review and approval.	CO	Plng.	
19	The Applicant will install a new sidewalk as shown on the plans as well as on the west side of Medford Street from the Somerville line to Warren Street including the depth of the first parcel on Warren Street (MBL 114-B-4). The sidewalks shall be completed immediately following the City's scheduled road work in 2014. In the alternative, the Applicant can pay the City based upon a construction cost estimate provided to the applicant by the City Engineer.	After Medford Street Repaving	Plng.	
20	Applicant will supply 100 bicycle parking spaces in the garage. The other garage spaces can be furnished with shaped type bicycle rack.	CO	Plng.	



21	The Applicant will work with MassDOT on meadow implementation on the south (9 Medford) side of the railroad tracks. If agreeable to MassDOT, the Applicant will pursue best practices to implement the meadow seed mix proposal in order to minimize weed growth (e.g., proper site preparation and timing of installation). This condition is subject to the approval of MassDOT and/or the MBTA.	CO	Ping.	
22	The Applicant will work with MassDOT to create a curbed sidewalk extension within the public right-of-way for both sidewalks on Medford Street. This condition is subject to the approval of MassDOT and/or the MBTA and the City of Somerville.	CO	Ping.	
23	Applicant will work with the City to develop the long-term maintenance agreement and/or covenant for the Useable Open Space as required in Article 17 of the SZO. The agreement shall specify the requirements for public access and private maintenance of useable open space in the plan, as required by the SZO. The applicant shall build out and maintain all of the open space and allow public access to all of the useable open space in the plan as required by the SZO. The applicant will submit 100% construction plans for open space to the City for review and approval.	CO	Ping	
Traffic & Parking				
24	The Applicant will provide a Monthly MBTA LinkPass (subway and local bus) to any employee (half-time or more) of the building owner or property manager. Passes are non-transferable. If an employee does not want a T pass, then the Applicant is not in violation for not purchasing said pass.	CO	Ping.	
25	The Applicant will provide new pedestrian warning signs (to be installed to current MUTCD standards) at the existing pedestrian crossing at South and Medford Street. The signs will be placed on the existing flashing beacon as well as in advance of the pedestrian crossing at the intersection of South and Medford Street.	CO	Ping / T & P	
26	The applicant will offer 2 parking spaces to car-sharing companies. The spaces shall be maintained for a car sharing company unless the applicant can prove to the Planning Staff that no car share company is willing to use the spaces.	CO	Ping.	
Miscellaneous				
27	The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas and storm water systems, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD	
28	The applicant shall work with the Somerville Arts Council to develop a plan for use of the arts amenity space. The plan shall be provided for review and approval by Planning Staff.	CO	Ping	
Public Safety				
29	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	

