

To: CPC committee  
Cc: Roberta Cameron  
From: Marcia Hannon  
RE: Request for additional CPA Historic Resources funding- 181 Broadway House  
Date: September 19, 2022

.....

**Background:**

Cascap was awarded CPA funding for Historic Resource funding for 181 Broadway for the replacement of windows and exterior carpentry work. Cascap Inc. is a non-profit owner and developer of 100% affordable housing in Somerville, Cambridge, Newton, Lowell, and Watertown. Many of our properties have supportive services.

181 Broadway is a group home for young adults with psychiatric disabilities and has 24-hour staffing through a DMH provider. Operating subsidies are through the HUD 811 program, but these subsidies have been insufficient to meet the building's capital needs.

The CPA contract was signed in August 2021.

The 181 Broadway project initial budget of \$193,778 included three parts:

- Exterior work \$143,100 total.
  - Window replacement with Historically appropriate and energy saving windows, and carpentry work- funded through the CPA.
  - \$120,700 was funded through CPA. \$22,400 was funded through non cpa funds for painting
- New common kitchen \$25,961-
  - funded through the Sponsor loan and Replacement reserve fund
- Improved handicapped accessibility \$10,282
  - Garfield St. entrance with an automatic door opener \$10,282: funded through Sponsor loan.
- Contingency \$14,310

**Progress Report**

Since receiving the CPA funding, we have worked with contractors to address this scope within this budget. During this time however, construction costs have increased significantly, and we determined that larger sections of the trim and siding had to be replaced rather than repaired.

A copy of the new construction costs based on a quote from Ironfish construction, with additional information from the Wingate construction team is attached.

**Need for Off cycle funding**

The historically appropriate window approved by City of Somerville Historic Planner is a Pella two over two energy efficient window. Since these will be custom sized windows, the delivery time for this window is now an astonishing 30-38 weeks. We are therefore asking for off cycle funding so we can start this work during summer 2023. The work is all exterior and will involve replacing forty windows.

**Updated timeline:**

Award of additional CPA funding:	Oct 2022
Finalize construction contract:	Oct -Nov 2022
Order custom windows:	Nov 2022
Delivery of custom windows:	July/August 2023
Completed:	Sept/Oct 2023

**Request for additional CPA funding**

We are requesting approval for additional CPA funding in the amount of \$60,155 to meet the increased costs. We are increasing our overall contribution of owner based funded. The replacement reserve funds however, have not increased as we had anticipated, due to other, immediate capital needs and we have offset the reduction in replacement reserve funds with a sponsor loan.

The new total project budget is \$280,525 with \$185,280 for the CPA Grant Funds Budget, and \$95,245 in non- CPA funded project costs.

**Attachments:**

CPA budget updated  
Ironfish Construction quote and email  
Wingate construction team painting estimate  
Photos  
Owner funds: Replacement reserve and Sponsor loan

Community Preservation Application Budget Form					
<i>Please use this format to submit your budget report - add additional lines as needed.</i>					
*Soft costs line items (design and non-construction costs) may NOT TO EXCEED 15% of GRANT AWARD					
*Project Management may NOT TO EXCEED 15% of GRANT AWARD					
<b>181 Broadway House</b>		<b>Date:</b>			
<b>Historic Resources updated budget and request</b>		September 19,2022			
<b>Cascap Inc. applicant</b>					
<i>Please list your sources of funding for this project</i>					
<b>SOURCES OF INCOME</b>					
SOURCE	AMOUNT	STATUS (in-hand or applied)		Change since initial budget	Notes
CPA funding awarded	\$125,000	in hand			
Replacement reserves	\$40,000	in hand		(16,785)	Replacement reserves: draws on reserve have reduced available funds
Sponsor contribution	\$11,993	in hand			
<b>Additional CPA funding</b>	<b>\$60,155</b>	<b>requested</b>		<b>60,155</b>	increased costs of materials, labor, and increased replacement of trim&Siding
Additional Sponsor contribution	43,377	in hand		31,384	Sponsor loan increased from \$11K to \$43K to address painting costs and additional needs
<b>TOTAL</b>	<b>280,525</b>			<b>74,754</b>	
<i>Please explain your project costs and explain where CPA grant funds will be used</i>					
<b>USES / EXPENSES*</b>					
	CPA GRANT FUNDS BUDGET	NON- CPA- FUNDED PROJECT COSTS	TOTAL PROJECT COSTS	change since initial budget	
<b>Soft costs line items (design and non-construction costs)</b>					
no soft costs have been requested in this budget					
<b>Building/Construction line items</b>					
<b>Exterior work</b>					
window replacement	67,650		67,650	290	Replacement of existing windows (40) with historically accurate 2 over 2 Pella Windows. supplies and labor, and additional areas where siding trim must be replaced rather than repaired.
Exterior trim and siding	102,342		102,342	49,002	
painting	4,442	39,981	44,423	22,023	Increased costs due to increased cost of labor. Averaged \$46,188 construction and \$42,658 Ironfish
<b>Subtotal exterior work</b>	<b>174,434</b>	<b>39,981</b>	<b>214,415</b>	<b>71,315</b>	
<b>Kitchen- new commercial kitchen and appliances</b>		<b>32,000</b>	<b>32,000</b>	<b>8,271</b>	Increased cost of labor and materials
<b>Improved HA accessibility- auto door opener</b>		<b>12,544</b>	<b>12,544</b>	<b>2,262</b>	increased cost of labor and materials
<b>subtotal</b>	<b>174,434</b>	<b>84,525</b>	<b>258,959</b>	<b>81,848</b>	
<b>CPA Signage (Grant requirement)</b>					
	<b>\$125</b>		<b>\$125</b>	<b>\$125</b>	
<b>Contingency (no more than 10%)</b>					
Contingency	10,721	10,721	21,442	7,132	
<b>TOTALS</b>	<b>185,280</b>	<b>95,245</b>	<b>280,526</b>	<b>86,748</b>	Initial budget was \$193,778 total
***Please round numbers and do not use cents					
<b>PLEASE NOTE:</b>					
- Your budget must be specific to your project.					
- All CPA grant funds must be spent on the scope of work you have defined in this budget.					
- If using an estimate from a contractor, please breakdown your estimates by line item. Do not submit a lump sum line item on this form.					
- All eligible costs must be allowable under the CPA statute.					
- Please contact CPA staff if you have any questions on this budget form.					



HRI- 181 Broadway  
181 Broadway  
Somerville, MA 02145

September 12th, 2022

Project: Exterior Renovation

Iron Fish Construction will furnish all labor, materials, and supervision as specified in the scope listed below.

**Scope of Work:**

The work will generally be defined as Exterior Renovation

- Provide and install 40 Pella Architectural Series with Black aluminum clad on exterior side. **(30- 38-week lead time)**
- Remove and replace specified siding and trims
- Paint exterior as specified
- Price to be confirmed upon ordering of windows however confidence level is high based on verbal quote per window from manufacturer

---

**Total Cost** **\$212,650.00**

**Project Specific Clarifications:**

- Any additional items past the above scope will require an approve written change order prior to the start of work.
- All unidentified conditions will be an additional cost and approved prior to the beginning of the work.
- Repairs to sheathing, framing and any other areas outside areas specified by HRI are excluded from this quote
- This quote is to be used for budgetary purposes until window price can be confirmed.

**Project Specific Exclusions:**

- Project related items outside the above written scope of work.

**ACCEPTANCE OF PROPOSAL**

Please note, any alteration or deviation from the specification involving extra costs will be executed only by written orders, and will become an extra charge over and above the price contained in this proposal. Our proposal may be withdrawn if not accepted within 30 days.

The terms, conditions, specifications and estimate as detailed are satisfactory and are accepted. You are authorized to do the work as specified.  
Payment will be made in full within 30 days of receipt of invoice.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The information contained in this proposal is proprietary to Iron Fish Construction and is provided to the recipient for internal evaluation purposes only. The distribution or disclosure of the information to any third party without the expressed written permission of Iron Fish Construction is prohibited.

Iron Fish Construction  
3330 Washington Blvd, Suite 200 Arlington VA 22201



**From:** Mike Vacchio  
**Sent:** Friday, September 16, 2022 9:33 AM  
**To:** Marcia Hannon <[mhannon@cascap.org](mailto:mhannon@cascap.org)>  
**Subject:** FW: Broadway

Please see below

Paint- \$42,658  
Siding- \$51,171  
Trim-\$51,171  
Windows-\$67,650

**Mike Vacchio**

Iron Fish Construction, LLC | Regional Vice President - Northeast

**Address** 1 Applehill Lane | Lynn, MA 01904

**Mobile** (781)-484-7512

**Email** [mvacchio@ironfishconstruction.com](mailto:mvacchio@ironfishconstruction.com) **Website** [www.ironfishconstruction.com](http://www.ironfishconstruction.com)



Take off Information for:		Owens Construction													
		181 Broadway Somerville, MA								prep	first	second		first	second
area	Measure	Front	Right	Back	Left	dimension	number of	Total	appl rate	time	coat	coat	material	coat	coat
							units/blocks	dimension		labor	labor	labor	rate	material	material
												60%			60%
Siding Prep	each	1200	1800	1200	1800	6000	1	6000		85.71428571					
wash	area	1200	1800	1200	1800	6000	1	6000		15					
E1 soffit	lin ft	0	0	0	0	0	1	0			0	0	200	0	0
E2 soffit	lin ft	300	0	0	0	300	1	300			10	6	200	1.5	0.9
siding	area	1200	1800	1200	1800	6000	1	6000			30	18	300	20	12
facia	lin ft	4000	0	0	0	4000	1	4000			80	48	400	10	6
downspouts	lin ft	0	0	0	0	0	1	0			0	0	500	0	0
porch ceil	area	0	0	0	0	0	1	0			0	0	250	0	0
Windows	1.3	60	0	0	0	60	1	60			30	18	20	3	1.8
Decks	area	0	0	0	0	0	1	0			0	0	250	0	0
Doors	1.3	2	1	0	0	3	1	3			1.5	0.9	15	0.2	0.12
Columns	each	0	0	0	0	0	1	0			0	0	40	0	0
metal rails	lin ft	0	0	0	0	0	1	0			0	0	150	0	0
wood rails	lin ft	0	0	0	0	0	1	0			0	0	150	0	0
Chimney	each	0	0	0	0	0	1	0			0	0	17	0	0
Shutters	each	0	0	0	0	0	1	0			0	0	17	0	0
Bulkheads	each	0	0	0	0	0	1	0			0	0	17	0	0
Door frames	simple	0	0	2	0	2	1	2			0.5	0.3	20	0.1	0.06
									<b>Sub</b>	<b>101</b>	<b>152</b>	<b>91</b>		<b>34.8</b>	<b>20.88</b>
Standard Prep	8%								<b>Prep</b>	<b>28</b>			Round Up	56	
Setup	5%								<b>Setup</b>	<b>17</b>			cost/gal	55	
													mat cost	3080	
									<b>Ttl hours</b>	<b>389</b>					
									<b>avg wage</b>	<b>50</b>					
									<b>lab cost</b>	<b>19,431.16</b>					
									<b>mat cost</b>		<b>3,080.00</b>				
									<b>ss cost</b>		<b>582.93</b>				
									<b>rental</b>	<b>\$ -</b>					
									<b>subttl costs</b>						
									<b>GM</b>						
									<b>charge</b>						
									<b>contract</b>	<b>46,188.19</b>					
									<b>GM\$ Ttl</b>						
									<b>GM %</b>						
									<b>GM \$/hr</b>						
									<b>Total</b>						
													<b>Range \$/sf</b>		
													\$6	\$36,000.00	
													\$7	\$42,000.00	
													\$8	\$48,000.00	
													<b>Actual</b>	<b>\$7.70 \$ per SF</b>	

# Crew	4
# Days	13

Ttl hours	389
avg wage	50
lab cost	19,431.16
mat cost	3,080.00
ss cost	582.93
rental	\$ -
subttl costs	0
GM	
charge	
contract	46,188.19
GM\$ Ttl	
GM %	
GM \$/hr	

Pass-through Cost

<b>Range \$/sf</b>
\$6 \$36,000.00
\$7 \$42,000.00
\$8 \$48,000.00

Actual **\$7.70 \$ per SF**

181 Broadway



Front facing  
Broadway St.





Window replacement with historically accurate, energy efficient windows  
Carpentry work to address exterior





# Broadway façade moving clockwise







Front: damaged trim, water table, siding. Move downspout to the front corner.





# Façade B

Moving towards the backyard





Façade facing Garfield st.





Page 1  
Statement Period  
From 08/01/2022  
Thru 08/31/2022

Enclosures 0

At CSB, we treat every customer like our only customer.

CSHD3 INC  
REPLACEMENT RESERVE ACCOUNT

-----Commercial Savings-----

Account		YTD Withholding	0.00
		YTD Interest	13.82
<b>Date</b>	<b>Description</b>	<b>Amount</b>	<b>Balance</b>
08/01	Beginning Balance		60,282.61
08/15	Deposit Monthly RR Deposit	1,417.00	61,699.61
08/31	Interest Credit	2.59	61,702.20
08/31	Ending Balance		61,702.20
	Annual Percentage Yield Earned (Apy-E)	0.05%	
	Interest Earned This Statement Period	\$2.59	

CAMBRIDGESAVINGS.COM

888.418.5626

MEMBER FDIC | EQUAL HOUSING LENDER





810 Memorial Drive, Ste 107  
Cambridge, Massachusetts 02139

Phone: 617.492.5559 Fax:  
617.492.6928

TTY: 617.764.3025 www.cascap.org

September 19, 2022

Roberta Cameron  
Community Preservation Act Manager  
Mayor's Office of Strategic Planning and Community Development  
City of Somerville  
City Hall  
99 Highland Avenue  
Somerville MA 02143

RE: 181 Broadway House, Request for additional CPA funding in the amount of \$60,155

Dear Ms. Cameron,

This letter is to confirm the Sponsor's commitment to the 181 Broadway House project that is partially funded through the Community Preservation Act (CPA). As you know 181 Broadway is an important resource for the community, providing affordable housing for those with psychiatric disabilities. The Historic Resources funding will enable us to restore the exterior and windows, with historically appropriate, energy efficient windows and exterior carpentry work.

We will provide Sponsor funding for the project, as is detailed in the updated budget.

We greatly appreciate the City of Somerville's commitment to historic buildings and affordable housing.

Sincerely,

Jane Carbone  
Authorized Representative  
CSD3 Inc., non-profit ownership entity for 181 Broadway St.  
Cascap Inc., non-profit parent company and applicant