

CITY OF SOMERVILLE, MASSACHUSETTS  
KATJANA BALLANTYNE, MAYOR

**MEMORANDUM**

**TO:** Roberta Cameron

**FROM:** Arn Franzen, Project Manager

**DATE:** 7/18/23

**SUBJECT:** PSUF off-cycle priority funding request for Henry Hansen Park

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With this memorandum, the City of Somerville Department of Public Space and Urban Forestry (PSUF) is submitting an off-cycle request for **\$411,776** in additional CPA funds for the construction of Henry Hansen Park. We are submitting this request now because the project is going out to bid shortly and the funding will need to be confirmed beforehand.

Because the CPC awarded construction funds to Henry Hansen Park previously, a full application is not required and this memorandum amending the earlier award was determined to be the best means of requesting additional funding.

Background: In 2017, the CPC awarded funding to the Department of Veterans Services for the landscape design of Henry Hansen Park. At that time, construction costs of the park were estimated at “potentially \$500,000.” After PSUF assumed responsibility for the project in 2022, the estimated construction cost had increased to \$725,330.

The 2022 construction estimate was based on an early post-covid pandemic cost estimate with a standard escalation factor for 2023. That budget seemed reasonable and PSUF applied for a Parkland Acquisitions and Renovations for Communities (PARC) Grant for \$375,224 and a CPA request for \$350,000. Both amounts were awarded.

Since the time of the last estimate and the submission of the two funding applications, both the City and CBA Landscape Architects have noted a significant increase in construction costs, and we strongly feel that the current estimate for the construction budget is too low.

Budget factors for consideration:

- Many of the construction estimates were based on pre-covid pandemic construction costs.
- The construction plans are still under development, and the costs for all items were not fully anticipated. CBA is continuing to work on the design and the engineering details.
- Subconsultant Engineering costs for the large memorial wall and other features were not adequately addressed.
- The current construction budget includes costs for construction administration. These costs were included in this budget to amend the CBA design contract and are not typical of most construction budgets.
- The project contingency of 10% was too low for a project of this scope.
- Some aspects of the construction will not be known until the demolition begins. Factors include unknown subsurface conditions and potential issues which may arise when the large slope is excavated just below the abutter's residence.
- Recent contractor bids submitted on other projects, like the Benjamin Brown Schoolyard renovation, have come in much higher than anticipated.

Schedule:

- A requirement of the PARC Grant is that all funds be expended before June 30, 2024.
- CBA's 2017 Design contract was recently amended and extended, and they are working to finish the engineering and construction details.
- The City will issue an Invitation for Bids (IFB) in late summer so that a contractor can be selected, and the work can start in the fall of 2023.

Summary:

PSUF staff and CBA Landscape Architects agree that additional funding will be necessary to complete the Henry Hansen Park as designed. Based on our recent experience, we believe that a safe construction cost estimate, including a 20% cost contingency, is: **\$ 411,776.00.**

Please see the following budget with a breakdown of the estimated costs. Thank you for your consideration.

Sincerely,

**Arn Franzen**  
**Senior Project Manager**  
**Public Space and Urban Forestry**  
**Mayor's Office of Strategic Planning**  
**& Community Development**  
afranzen@somervillema.gov

**Henry Hansen Memorial Park Off-Cycle Request  
July 2023 - Revised Cost Estimate**

Estimate provided by Senior Project Manager Arn Franzen

<b>Demolition and Site Preparation</b>	\$	<b>60,000.00</b>
Mobilization, demolition, removals and disposal.		
<b>Paving and Edging</b>	\$	<b>272,000.00</b>
Concrete seat wall, pavement, concrete stairs, sidewalks, concrete stairs, furnishings installation pads, precast pavers.		
<b>Furnishings, Fencing, and Restoration</b>	\$	<b>92,000.00</b>
Big Belly containers, handrails, chain link fence, wood bench, café tables, tree grate.		
<b>Utilities and Lighting</b>	\$	<b>102,000.00</b>
Lights, Electric Cabinet, Water Cabinet Catch basin, Drain, Drain line Electric Conduit, Water line Drinking Fountain/Bottle Filler		
<b>Memorial Elements</b>	\$	<b>125,000.00</b>
Graphics Panel, flagpole, concrete form liner, Relocation of current memorial, plaques.		
<b>Plantings, Pruning, and Topsoil</b>	\$	<b>60,000.00</b>
New trees, Loam and Sod Perennial bed Arborist Irrigation System		
<b>Bond, Overhead, profit</b>	\$	<b>220,000.00</b>
<b>Construction Administration</b>	\$	<b>16,000.00</b>
<b>Total Cost</b>	\$	<b>947,000.00</b>
<b>2023 Contingency (20%)</b>	\$	<b>190,000.00</b>
<b>TOTAL with contingency</b>	\$	<b>1,137,000.00</b>
<b>PARC Grant Award</b>	\$	<b>(375,224.00)</b>
<b>Current CPC Award :</b>	\$	<b>(350,000.00)</b>
<b>Additional CPC Funding Requested:</b>	\$	<b>411,776.00</b>