

Memorandum to Roberta Cameron & City of Somerville
Community Preservation Committee Members Concerning
Proposed Modifications to CPA and ARPA Work Scopes

Prepared by John Hecker, Architect
Spencer Preservation Group, Nahant MA

Architects & Agents for Somerville Hispanic Association
for Community Development (SHA4CD)

59 Cross Street

October 20, 2023

This document is intended to be read as a narrative that helps to explain the scope of work and costs provided in the Excel spreadsheet previously submitted to Somerville CPA and Somerville ARPA administrators on October 6, 2023.

All of the work scope items for CPA FY21, FY22, FY23, and ARPA are listed in the far-left column of the spreadsheet using CSI categories. Each work scope item is color-coded to match the color code of the (7) columns off to the right.

The work scope has not changed for CPA FY21 (light purple in Column 'A') and CPA FY22 (light blue in Column 'B'). The FY21 work includes the completion of previously started brick masonry cutting, repointing and rebuilding of existing brick masonry at the building cornice and spandrel panels.

The FY22 work scope includes essential preparatory work for the ARPA elevator installation, consisting of foundations and footings for the new hoistway and elevator pit. The ARPA work cannot begin until the hoistway foundation and elevator pit have been designed and constructed. The primary General Contractor for this work would be Cenaxo, LLC, who is also the G.C. for the FY21 work. Cenaxo has previously completed substantial roofing and flashing improvements on the building.

The original work scope for CPA FY23 (green in Column 'C') has been moved to the far-right column (light warm gray in Column 'G') and identified as a future CPA grant program (perhaps FY25). This is a major alteration of a previously approved work scope.

The original CPA FY23 work scope focused on restoration of the 2nd floor windows of the Kesher tenant space, as well as the installation of new storm windows. It also included gutter and downspout replacement along the north and south sides of the building, and additional brick masonry cutting, repointing, and partial rebuilding of the brick masonry dentil cornice and spandrel panels (supplementing the same, but more limited work scope included in CPA FY21).

Column 'E' shows the proposed new work scope for CPA FY23, which now includes the concrete block elevator hoistway (not the actual elevator), the copper-clad, rooftop elevator penthouse, and one of the two new accessible restrooms. It also includes a \$65,000 contingency. The elevator hoistway was originally included in the original ARPA work scope. These adjustments of work scope were required due to the significantly more expensive elevator and accessible restroom costs that were prepared by the General Contractor for the proposed ARPA work scope (ZVI Construction), which is shown in Column 'D.'

Column 'F' shows the proposed work scope modifications for the ARPA grant (in yellow). The ARPA work is proposed to include the complete elevator equipment system, but not the CMU elevator hoistway (to be constructed in the CPA FY22 work scope). It also includes funding for a substantial upgrade to the existing electrical service to the building, to provide adequate power for the new elevator. A contingency

of \$90,000 is being carried in this column, which may be able to be used to build the second accessible restroom.

The Somerville ARPA, CPA and HPC administrators have all agreed that the ARPA work scope should be the primary focus of the work undertaken at the building. The entirety of the ARPA grant must be spent by June 30, 2024. Adjustments to CPA work scope and funding should be reviewed with that goal in mind.

The first goal of the proposed construction (to successfully complete the ARPA scope of work by June 30, 2024) is to design and construct the elevator hoistway foundation, footings and elevator pit that are included in the CPA FY22 funding grant. This work will take place within the basement-level Social Hall and will require partial demolition of the existing basement slab, and some rock ledge removal to install the hoistway elevator pit and foundations.

A concurrent goal would be to work with National Grid to increase the size of the current electrical service to the building, which can be a long lead item. The new elevator cab and all related hardware and equipment would also be ordered immediately, because it may have a lead-time of approximately 37-weeks. These two costs would be included in the ARPA grant amount. The actual installation of the elevator would be included in the FY23 work scope because the elevator installation will probably be completed after June 30, 2024.

Overall Summary of the Proposed Work Programs (listed in order of priority)

ARPA Grant:

- Provide new elevator cab and all related elevator system components.
- Provide new electrical service to building to support new elevator.
- Provide (1) new accessible restroom (possibly using ARPA construction contingency).

CPA FY23:

- Provide new CMU elevator hoistway and copper-covered rooftop elevator penthouse.
- Provide (1) new accessible restroom (possibly using FY23 construction contingency).

CPA FY22:

- Provide extensive site and building accessibility improvements along north side of building.
- Provide foundation pad, footings, and elevator pit for FY23 hoistway and ARPA elevator.
- Raise floor level of basement Social Hall to match elevation of kitchen and stage areas.
- Restore/replace existing windows at 2nd and 3rd floors of southeast tower (east side).

CPA FY21:

- Cut and repoint designated areas of brick masonry dentil cornice.
- Cut, repoint, and rebuild designated areas of brick masonry spandrel panels.

Future CPA Grant:

- Restore existing windows of 2nd floor tenant space and at south side of southeast tower.
- Provide new exterior storm windows to restored wood windows of 2nd floor tenant space.
- Raise floor of lower-level Social Hall to match elevation of kitchen and stage areas.
- Restore windows at 2nd and 3rd floors of southeast tower (south side).
- Cut and repoint additional areas of brick masonry dentil cornice.
- Cut, repoint, and rebuild additional areas of brick masonry spandrel panels.
- Provide new copper gutters and aluminum downspouts along 2-story section of building.

SHA4CD Work Scope with Proposed Changes for 59 Cross Street, Somerville, MA

OVERVIEW OF CURRENT WORK SCOPE & BUDGETS	(A) \$49,500	(B) \$494,000	(C) \$425,000	(D) \$486,000	(E) \$425,000	(F) \$486,000	(G) \$469,800
DIVISION	Somerville CPA FY21	Somerville CPA FY22	Somerville CPA FY23	Somerville ARPA	Somerville CPA FY23	Somerville ARPA	Somerville CPA Future Grant Work Scope to be Completed
01 - General Requirements	Work scope previously begun	Proposed work scope is unchanged	Original work scope is proposed to be changed; see Columns 'E' & 'G'	Original work scope as proposed; see Column 'F' for proposed changes	Proposed new work scope for CPA FY23	Revised & Proposed ARPA Scope Based Upon Updated G.C. Cost Estimate	
02 - Existing Conditions							
2.1	Demolish existing concrete sidewalk to existing north basement entry (FY22)	\$150,000					
2.2	Demolish existing concrete retaining wall at north basement entry (FY22)	included in 2.1					
2.3	Demolish existing stone retaining wall along north property line (FY22)	included in 2.1					
2.4	Demolish existing roof canopy above existing north basement entry (FY22)	included in 2.1					
2.5	Raise lower-level basement entry door opening at north elevation (FY22)	\$10,000					
2.6	Cut opening in basement slab for new elevator foundation and elevator pit (FY22)	included in 3.3					
2.7	Remove and dispose of existing aluminum storm windows at 2nd floor (FY23)		included in 8.6				included in 8.6
2.8	Cut openings in floor and roof framing for new elevator hoistway (ARPA)			move to revised FY23	included in 4.5		
	Subtotal						
03 - Concrete							
3.1	Provide new "flowable fill" above existing Social Hall slab at basement (FY22)	included in 3.2					
3.2	Provide new concrete slab on top of waterproofing membrane and insulation (FY22)	\$135,000					
3.3	Provide new concrete pad foundation and elevator pit for future hoistway (FY22)	\$50,000					
	Subtotal						
04 - Masonry							
4.1	Cut and repoint existing brick masonry at dentil course (FY 21)	\$10,000					
4.2	Cut and repoint existing brick masonry at dentil course (FY 23)		\$20,000				\$20,000
4.3	Cut and repoint existing brick masonry spandrel panels (FY21)	\$19,500					
4.4	Cut and repoint existing brick masonry spandrel panels (FY23)		\$20,000				\$20,000
4.5	Provide new 3-stop CMU elevator hoistway and elevator (ARPA) - est. \$300,000			\$300,000	\$301,245 hoistway only		
4.6	Provide new retaining wall along north property line & abutter's driveway (FY22)	included in 2.1					
	Subtotal						

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DIVISION	Somerville CPA FY21	Somerville CPA FY22	Somerville CPA FY23	Somerville ARPA	Somerville CPA FY23	Somerville ARPA	Somerville CPA Future Grant Work Scope to be Completed
05 - Metals							
5.1 Provide steel framing and hangers at new CMU elevator hoistway (ARPA)				move to revised FY23	included in 4.5		
5.2 Provide new metal fence on top of north property line retaining wall (FY22)		included in 2.1					
5.3 Provide new handrails and guardrails at new site stairs & entry door area (FY22)		included in 2.1					
5.4 Provide reinforcing for new Social Hall concrete slab and elevator foundation (FY22)		included in 2.1					
5.5 Provide steel entry canopy at north basement entry (FY22 - Alt. 1)		\$15,000 Alternate					
Subtotal							
06 - Wood, Plastics, & Composites							
6.1 Provide new wood infill flooring and roof framing at new elevator hoistway (ARPA)				move to revised FY23	included in 4.5		
6.2 Emergency Work on Roof Truss during FY20		\$11,510					
Subtotal							
07 - Thermal & Moisture Protection							
7.1 Provide red copper cladding and roofing for elevator hoistway (ARPA)				move to revised FY23	included in 4.5		
7.2 Provide red copper gutters at north and south sides of central building (FY23)			\$68,000				\$68,000
7.3 Provide "copper penny" downspouts at north/south sides of central building (FY23)			included in 7.2				included in 7.2
7.4 Provide rigid insulation below new basement floor slab of Social Hall (FY22)		included in 3.2					
7.5 Provide copper flashing at west and north sides of southeast tower	\$15,000						
Subtotal							

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DIVISION	Somerville CPA FY21	Somerville CPA FY22	Somerville CPA FY23	Somerville ARPA	Somerville CPA FY23	Somerville ARPA	Somerville CPA Future Grant Work Scope to be Completed
08 - Openings							
8.1 Restore (3) arched east windows and frames at 2nd floor of SE tower (FY22 - Alt.1)		\$20,000					
8.2 Restore (3) arched south windows and frames at 2nd floor of SE tower (FY23)			Contingency Alternate				\$20,000
8.3 Provide new large arched east window at 3rd floor of SE tower (FY22 - Alt. 2)		\$15,000					
8.4 Provide new large arched south window at 3rd floor of SE tower (FY23)			Contingency Alternate				\$15,000
8.5 Provide new small attic window sash and frame at east attic gable (FY23)			included in 8.7				\$5,000
8.6 Provide new aluminum storm windows at 2nd floor of Keshet tenant space (FY23)			\$65,000				\$65,000
8.7 Restore existing wood windows and frames at 2nd floor Keshet tenant space (FY23)			\$135,000				\$135,000
8.8 Provide steel door and doorframe at new Elevator Machine Room (ARPA)				move to revised FY23	included in 4.5		
8.9 Provide new paneled wood doors and frames in two accessible restrooms (ARPA)				move to revised FY23	included in 4.5		
8.1 Remove and reinstall interior double doors in Social Hall at higher location (FY22)		included in 3.2					
Subtotal							
09 - Finishes							
9.1 Provide wood-framed partitions for new accessible restrooms on main floor (ARPA)				\$60,000 for (2) restrooms	\$52,217 for 2nd restroom (contingency item)	\$65,915 for 1st restroom (contingency item)	
9.2 Provide gypsum wallboard on walls of new restrooms and elevator hoistway (ARPA)				move to revised FY23	included in 9.1		
9.3 Paint new gypsum wallboard walls & ceilings of restrooms and elevator hoistway (ARPA)				move to revised FY23	included in 9.1		
9.4 Paint all new restroom & elevator doors, doorframes and trim (ARPA)				move to revised FY23	included in 9.1		
9.5 Prime and paint all 2nd floor Keshet tenant space exterior windows (ARPA)			included in 8.7				included in 8.7
9.6 Paint rehabilitated basement entry door and frame at north side (FY22)		included in 2.5					
9.7 Paint new concrete floor slab in Social Hall		included in 3.2					
9.8 Provide ceramic tile walls and floor surfaces in (2) accessible restrooms (ARPA)				included in 9.1	included in 9.1	included in 9.1	
Subtotal							

OVERVIEW OF CURRENT WORK SCOPE & BUDGETS	(A) \$49,500	(B) \$494,000	(C) \$425,000	(D) \$486,000	(E) \$425,000	(F) \$486,000	(G) \$469,800
DIVISION	Somerville CPA FY21	Somerville CPA FY22	Somerville CPA FY23	Somerville ARPA	Somerville CPA FY23	Somerville ARPA	Somerville CPA Future Grant Work Scope to be Completed
14 - Vertical Transportation							
14 Provide (1) holeless 3-stop elevator & EMR; no hoistway (revised ARPA cost est.)						\$245,875	
14 Provide (1) holeless 3-stop elevator, EMR and hoistway structure (original ARPA cost est.)				\$300,000			
Subtotal							
16 - Electrical and Lighting							
16 Provide new electrical service to building for new elevator (revised ARPA cost est.)						\$97,756	
16 Provide electrical circuits and outlets for (2) accessible restrooms (ARPA)				included in 9.1	included in 9.1	included in 9.1	
16 Provide electrical service and outlets for future elevator (ARPA)				not in contract work scope			
16 Provide light fixtures, exhaust fan and fire alarms in (2) new restrooms (ARPA)				included in 9.1	included in 9.1	included in 9.1	
Subtotal							
22 - Plumbing							
22 Provide new plumbing services to (2) new accessible restrooms on main floor (ARPA)				included in 9.1	included in 9.1	included in 9.1	
22 Provide new toilets, sink and fixtures in (2) accessible restrooms (ARPA)				included in 9.1	included in 9.1	included in 9.1	
Subtotal							
32 - Exterior Improvements							
32 Provide new concrete sidewalk to new accessible basement entry (FY22)		included in 2.1					
32 Provide new concrete site stairs along north property area (FY22)		included in 2.1					
32 Provide concrete retaining wall at new accessible basement entry (FY22)		included in 2.1					
32 Provide new retaining wall at abutting north property line and driveway (FY22)		included in 2.1					
33 Provide seeded lawn, trees and other landscape elements (FY22)		included in 2.1					
Subtotal							
SCOPE OF WORK COST	\$44,500.00	\$391,510.50	\$308,000.00	\$360,000.00	\$301,245.00	\$343,631.00	\$348,000.00
General Requirements (included in above line items)							
Overhead and Profit (included in above line items)							
Payment and Performance Bonds (included in above line items)							
CONSTRUCTION TOTAL	\$44,500.00	\$391,510.50	\$308,000.00	\$360,000.00	\$301,245.00	\$343,631.00	\$348,000.00
20% Contingency		\$57,000.00	\$61,600.00	\$72,000.00	\$65,355.00	\$90,824.00	\$69,600.00
12-15% Architectural & Engineering Fees	\$5,000.00	\$45,600.00	\$46,200.00	\$54,000.00	\$49,400.00	\$51,545.00	\$41,760.00
3% Project Management Fee			\$9,200.00		\$9,000.00	\$10,309.00	\$10,440.00
PROJECT COST TOTAL	\$49,500.00	\$494,110.50	\$425,000.00	\$486,000.00	\$425,000.00	\$486,000.00	\$469,800.00