



JOSEPH A. CURTATONE
MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING CYCLE APPLICATION COVER PAGE

1. PROJECT INFORMATION

PROJECT NAME: _____

PROJECT LOCATION: _____

LEGAL PROPERTY OWNER OF RECORD: _____

ONE SENTENCE DESCRIPTION OF PROJECT: _____

Please indicate (X) all categories that apply to this project (minimum of one) in the chart.

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation				
Support				
Rehabilitation/Restoration				

ESTIMATED START DATE: _____

ESTIMATED COMPLETION DATE: _____

CPA FUNDING REQUEST: _____

TOTAL BUDGET FOR PROJECT: _____

2. APPLICANT INFORMATION

APPLICATION NAME / ORGANIZATION: _____

CO-APPLICATION NAME / ORGANIZATION: _____

CONTACT PERSON: _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

3. SIGNATURES

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) _____ Signature _____ Date _____

Name (printed) _____ Signature _____ Date _____



JOSEPH A. CURTATONE
MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING CYCLE SUBMISSION REQUIREMENTS CHECKLIST

Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

GENERAL:

- Application Cover Page (form provided)
- Submission Requirements Checklist (this form)
- Narratives (prompts provided)
- Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources
- Grant and Trust Funds Disclosure Form (form provided)
- Campaign Contribution Mandatory Disclosure and Certification Form (if requesting \$50,000 or more in CPA funds)
- Ordinance to Safeguard Vulnerable Road Users Acknowledgement

FINANCIAL:

- Budget Summary (form provided- construction projects must include cost for permanent CPA dedication sign)
- Itemized budget of all project costs, including the proposed source for each cost
- At least two written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- Proof of secured funding (e.g., commitment letters or bank statements), if applicable

VISUAL:

- Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- Photos of the project site (not more than 4 views per site); include digital copies

OWNERSHIP/OPERATION (NON-CITY):

- Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant
- City has signed on as a co-applicant for community projects proposed on City land.
- Certificates of Good Standing from the [City](#) and the [State](#), if applicable
- 501(c)(3) certification, if operating as a non-profit
- Purchase and sale agreement or copy of current recorded deed, if applicable

COMMUNITY SUPPORT (RECOMMENDED):

- Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials

HISTORIC RESOURCES PROJECTS:

- Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- Photos documenting the condition of the property

- Report or condition assessment by a qualified professional describing the current condition of the property, if available.

PLANS AND REPORTS (IF AVAILABLE; SUBMIT DIGITAL COPIES ONLY)

- Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests
- Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies).

FY2019

ArtFarm CPA Narrative

Project Description

Describe the project, including the project location and the property involved.

ArtFarm is a community-wide effort to transform a contaminated 2.1 acre waste transfer site at 10 Poplar Street into a unique creative common. ArtFarm launched in 2014 in response to the Mayor's desire to "activate the space." Initial meetings conducted with the Brickbottom community and the general arts community elicited a desire for a place where locally-imagined programs could use art, performance, urban agriculture, micro and culinary entrepreneurship, green technology, and community-building to address the City's challenges, celebrate its diversity, promote cultural expression as an economic driver, and enrich the experience of living in Somerville. As the community process unfolded, a design was created with these elements:

- Flexible indoor space ("ArtBarn") that includes a large performance/event area, café/culinary entrepreneur space, and a backstage;
- Flexible outdoor space for events, festivals, informal gatherings, and passive recreation;
- Growing space (greenhouse and raised beds) that can sustain connections among local growers, Somerville's Mobile Market, and a new community garden.

In FY 2017, the Somerville Arts Council applied for CPA funding to fund the ArtFarm. Funding was not granted because of the temporary nature of the project. In the fall of 2017, a commitment was made by Mayor Curtatone to dedicate the entire site as a permanent open space with the condition that part of the site accommodate a crucial piece of stormwater infrastructure. A letter was sent to the Brickbottom community outlining the next steps in the project; and management of the design and construction shifted to the Parks & Open Space and Capital Projects & Planning Departments and another CPA application was made in FY2018. A community meeting was held in May of 2018 (see attached slide show) to present the near final design, and the City is working toward bidding the first phase of the project in early 2019 and assembling a funding package to complete the entire project. CPA funding will enable the completion of the ArtFarm, which will be the fifth largest open space in the City and adds 2.1 acres of unique open space to the City's network in a part of the city that has been traditionally underserved by open space.

While the program of the ArtFarm has not changed, the following items have evolved since CPC's review of the initial 2017 application:

- In conjunction with the Engineering Division, the southern half of the site will be the location of an important piece of municipal storm water infrastructure. As part of the negotiation with the MBTA, a decision was made to allow the City's storm water infrastructure to connect to MBTA storm water pipes. This enables the City to: separate the storm water from the sewer water that is treated at Deer Island, thereby saving the City millions of dollars in water treatment fees; build capacity in an extremely outdated sewer and storm water system; and move a step closer to municipal sustainability goals. This engineering project will take the form of an underground storage tank and an above the ground pump house and will be designed in a way that is harmonious with the ArtFarm. Additionally, it offers a unique educational opportunity that is very much in the spirit of the "laboratory" that the ArtFarm was envisioned to be. It also co-locates an important gray infrastructure under an important piece of green infrastructure: a city park. Because of the complexity of these elements, construction phasing on the project must be carefully coordinated.
- In the public meetings, the community expressed a desire for park elements that were value engineered because of constraints on the temporary-use of, and the available financing for, the project. Now that the project will be permanent, there are opportunities to acquire funding and to add park elements into the project that serve to create a destination when the site is not activated by an art events. With this new reality, the design team is adjusting the design to assure compliance with the American with Disabilities Act, improve and expand the walking path, add permanent seating, more plantings, discovery elements, and amenities that serve for community gathering. In a phrase, they are "putting the park back into the farm."

Why is this project needed? How does it preserve and enhance the character of Somerville? How does the project benefit the public? What population(s) will it serve?

ArtFarm responds to the goals of SomerVision, Somerville's Comprehensive Plan (2010-2030). These include:

- 125 new acres of programmable open space (p.154);
- Increased recognition of Somerville as a center of arts and creativity (p.20);
- Ensuring that Somerville has a mix of spaces for creative production, performance and exhibition, and that art is incorporated into the built environment (p.20);

- Helping local arts institutions such as theatres, film and art festivals, museums and libraries to succeed, network and grow (p.20); and
- Designing and maintaining a healthy and attractive public realm (e.g., streets, sidewalks, and other public spaces) that fosters community connection (p.68).

Since SomerVision's completion, the Arts Council has held two charrettes (November 2013 and March 2014) on ArtFarm design with 73 participants. Participants pointed to Somerville's extremely limited public performance and gallery space—a 900 seat theater used primarily for movies, a 395 multi-purpose room at the Armory, one room in a church (the Nave Gallery), one room in a house (the Nave Annex, now closed) and two display windows in a CVS. They also called for space that was flexible, combined form and function, and took a broad view of what art really is.

During a second round of public meetings held during the winter and spring of 2015, more than 300 residents, non-profit organizations, civic groups, and local government representatives participated in seven planning and design meetings. The outcome of these meetings established four core principles by which ArtFarm's utility is grounded to serve the Somerville community: economic development, community utility, arts and culture, and environmental stability. These core principals still serve the projects larger goals and can be viewed here: www.somervilleartscouncil.org/artfarm

ArtFarm is also adjacent to, and inclusive of, Brickbottom, a light-industrial district includes two key artists' spaces: the Brickbottom Artist's Cooperative and Joy Street Studios. The physical space and the programming generated are poised to bridge the Union Square and East Somerville communities. This transformative year-round facility will serve Somerville's local open space needs, while engaging the region in a unique arts-focused place .

In addition to serving SomerVision goals, the site will also meet many of the goals of the [2016-2023 Open Space and Recreation Plan](#) (p 111), with the top priority being the acquisition of open space. The project will add 2.1 acres of new open space, will assure accessibility for persons with disabilities, incorporate sustainability into parks and support the need for community gardens.

The ArtFarm also serves Somerville's growing urban agriculture community. The Arts Council, Shape Up Somerville(SUS) and Groundwork Somerville (GWS) have created an initiative focused on "World Crops " which hires local immigrant growers as mentor farmers teaching the GWS youth how to grow culturally appropriate produce. These crops are then distributed through SUS's mobile market. Additionally, the Arts Council and Shape Up Somerville have received two Mass Department of Agricultural

Resources grants to build a greenhouse, develop the World Crops growing bed, and to purchase a walk-in cooler to ensure that produce distributed via the City's Mobile Market does not spoil. All of these elements are currently operating at the ArtFarm.

How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan, including how the project incorporates sustainable practices and design?

Components of the project that align to specific priorities in the Community Preservation plan include:

- The demonstrated ability to leverage outside financial and program support of the foundation, non-profit, and arts community.
- CPA support will make the site fully ADA compliant.
- Aligns with the goals of blended proposals. As a unique open space project focused on Arts programming, the site will offer passive recreation and urban agriculture for a broad public use.
- The project has the potential to provide transformational change with the Brickbottom area. The site will provide open space and programming space for current and future residents in the area, which will be within ½ mile from the proposed Green Line station at Washington Street. The design and future use will create a catalyst to spur private development in the area, while securing a large open space for residents.

Sustainable practices and design

Throughout its decades of industrial usage, and now since the demolition of the waste transfer building in early 2014, no significant landscape improvements have marked the ArtFarm site or its edges. The site is paved and surrounded with eight-foot high fences. While initial plans preserved some of the site's industrial remnants as a budget necessity, the adjusted plan will look to reverse the course of the site by including more park elements. Planned site improvements will signal the opening of the location to the outside, welcoming the public to enjoy this unique outdoor space and explore its facilities. The focus of our work is to make the site safer, greener, and more accessible.

The removal of the site's most heavily concentrated areas of soil pollution have already occurred and all legal and safety precautions are being followed. The extent of soil contamination necessitates that any agricultural use of the site require imported soil in raised beds. The new community gardens will be built safely and become one of the city's largest community gardens. As an agricultural site it will be farmed by a

combination of community, nonprofit and commercial farmers, allowing for knowledge sharing in an unprecedented way.

Concerns over the site's air quality on future visitors prompted Somerville Arts Council to commission a study by Tufts PhD candidate Matt Simon. The report found air quality to be well within National Ambient Air Quality Standards, yet elevated in some categories particularly during weekday rush-hour times on low-wind days. In addition, a wind analysis identified local and regional sources of pollutants, including Interstate 93, the MBTA maintenance facility; the McGrath elevated highway and the commuter rail. The report's findings and recommendations influenced building siting and the design of a vegetated air-quality buffer conforming to industry best practices. In particular, we intend to plant a large vegetated air-quality buffer with over 200 deciduous and evergreen trees and shrubs. The Tufts report suggests that the buffer's effectiveness in limiting pollutant exposure to visitors would likely be minimal, but this living infrastructure offers additional environmental benefits including reductions in air temperature, storm water uptake, carbon fixation, and wildlife habitat.

The ArtFarm's edges will be transformed to create a highly visible and physically accessible site. New sidewalks will be constructed along Poplar and Linwood Streets, street trees added, and the neighborhood will benefit greatly. Along the surface road flanking McGrath Highway, a new walk will connect the newly constructed bus stop to the ArtFarm site. Accessible parking stalls, re-grading along the site's edge, a main recreational walking path that meanders through a lush park, a plaza gathering area at the ArtBarn, and areas to gather and sit quietly will have innumerable benefits to the adjacent neighborhood.

Environmental sustainability plays a key role as one of the four pillars of the Somerville project. ArtFarm will be a living laboratory for urban sustainability thinking, while engaging the community in a variety of eco strategies that consider the characteristics of an urban environment in a changing climate. It is designed with efficiency in mind, utilizing low-energy heating systems, passive cooling strategies, and conditioned multi-use spaces that are flexible, and require minimal space for maximum use.

Food production and resource management is central to ArtFarm. Composting of food and garden waste, recycling and reclaiming of materials will all be incorporated into the site planning and program. The existing brownfield site will be remediated, providing opportunities for inter-generational, inter-cultural, healthy activities while improving air quality with a vegetated buffer and ample room for growing food.

Water systems are essential to ArtFarm; the project will continue to collect rainwater for irrigation (as it does in the greenhouse), and provide site features that absorb as much storm water as possible. The site is currently over 95% impermeable. Planned de-

paving will increase site permeability over 400%. This allows some of the storm run-off to be slowed down, to passively irrigate newly planted vegetation, and to infiltrate the ground rather than reaching the municipal storm sewer system. It is also an opportunity to highlight and educate visitors about the storm water infrastructure located below the site.

ArtFarm's site is designed to limit material and energy consumption and waste. As such, many of the site's existing pavements and the majority of the historic waste transfer site's building slabs will be re-used rather than sent to a landfill. Likewise, cut and fill will be balanced with the exception of the site's most contaminated soils.

Measuring Success

What are the goals of this project?

The overarching goals of ArtFarm is to create an active, year-round open space for use by the community, artists, urban growers, and the larger public who will engage directly or indirectly in these activities. Another core principal is that the site serves as a testing ground for municipal problem solving, from alternative energy, urban forestry responses to climate change, storm water mitigation or food security. The more the site provides social utility to organizations and the general public the more it will be a success. We have intentionally engaged other non-profits and community groups to participate in the success and utility of the site—these larger goals remain in our guiding principles.

How will the success of this project be measured?

Success will be measured in a number of ways. As an increase to the total open space acreage of Somerville, it is already a step toward meeting municipal goals. Providing parkland in a community without any is another important success. Retaining outside financial support is a validation to our goals and efforts remains key. Guiding a forward thinking open space project that supports arts, culture, and urban agriculture, will attract a large number of people. We will track: the number of community garden plots built/growers involved; the number of mentor farmers and youth enrolled in our World Crops initiative with Groundwork and Shape Up Somerville; the number of events, performance, and festivals held and the number in attendance.

Financial

Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. Describe any cost-saving measures to be implemented.

To date, ArtFarm has obtained \$953,656: \$460,000 from the Massachusetts Cultural Facilities Fund; \$415,000 from ArtPlace America to date; \$63,656 from the Massachusetts Department of Agricultural Resources; and \$15,000 from the National Endowment for the Arts. As a complement to CPA funding, another possible open space funding source is the Massachusetts PARC grants program that helps to finance many of the City's parks projects. We anticipate that CPA and PARC funding could cover a large percentage of the open space budget.

In 2015, the Somerville Arts Council began holding 3-5 performances and events on the site each year. In 2018 a number of music and dance events were held there included MUM and HONK! Arts Council events have introduced more than 10,000 people to the ArtFarm site. Previous events and festivals, produced with modest resources, have been highly successful because of the shared goals for the site. Artists, urban ag, Tiny House enthusiasts, musicians have all contributed energy and "in-kind" support beyond the modest stipends they have received. As more momentum is gained around the project and the site continues to be programmed with Art activities in 2018, it is hoped that fundraising can be another part of the funding package.

How was the total CPA funding request determined?

With a change to making the site permanent, we are proposing that the parks component of the budget be increased to 1.5-2 million dollars. (Refined budgets will improve these estimates.) This funding increase will fund additional design and the park elements mentioned above that aim to create a park within the City's parks network and a destination point in and of itself.

This request of \$1,000,000.00 for the open space is 25% of the overall total of approximately \$4,000,000.00 million. This CPA request will specifically support the park improvements on site to insure the site is fully ADA accessible, provide extensive passive recreation, urban agricultural, and community gardens for the community.

We have spent the past year working on specific program and design schematics (See full pdf). Through this work VJ Associates was hired to conduct a cost analysis for the entire build out. (See their pdf and addition pdf with phased total and budget.)

Will the project require funding over multiple years? If so, please provide annual funding requirements.

The plan is to use CPA funds to finish design and construction documents for the open space in 2018, and then to issue an RFP for construction to begin in Spring of 2019. Meanwhile during 2018, we will continue to assemble funding for the barn to ensure that both the building and the park will be put out to bid together. The project may need to

return to the CPA for an additional funding request. We will know more when the bids are received for the construction. (see budget summary form for TBD construction costs.) As mentioned prior, we have approximately \$938k secured for a 4 million total budget. We anticipate that the City will need to bond or fundraise from private sources an additional \$1.5 million.

How will the project be affected if it does not receive CPA funds or does not receive the full amount requested?

CPA funds are essential to the creation of the ArtFarm open space. Without CPA funds the project cannot move forward. With limited CPA funding, we will need to fundraise and seek additional support for construction of the open space. With full CPA support, and other support, this totality will get us to our open space goal. Additionally, CPA support shows a commitment to the project that can be leveraged to secure funds from other foundations for the entirety of the project.

Project Management

Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background? Provide any additional relevant information.

The applicant is the City of Somerville, specifically the Office of Strategic Planning and Community Development's Division of Parks & Open Space, the Somerville Arts Council, and Capital Projects & Planning. The inter-disciplinary team from the City includes various project managers and specialists for OSPCD, Capital Projects, Arts Council, and the Mayor's office. (See below)

Demonstrate that the applicant has successfully completed projects of similar type and scale or has the ability to complete the project as proposed.

The management of this project will be a multi-disciplinary one. Both OSPCD Parks and Open Space and Capital Projects have a track record of park development and large architectural built projects within the City. Project management for the open space will be conducted in Parks & Open Space division which is responsible for the renovation of the all the City's parks. The design team, Over_Under and specifically Brunner Cott Architects and GroundView Landscape Architects, have an extensive record of design and construction administration experience. GroundView is the design firm responsible for Somerville's Chuckie Harris and Symphony Parks. Additionally, the Arts Council has

a track record of program development and fundraising and arts programming to activate the site.

Shape up Somerville and Groundwork Somerville are directly involved with the World Crops Program. Green City Growers, a local urban agriculture businesses, is presently leasing and managing the green house. The community gardens will fall within the Conservation Commissions purview and the Arts Council, in partnership with other curators and producers, will continue to activate the space through a variety of outdoor arts and cultural events. The Somerville Arts Council has a 25-year track record of initiating, producing and supporting innovative arts events that attract people to Somerville and highlight the City's cultural and artistic assets.

Identify and describe the roles of all known participants, including the project manager.

Since the last CPA application, an OPM (Operator's Project Manager) has been hired to manage the project through Capital Projects & Planning. Rob Cassano is serving as the project manager with Luisa Oliveira from OSPCD Parks & Open Space as well as staff from the Engineering Department who are responsible for the storm water infrastructure. Gregory Jenkins, from the Arts Council, will continue to lead visioning, public engagement, fundraising and programming.

Since 2016, the City has employed the services of Over_Under design team, which includes the architecture/engineering services of Brunner Cott and landscape architecture services of Groundview. This design team, with City officials named above, will continue to work on the design of the project through bidding and construction in 2019.

Moving forward, the Over_Under team remains in contract to continue the design development work and finalize the project through construction documents and construction administration and a contractor will be selected through a competitive bid process. **This CPA request will fund only the construction of the open space.**

Describe the feasibility of the project and how it can be implemented within the timeline and budget included in this application.

Once funding is secured, we do not foresee any delays in implementing with the timeline. This project is ready to move forward.

Describe any known or potential barriers to the successful on-time commencement and completion of the project, including any permits or inspections required.

Once funding is secured, the procurement process for a contractor will begin in early 2019. We are optimistic that the bids will come in below our budget and that construction will begin in the Spring of 2019.

Describe any ongoing maintenance and programming required and who will be responsible for it.

Like all open space projects, we will work closely with the Department of Public Works to ensure the site is designed with existing infrastructure in mind concerning physical upkeep, snow removal (if deemed needed), and planned utility infrastructure.

Describe any permits, approvals, MAAB variance requests, or restrictions that are required for the project to go forward and the status for each.

All permits will be filled per any building and safety codes. Previously, per Mass Development requirements we have received approval from the Mass Historical Commission concerning approval via 950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH that the site does not hold “cultural significance” to deter development.

Note if the applicant has previously received CPA funds and if so, a concise summary of the impact of the previous CPA project.

The Parks & Open Space department has been the recipient of CPA funds for the Winter Hill Schoolyard has been completed in September 2018 and the Capital Projects & Planning Department has received funds for the West Branch Library renovation.

Historic Resources Rehabilitation Projects:

Not applicable

1. Describe how the proposed project complies with the U.S. Secretary of the Interior’s Standards for Rehabilitation, as required by the CPA legislation under the definition of rehabilitation.

2. Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

Accessibility Requirements

1. **Describe how the proposed project complies with all ADA/MAAB Regulations.**

The site design will be fully ADA compliant.

FY2019

ArtFarm CPA

Project Timeline

2018

- Design for storm water Infrastructure (South side of site)
- CPA Application

2019

- Jan/Feb RFB released for ArtFarm Construction: (North side of site)
- May: Construction begins on ArtBarn
- Anticipated 3 construction seasons (North Side)

Once stormwater is complete, south side of ArtFarm will be completed

Anticipated project completion Fall/Winter 2021



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MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY19 FUNDING CYCLE
BUDGET SUMMARY**

PROJECT NAME: _____

APPLICANT: _____

SUMMARY OF PROJECT COSTS						
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i>						
	PROPOSED SOURCE	EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	Somerville CPA					
2						
3						
4						
5						
6						
TOTAL PROJECT COSTS						
*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.						
** Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses						

EXPLANATION OF FUNDING SOURCES			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
1			
2			
3			
4			
5			



ASSOCIATES

35 Highland Circle, Suite 200 Needham, MA 02494

CONCEPT DESIGN

ART FARM

Somerville, MA

DRAFT

May 9, 2016



**CONCEPT DESIGN
ART FARM
Somerville, MA**

May 9, 2016

BASIS OF ESTIMATE

The estimate is based on the Concept Design drawings & documents prepared by Over-Under Architects.

Qualifications / Clarifications:

- 1 Labor costs included at local union rates.
- 2 The following mark ups area used:

General Conditions & General Requirements	8.00%
Insurance & Bond	1.50%
Building Permit	1.00%
Contractor's Overhead & Fee	4.00%
Design Contingency	5.00%
Phasing	8.00%
Construction Contingency	Excluded
Escalation Contingency - based on start of construction in 2016	3.50%
- 3 We assume all required municipal water is available at the property line. The water is to be served from dual services connected to a suitably sized water main that is part of a looped supply system.
- 4 The estimate assumes all long-lead items can be pre-purchased to meet schedule requirements.
- 5 The estimate is based on the premise that the design will meet all codes, laws, ordinances, rules, & regulations in effect at the time that the estimate was prepared. The estimate shall be adjusted should any discrepancies between design and the aforementioned codes, laws or ordinances result in, or require, an increase in the cost of the work.

The estimate excludes the following:

- 1 A-E Fees
- 2 Overtime
- 3 Hazardous materials abatement
- 4 Working in contaminated soils
- 5 Excavation in rock
- 6 Dewatering
- 7 Relocation / working around any fiber optic cables
- 8 Loose furniture and kitchen equipment
- 9 Loose technology equipment (i.e. Computers, Printers, Etc.)
- 10 Builder's Risk Insurance
- 11 Third party commissioning costs



**CONCEPT DESIGN
ART FARM
Somerville, MA**

SITE + BUILDING - COMPONENT SUMMARY

		Phase 1	Phase 2	Total
1. Foundations		118,704	0	118,704
2. Vertical Structure			150,000	150,000
3. Floor & Roof Structures		37,084	0	37,084
4. Exterior Cladding			93,606	93,606
5. Roofing, Waterproofing & Skylights			208,420	208,420
6. Interior Partitions, Doors & Glazing			50,723	50,723
7. Floor, Wall & Ceiling Finishes			41,143	41,143
8. Function Equipment & Specialties			29,130	29,130
10. Plumbing Systems		2,500	94,428	96,928
11. Heating, Ventilating & Air Conditioning		2,500	175,000	177,500
12. Electrical Lighting, Power & Communications		5,000	100,000	105,000
Total Building Construction		\$165,788	\$942,449	\$1,108,237
14. Site Preparation & Demolition		29,117	0	29,117
15. Site Paving, Structures & Landscaping		310,408	0	310,408
16. Utilities on Site		152,541	0	152,541
Total Site Construction		\$492,066	\$0	\$492,066
TOTAL BUILDING & SITE		\$657,854	\$942,449	\$1,600,303
<i>Markups</i>		<i>\$99,631</i>	<i>\$142,732</i>	<i>\$242,363</i>
General Conditions & General Requirements	8.00%	52,628	75,396	128,024
Insurance & Bond	1.50%	10,657	15,268	25,925
Building Permit	1.00%	7,211	10,331	17,543
Contractor's Overhead & Fee	4.00%	29,134	41,738	70,872
PLANNED CONSTRUCTION COST		\$757,485	\$1,085,181	\$1,842,666
<i>Contingencies & Escalation</i>		<i>\$131,568</i>	<i>\$188,485</i>	<i>\$320,053</i>
Design Contingency	5.00%	37,874	54,259	92,133
Phasing	8.00%	63,629	91,155	154,784
Construction Contingency		Excluded	Excluded	Excluded
Escalation Contingency	3.50%	30,065	43,071	73,135
ESTIMATED CONTRACT AWARD		\$889,053	\$1,273,666	\$2,162,719
ALT 1	Deduct 1 bay	(150,742)		
ALT 2	Add Solar array	847,625		
ALT 3	Composting toilets	49,666		
ALT 4	Rainwater harvesting	202,717		



CONCEPT DESIGN
ART FARM
Somerville, MA

May 9, 2016

Phase 1

Item Description	Quantity	Unit	Rate	Total
1. Foundations				
Standard Foundations				
Strip footings to exterior walls				
Excavation	293	CY	10.00	2,935
Remove off site	293	CY	25.00	7,337
Backfill with gravel	260	CY	30.00	7,814
Formwork	566	SF	10.00	5,660
Reinforcement in concrete	2,311	LBS	1.10	2,542
Concrete material	33	CY	150.00	4,953
Placing concrete	30	HR	85.00	2,526
Strip footings to interior loadbearing walls				
Excavation	24	CY	10.00	237
Remove off site	24	CY	25.00	593
Backfill with gravel	18	CY	30.00	531
Formwork	160	SF	10.00	1,600
Reinforcement in concrete	420	LBS	1.10	462
Concrete material	6	CY	150.00	900
Placing concrete	5	HR	85.00	459
Foundation walls at exterior				
Formwork	2,264	SF	15.00	33,960
Reinforcement in concrete	4,528	LBS	1.10	4,981
Concrete material	59	CY	150.00	8,782
Waterproofing foundation wall & footing	1,698	SF	1.75	2,972
Insulation to foundation walls	1,132	SF	1.75	1,981
Exterior column footings				
Excavation	120	CY	10.00	1,200
Remove off site	120	CY	25.00	3,000
Backfill with gravel	105	CY	30.00	3,163
Formwork	300	SF	10.00	3,000
Reinforcement in concrete	1,021	LBS	1.10	1,123
Concrete material	15	CY	150.00	2,188
Placing concrete	13	HR	85.00	1,116
Interior column footings				
Excavation	33	CY	10.00	334
Remove off site	33	CY	25.00	836
Backfill with gravel	22	CY	30.00	660
Formwork	168	SF	10.00	1,680
Reinforcement in concrete	800	LBS	1.10	880
Concrete material	11	CY	150.00	1,715
Placing concrete	10	HR	85.00	875
Miscellaneous concrete costs (pumping, admixtures etc.)				
Premium for pump grade concrete mix	124	CY	5.00	618
Foundation drainage	283	LF	18.00	5,094
Sub-total				\$118,704

3. Floor & Roof Structures

Slab on grade				
Gravel fill	185	CY	30.00	5,556
Rigid insulation under slab on grade	5,000	SF	1.50	7,500
Vapor barrier	5,000	SF	0.25	1,250
Mesh reinforcing 15% lap	5,750	SF	0.75	4,313
Concrete	82	CY	150.00	12,250
Finishing and curing concrete	40	HR	85.00	3,400
Control joints - saw cut	5,000	SF	0.45	2,250



CONCEPT DESIGN
ART FARM
Somerville, MA

May 9, 2016

Phase 1

Item Description	Quantity	Unit	Rate	Total
Perimeter joints	283	LF	2.00	566
Sub-total				\$37,084
10. Plumbing Systems				
Plumbing Greenhouse	1,000	SF	2.50	2,500
Sub-total				\$2,500
11. Heating, Ventilating & Air Conditioning				
Greenhouse	1,000	SF	2.50	2,500
Sub-total				\$2,500
12. Electrical Lighting, Power & Communications				
Electrical - greenhouse	1,000	SF	5.00	5,000
Sub-total				\$5,000
14. Site Preparation & Demolition				
General Building Demolition				
Hazardous materials abatement				excluded
Site Preparation				
Site Clearing				
Allowance for site clearance	1.98	ACRE	1,500.00	2,970
Pavement demolition				
Bituminous concrete	23,107	SF	0.70	16,175
Saw cut existing paving	3,324	LF	3.00	9,972
Sub-total				\$29,117
15. Site Paving, Structures & Landscaping				
Pedestrian paving				
Concrete paving, 4" thick				
Excavate to reduce levels	377	CY	15.00	5,651
Remove excavated material off site	377	CY	25.00	9,418
Gravel base	377	CY	35.00	13,185
Concrete paving	10,171	SF	5.00	50,855
Purchased topsoil/loam	250	CY	30.00	7,500
Greenhouse	1	LS	32,000.00	32,000
Footing and foundation	1	LS	10,000.00	10,000
Furnishing growing table & in ground beds	1	LS	25,000.00	25,000
Soil containers	1	LS	10,000.00	10,000
Shrubs				
Large	250	EA	300.00	75,000
Small	400	EA	120.00	48,000
Ground cover				
Type	500	EA	12.00	6,000



CONCEPT DESIGN
ART FARM
Somerville, MA

May 9, 2016

Phase 1

Item Description	Quantity	Unit	Rate	Total
Mulch	100	CY	20.00	2,000
Seeding to lawn areas	4,000	SF	0.20	800
irrigation system	1	LS	15,000.00	15,000
Sub-total				\$310,408

16. Utilities on Site

Mechanical Utilities

Water supply

DI piping 6"	120	LF	35.00	4,200
DI piping 6" greenhouse	100	LF	35.00	3,500
Water hydrant	2	EA	2,500.00	5,000
Connect to existing	1	EA	2,250.00	2,250
Excavation & trenching	261	CY	15.00	3,911
Bedding	33	CY	35.00	1,141
Backfill & compaction	228	CY	30.00	6,844

Sanitary sewer

Sewer piping 6" (PVC)	120	LF	25.00	3,000
Manhole	2	EA	3,500.00	7,000
Connect to existing	1	EA	2,000.00	2,000
Excavation & trenching	142	CY	15.00	2,133
Bedding	20	CY	35.00	700
Backfill & compaction	122	CY	30.00	3,667
Trench boxes	1	MTH	5,000.00	5,000

Storm Sewer

Piping; 12" (CPP)	200	LF	22.00	4,400
Manhole	2	EA	3,500.00	7,000
Catch basin	3	EA	3,200.00	9,600
Connect to existing	1	EA	2,000.00	2,000
Excavation & trenching	237	CY	15.00	3,556
Bedding	44	CY	35.00	1,556
Backfill & compaction	193	CY	30.00	5,778
Trench boxes	2	MTH	5,000.00	10,000

Fuel Distribution

Gas connection

Piping	120	LF		By utility
Piping - (greenhouse)	100	LF		By utility
Connect to existing	1	EA		By utility
Excavation & trenching	261	CY	15.00	3,911
Bedding	33	CY	35.00	1,141
Backfill & compaction	228	CY	30.00	6,844

Electrical Utilities

Electrical distribution

Primary service

Primary electrical service duct bank	120	LF	42.50	5,100
Manhole	1	EA	6,500.00	6,500
Transformer pad	1	EA	2,000.00	2,000

Secondary service

Secondary electrical service duct bank	20	LF	118.00	2,360
Secondary electrical service duct bank - (greenhouse)	75	LF	118.00	8,850



CONCEPT DESIGN
ART FARM
Somerville, MA

May 9, 2016

Phase 1

Item Description	Quantity	Unit	Rate	Total
Site lighting				
Walkway lighting				
12' Light poles @ walkways lots	6	EA	1,800.00	10,800
Pole base	6	EA	300.00	1,800
Circuitry	600	LF	2.50	1,500
Greenhouse lighting	1	LS	7,500.00	7,500
			Sub-total	\$152,541
			Total for Phase 1	\$657,854



CONCEPT DESIGN
ART FARM
Somerville, MA

May 9, 2016

Phase 2

Item Description	Quantity	Unit	Rate	Total
1. Foundations				
				Sub-total
				\$0
2. Vertical Structure				
Wood Construction				
Timber wood construction	5,000	SF	30.00	150,000
				Sub-total
				\$150,000
3. Floor & Roof Structures				
				Sub-total
				\$0
4. Exterior Cladding				
Plywood exterior	3,396	SF	3.00	10,188
Plywood interior	3,396	SF	3.00	10,188
Paint to plywood exterior	3,396	SF	1.50	5,094
Scaffolding	3,396	SF	3.50	11,886
Aluminum Entry doors, glazed, complete				
Doors, single leaf				
Type A	5	EA	3,000.00	15,000
Hardware to doors				
Hardware				
Set 1	5	SET	600.00	3,000
Door operator	2	EA	1,100.00	2,200
Specialty Doors				
Farm door	1	EA	15,000.00	15,000
Roll up door	1	EA	3,500.00	3,500
Miscellaneous				
Paint doors and frames	5	EA	75.00	375
Wood blocking to doors	85	LF	5.00	425
Sealants & caulking	5	EA	50.00	250
Glazing	300	SF	55.00	16,500
				Sub-total
				\$93,606
5. Roofing, Waterproofing & Skylights				
Sloped Roofing				
Painted steel standing seam	5,750	SF	25.00	143,750
Plywood sheathing	5,750	SF	3.00	17,250
Insulation	5,750	SF	3.00	17,250
Air barrier	5,750	SF	2.00	11,500
Rough blocking	5,750	SF	0.45	2,588
Strapping	1,915	LF	3.00	5,744
Miscellaneous Roofing				
Fascia mounted gutters at sloped roofing	242	LF	15.00	3,630
Down spouts	60	LF	15.00	900
Trim at eaves/fascia to roof				In exterior walls
Flashings	242	LF	10.00	2,420
Edge trim/stop	242	LF	14.00	3,388
				Sub-total
				\$208,420



CONCEPT DESIGN
ART FARM
Somerville, MA

May 9, 2016

Phase 2

Item Description	Quantity	Unit	Rate	Total
6. Interior Partitions, Doors & Glazing				
Interior Partitions				
Interior partitions, drywall				
Type 2.1	2,350	SF	12.00	28,200
Glass partitions, hollow metal, glazing elsewhere	150	SF	75.00	11,250
Sealants & caulking at partitions	2,350	SF	0.35	823
Rough blocking	705	LF	5.00	3,525
Interior Doors				
Doors, hollow metal				
Doors, single leaf				
Type A	5	EA	400.00	2,000
Glazing to doors	5	PNLS	75.00	375
Premium for fire rated doors	5	EA	100.00	500
Hardware to doors				
Set 1	5	SET	600.00	3,000
Miscellaneous				
Paint doors and frames	5	EA	75.00	375
Wood blocking to doors	85	LF	5.00	425
Sealants & caulking	5	EA	50.00	250
Sub-total				\$50,723
7. Floor, Wall & Ceiling Finishes				
Floor Finishes				
Concrete sealer	5,000	SF	0.50	2,500
Bases to floors:				
Vinyl	470	LF	2.00	940
Ceramic tile	194	LF	12.00	2,328
Wall Finishes				
Painted GWB	3,148	SF	0.65	2,046
Ceramic tile	1,552	SF	12.00	18,624
Ceiling Finishes				
Drywall ceilings	1,347	SF	9.00	12,123
Vertical drywall soffits	50	LF	22.00	1,100
Paint to GWB ceiling	1,347	SF	1.10	1,482
Sub-total				\$41,143
8. Function Equipment & Specialties				
Specialties/Millwork				
Restrooms				
Toilet Partitions; handicapped	2	EA	1,200.00	2,400
Toilet Partitions; regular	6	EA	1,000.00	6,000
Toilet Partitions; urinal screens	2	EA	450.00	900
Miscellaneous metal to ceiling supported toilet partitions	8	EA	225.00	1,800
Vanity counters, granite surface	12	LF	140.00	1,680
Toilet Accessories				
Wall mounted grab bars	2	SET	240.00	480
Towel dispenser, surface mounted w/ waste receptacle	6	EA	250.00	1,500
Soap dispensers	6	EA	90.00	540
Mirrors, frameless	4	SF	20.00	80
Wall mounted changing table	2	EA	350.00	700
Sanitary napkin dispenser	1	EA	400.00	400
Partition mounted sanitary napkin disposal	1	EA	60.00	60
Ladder	1	EA	750.00	750



CONCEPT DESIGN
ART FARM
Somerville, MA

May 9, 2016

Phase 2

Item Description	Quantity	Unit	Rate	Total
Offices				
Allowance	1	LS	5,000.00	5,000
Kitchen				
Cabinet - Allowance	163	SF	30.00	4,890
Janitor closet				
Mop & broom holder	1	EA	100.00	100
Miscellaneous				
Signage/Directories	5,000	SF	0.37	1,850
Sub-total				\$29,130
<u>10. Plumbing Systems</u>				
Plumbing				
Toilet Rooms	11	EA	7,500.00	82,500
Kitchen	163	SF	42.50	6,928
Misc. Requirements	1	LS	5,000.00	5,000
Sub-total				\$94,428
<u>11. Heating, Ventilating & Air Conditioning</u>				
Multi Use Assembly	5,000	SF	35.00	175,000
Sub-total				\$175,000
<u>12. Electrical Lighting, Power & Communications</u>				
Electrical	5,000	SF	20.00	100,000
Sub-total				\$100,000
<u>13. Fire Protection Systems</u>				
Multi Use Assembly - Not Required	5,000	SF	0.00	NIC
Artist Studio - Not Required	3,000	SF	0.00	NIC
Greenhouse - Not Required	2,500	SF	0.00	NIC
Sub-total				\$0
<u>14. Site Preparation & Demolition</u>				
Sub-total				\$0
<u>15. Site Paving, Structures & Landscaping</u>				
Sub-total				\$0
<u>16. Utilities on Site</u>				
Sub-total				\$0



**CONCEPT DESIGN
ART FARM
Somerville, MA**

May 9, 2016

ALTERNATES

ALTERNATES	DESCRIPTION OF WORK	QTY	UNIT	UNIT PR	AMOUNT
ALT 1	Deduct 1 bay				(150,742)
ALT 2	Add Solar array				847,625
ALT 3	Composting toilets				49,666
ALT 4	Rainwater harvesting				202,717
<hr/>					
ALT 1	Deduct 1 bay				
	Standard Foundations				
	Strip footings to exterior walls				
	Excavation	31	CY	(10.00)	(311)
	Remove off site	31	CY	(25.00)	(778)
	Backfill with gravel	28	CY	(30.00)	(828)
	Formwork	60	SF	(10.00)	(600)
	Reinforcement in concrete	245	LBS	(1.10)	(270)
	Concrete material	4	CY	(150.00)	(525)
	Placing concrete	3	HR	(85.00)	(268)
	Foundation walls at exterior				
	Formwork	240	SF	(10.00)	(2,400)
	Reinforcement in concrete	480	LBS	(1.10)	(528)
	Concrete material	6	CY	(150.00)	(931)
	Waterproofing foundation wall & footing	180	SF	(1.75)	(315)
	Insulation to foundation walls	120	SF	(1.75)	(210)
	Exterior column footings				
	Excavation	24	CY	(10.00)	(240)
	Remove off site	24	CY	(25.00)	(600)
	Backfill with gravel	21	CY	(30.00)	(633)
	Formwork	60	SF	(10.00)	(600)
	Reinforcement in concrete	204	LBS	(1.10)	(225)
	Concrete material	3	CY	(150.00)	(438)
	Placing concrete	3	HR	(85.00)	(223)
	Interior column footings				
	Excavation	8	CY	(10.00)	(84)
	Remove off site	8	CY	(25.00)	(209)
	Backfill with gravel	5	CY	(30.00)	(165)
	Formwork	42	SF	(10.00)	(420)
	Reinforcement in concrete	200	LBS	(1.10)	(220)
	Concrete material	3	CY	(150.00)	(429)
	Placing concrete	3	HR	(85.00)	(219)
	Miscellaneous concrete costs (pumping, admixtures etc.)				
	Premium for pump grade concrete mix	15	CY	(5.00)	(77)
	Foundation drainage	30	LF	(18.00)	(540)
	Wood Construction				
	Timber wood construction	714	SF	(25.00)	(17,850)
	Slab on grade				
	Gravel fill	26	CY	(35.00)	(926)
	Rigid insulation under slab on grade	714	SF	(1.50)	(1,071)
	Vapor barrier	714	SF	(0.25)	(179)
	Mesh reinforcing 15% lap	821	SF	(0.75)	(616)
	Concrete	12	CY	(150.00)	(1,749)
	Finishing and curing concrete	6	HR	(85.00)	(486)
	Control joints - saw cut	714	SF	(45.00)	(32,130)
	Perimeter joints	30	LF	(2.00)	(60)
	Plywood exterior	360	SF	(3.00)	(1,080)
	Paint to plywood	360	SF	(1.50)	(540)
	Scaffolding	360	SF	(3.50)	(1,260)
	Sloped Roofing				
	Terne coated metal	821	SF	(30.00)	(24,633)



**CONCEPT DESIGN
ART FARM
Somerville, MA**

May 9, 2016

ALTERNATES

ALTERNATES	DESCRIPTION OF WORK	QTY	UNIT	UNIT PR	AMOUNT
	Plywood sheathing	821	SF	(3.00)	(2,463)
	Insulation	821	SF	(3.00)	(2,463)
	Air barrier	821	SF	(2.00)	(1,642)
	Rough blocking	821	SF	(0.45)	(369)
	Strapping	273	LF	(3.00)	(820)
	Miscellaneous Roofing				
	Fascia mounted gutters at sloped roofing	30	LF	(15.00)	(450)
	Trim at eaves/fascia to roof				In exterior walls
	Flashings	30	LF	(10.00)	(300)
	Edge trim/stop	30	LF	(14.00)	(420)
	Floor Finishes				
	Concrete sealer	714	SF	(0.50)	(357)
	HVAC	714	SF	(15.00)	(10,710)
	Electrical	714	SF	(20.00)	(14,280)
	Site Preparation				
	Site Clearing				
	Allowance for site clearance	1	LS	(250.00)	(250)
	Pavement demolition				
	Bituminous concrete	714	SF	(0.70)	(500)
	Saw cut existing paving	238	LF	(3.00)	(713)
	Precast concrete paving				
	Excavate to reduce levels	56	CY	10.00	560
	Remove excavated material off site	56	CY	25.00	1,399
	Gravel base	56	CY	30.00	1,679
	Concrete material	714	SF	5.00	3,570
	Precast concrete pavers	714	SF	18.00	12,852
	Sub Total:				(111,541)
	Mark Ups :			35.1%	(39,200)
	Total : ALT 1				(150,742)
ALT 2	Add Solar array				
	Solar panel ,storage/battery	196	PNL	3,200	627,200
	Sub Total:				627,200
	Mark Ups :			35.1%	220,425
	Total : ALT 2				847,625
ALT 3	Composting toilets				
	Composting toilets	7	EA	5250.00	36,750
	Sub Total:				36,750
	Mark Ups :			35.1%	12,916
	Total : ALT 3				49,666



CONCEPT DESIGN
ART FARM
Somerville, MA

May 9, 2016

ALTERNATES

ALTERNATES	DESCRIPTION OF WORK	QTY	UNIT	UNIT PR	AMOUNT
ALT 4	Rainwater harvesting				
	Rainwater harvesting	1	LS	150000.00	150,000
	Sub Total:				150,000
	Mark Ups :			35.1%	52,717
	Total : ALT 4				202,717



CONCEPT DESIGN
ART FARM
Somerville, MA

May 9, 2016

ALTERNATES

ALTERNATES	DESCRIPTION OF WORK	QTY	UNIT	UNIT PR	AMOUNT
ALT 4	Rainwater harvesting				
	Rainwater harvesting	1	LS	150000.00	150,000
	Sub Total:				150,000
	Mark Ups :			35.1%	52,717
	Total : ALT 4				202,717



28 November 2016

To Whom It May Concern:

This letter is to support the Somerville Arts Council's CPA Application for site development work at ArtFarm, including landscaping, utilities, getting the full site up to ADA code and putting in community garden plots, the larger garden plot for the World Crops Project, a collaboration between the Arts Council, Shape Up Somerville, and Groundwork Somerville.

Upon completion, this project will be a major public asset and resource. ArtFarm will be a major factor in our city's ability to serve social and food justice goals, improve food security among underserved families, and strive toward racial and health equity by applying greater focus to crops appropriately relevant to our diverse populations.

This is also a major collaboration between several entities in the city, and will provide much-demanded growing space, larger plots for producers of "world crops" and the city's first active greenhouse for the urban growing community.

Thank you for your time and consideration.

Sincerely,

Chris Mancini
Executive Director



1 Fitchburg Street, Somerville, MA, 02143, www.brickbottom.com

To Whom It May Concern,

As members of the Brickbottom Artists Association (BAA) and residents of the Brickbottom Artists Building, we are writing in support of the Somerville ARTFarm for Social Innovation.

One of the country's most successful artist associations, the BAA has contributed to the vibrant arts scene in Somerville for nearly 30 years. Our founding story is much like that of the ARTFarm, local artists and city government collaborating to make an amazing idea reality.

We see the goals and mission of the ARTFarm as an opportunity to further grow and nurture the arts and open space in Somerville. Equally important, the ARTFarm will provide a means to marry art, performance and urban agriculture to foster community engagement and improve quality of life in Union Square, East Somerville and Brickbottom.

In the promise of ARTFarm we see a multi-function resource that will offer multiple benefits:

- A site for needed community gardens and open space for recreation and events
- A community link between Brickbottom, East Somerville and Union Square
- A place for local artists to grow and develop their work
- A resource for local non-profits, entrepreneurs and local businesses
- A center for community dialogue, action, and experimentation targeting challenges (education, housing, crime, drug abuse, incivility and global warming) that effect Somerville

Somerville has become synonymous with arts and innovation. As the city undergoes significant real estate development, the arts are an ever more crucial key to retaining our unique identity. The ARTFarm will provide a canvas to advance and grow this important mission – one that will improve the quality of life for all Somerville residents and further the city's identity as an leader in social innovation.

Thank you for your consideration and support of this project.

Brickbottom Artist Association

Peter Marquez, Debra Olin, Pier Gustafson

To advance the project, we are greenlighting the ARTFarm design team to return to the community to refine the design to be sure community needs are being met. In particular, elements sought by the public that were previously lost due to prior site uncertainties will be revisited and potentially reintegrated into the plan. We'll do our part to remove any barriers to the completion of this step. The updated designs can then be submitted to the Community Preservation Committee to advance the current funding request for ARTFarm that is on hold.

To start the ARTFarm development, approximately one acre of the two-acre site will be made available for ARTFarm in the near-term. Contractors currently on this portion will vacate the site at the end of this construction season (this winter), cleanup has already begun, and site and sidewalk improvements including fencing will follow in phases.

Because of the construction of the pump station as well as significant infrastructure work along Somerville Ave. that will feed the pump station, we will have to segregate a part of the site for construction use as a laydown area as well as pump station construction. Please know however that no debris and no construction vehicles will encroach on ARTFarm's initial acre. ARTFarm will have separate entrances, full access to the ARTFarm portion of site, and effective fencing. The design teams will be instructed to coordinate this to mitigate disruption and advance the development of both projects. Once completed, the construction parcel will house the pump station on a portion and the remaining area will be integrated into ARTFarm's longer-term plans (which may include accommodating the connector roadway necessitated by the grounding of McGrath that we have long discussed and that is accounted for in the ARTFarm plans).

To move these efforts forward, the City will be submitting a funding request to the Board of Aldermen on November 9th for design funds for the pump station, and once the design team has been selected, the ARTFarm and Pump Station teams will be instructed to coordinate on the overall site design to advance the implementation of the programmatic goals of ARTFarm. Separately, we are actively planning for incremental, permanent site improvements including sidewalks. We will come back to you with more information about timelines and schedules. We're also open to community ideas on how to activate the space in the interim.

In short, my administration is committed to making ARTFarm a reality. In 2013, I asked that Somerville envision an interim use for this site. In admirable Somerville fashion, the community came back with a bold and unique vision far bigger than anything originally planned. It's a great vision, and it's taken more time than anyone expected, but we will achieve this vision together. Our community infrastructure needs and ARTFarm can work together and develop in parallel. I look forward to moving both of these projects forward with your support.

Sincerely,



Joseph A. Curtatone
Mayor



CITY OF SOMERVILLE, MASSACHUSETTS
JOSEPH A. CURTATONE
MAYOR

October 30, 2017

Dear Community Members,

I sincerely regret having to cancel my update on ARTFarm tonight on such short notice, but I am recovering from emergency arm surgery due to an injury, which means I will not be able to give you the good news in person. But I'm happy to at least inform you via this letter that the long-term home of the ARTFarm will be at the former waste transfer site and that the only other structure that will share the more than 2-acre site will be the pump station, which will occupy one corner.

As part of this commitment, I've instructed my staff to find an alternate location for the new police station. Equally important, I've heard your concerns that the construction of the pump station neither compete with nor delay ARTFarm development, and my staff has assured me that the two projects can develop in parallel to avoid any unnecessary delays. In fact, we see opportunities to have the pump station funding serve double-duty to help support ARTFarm development. We will instruct our Pump Station design team to work with the ART Farm design team to ensure their final site surface work fulfills any feasible surface plans and needs for ARTFarm.

I want to thank all involved for your continued input throughout the multi-year planning and design process. I know that some of you were frustrated during the City's recent due diligence process around siting needs for a new police headquarters. To be clear, as the financial steward of the community, it is the City's fiduciary responsibility to review any and all possible city-owned properties for the best and highest use. That process is now complete—the City has tested the trade-offs associated with a police headquarters and has determined open space and cultural facilities along with essential stormwater infrastructure represent the best use of this publicly owned land.

For next steps, first, I aim to reschedule this update as soon as possible so that I can discuss this and other details with you in person. Second, the City's Somerville Arts Council has done important work shepherding the idea for an interim arts use for the site into a long-term vision for arts, community, and open space for Somerville. Now that the project is moving into development and construction as a key open space, it will be managed by our park planners in the Office of Strategic Planning and Community Development, who have expertise in open space design and construction, of course with continued input and programmatic guidance from the Arts Council.

Visuals

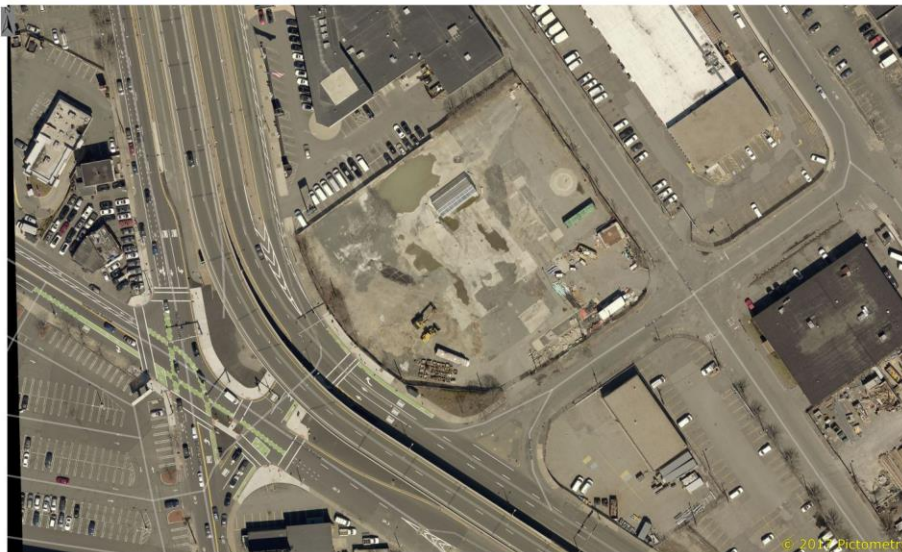
For present architectural and site renderings, please visit:

<http://www.somervilleartscouncil.org/artfarm/>

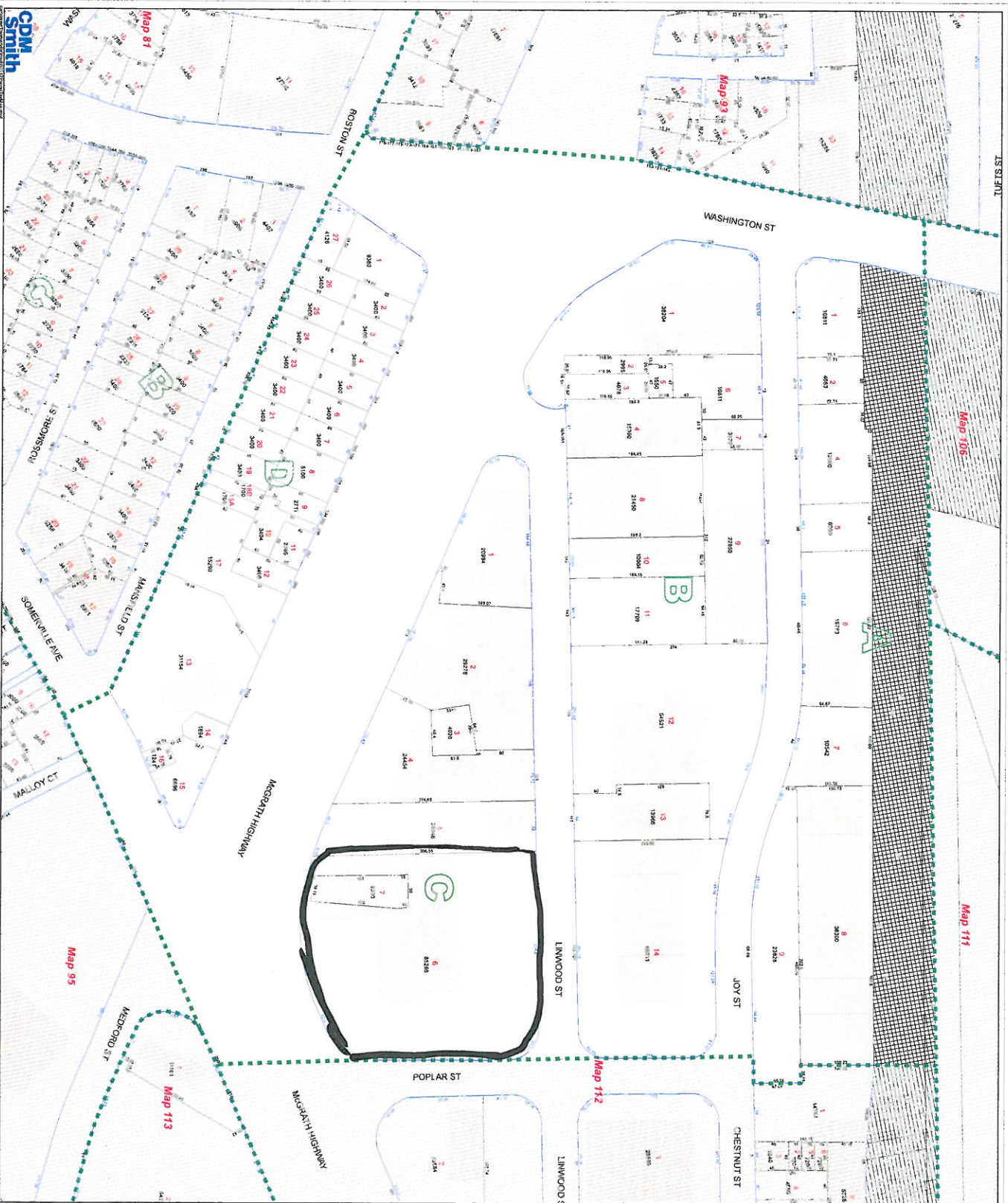
Existing Conditions:




The Farm



04/09/2017

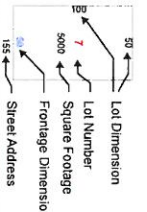




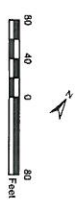
City of Somerville
Massachusetts

Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW




50' Lot Dimension
7' Lot Number
5000' Square Footage
100' Frontage Dimension
100' Street Address



1" = 80'
July 1, 2012

Source: Right-of-way and building footprints were originally developed from Boston Edition by City of Somerville. Parcel data was originally developed from assessor maps by CDM Smith, based on City of Somerville records.

NOTE: The data represented on these maps indicate locations and detailed positions of the parcels. The data is not a survey and should not be relied on as such.



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ARTIFARM

City of Somerville

Joseph A. Curtatone, Mayor

Alderman J.T. Scott

Project Team

Robert King - Director of Capital Projects

Brad Rawson - Director of Transportation & Infrastructure

Rich Raiche - Director of Engineering

Gregory Jenkins - Executive Director, Somerville Arts Council

Project Managers:

Luisa Oliveira—Parks & Open Space

Rob Cassano—Capital Projects

Jess Fosbrook— Engineering



Architecture



Bruner/Cott

architects and planners

Landscape Architecture

GROUNDVIEW

Mechanical Engineering



Structural Engineering

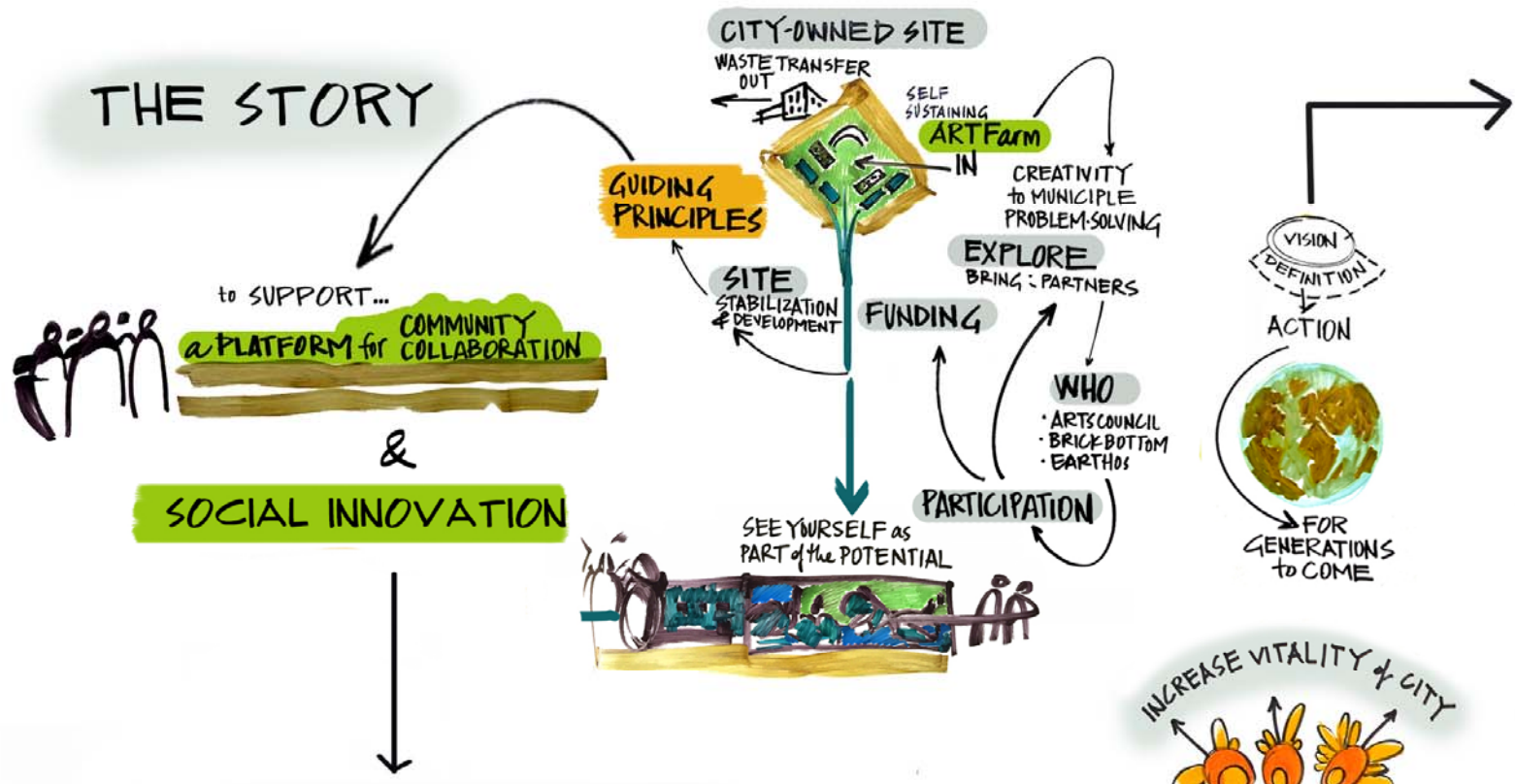
Simpson Gumpertz & Heger

Economic Consulting

Consult Econ

What is ArtFarm?

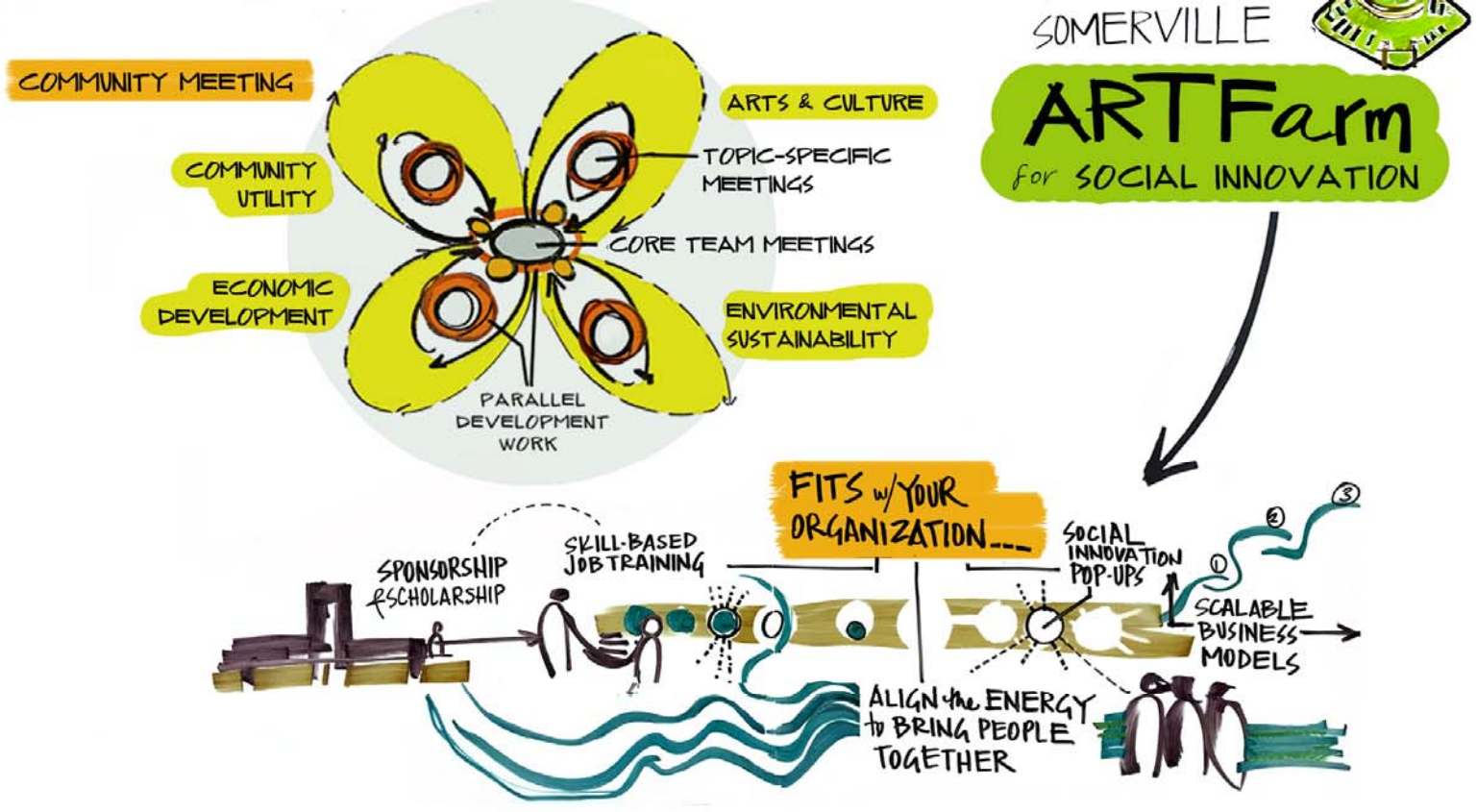




PROPOSED GUIDING PRINCIPLES

- ACCESSIBLE:**
a year-round, informal, eclectic, welcoming, and engaging atmosphere
- TRANSPARENT:**
open decision-making processes, organizational structure, and methods of sharing
- INCLUSIVE:**
for all types of people & walks of life
- WE > ME:**
lack of ego in service of the whole
- PEOPLE > PROFIT:**
non-traditional ways of measuring success, with the motto "Pay it Forward"
- SUSTAINABLE, HOLISTIC APPROACH:**
self-sufficient, bio-diverse, regenerative, zero-carbon, waste free, with green technology and productive landscapes
- RISK TAKING:**
re-inventive, taking chances and pushing boundaries within agreed parameters (some areas enforced & some area free range) - as part of the organizational dna
- EDUCATIONAL:**
leadership development through year-round programming that encourages curiosity
- PART OF URBAN FABRIC:**
integrated with the city
- SOCIALLY INNOVATIVE:**
partnerships expand within and beyond the borders of Somerville, between the city, individuals and organizations, to cultivate social capital
- AN INCUBATOR FOR INCUBATORS,** with mechanisms for supporting ideas and initiatives, including new models of: cooperatives, financing, membership, maturity, and flexible policy
- AN ICONIC SYMBOL:**
awesome/wow factor...the big revel (iconic symbol for somerville)

DEVELOPMENT & ENGAGEMENT PROCESS



A repeating pattern of small, stylized icons representing various sustainability concepts such as recycling, energy, water, and nature, scattered across the entire background.

SUSTAINABILITY

CULTURE

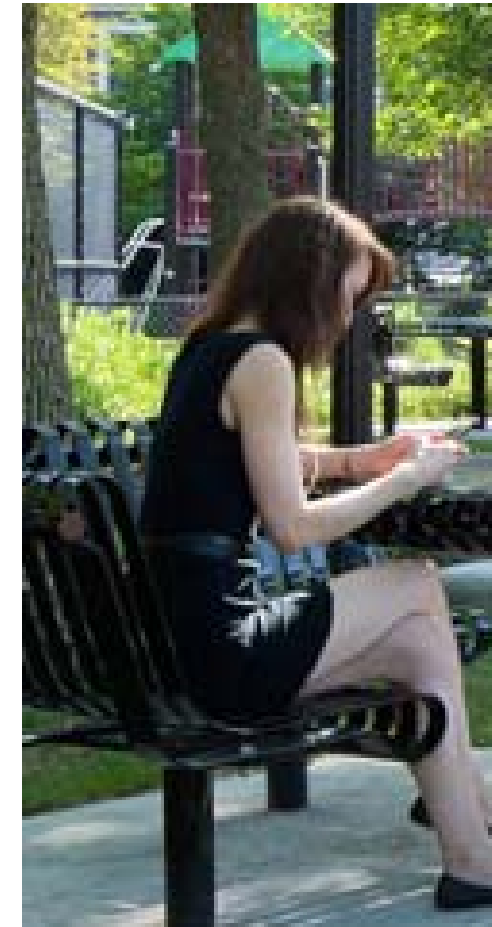
COMMUNITY

DEVELOPMENT



We Heard: Put More Park in the Farm

- 5th Largest Open Space – 2 acres
- walking path
- discovery elements
- seating (permanent/movable)
- community table
- lighting

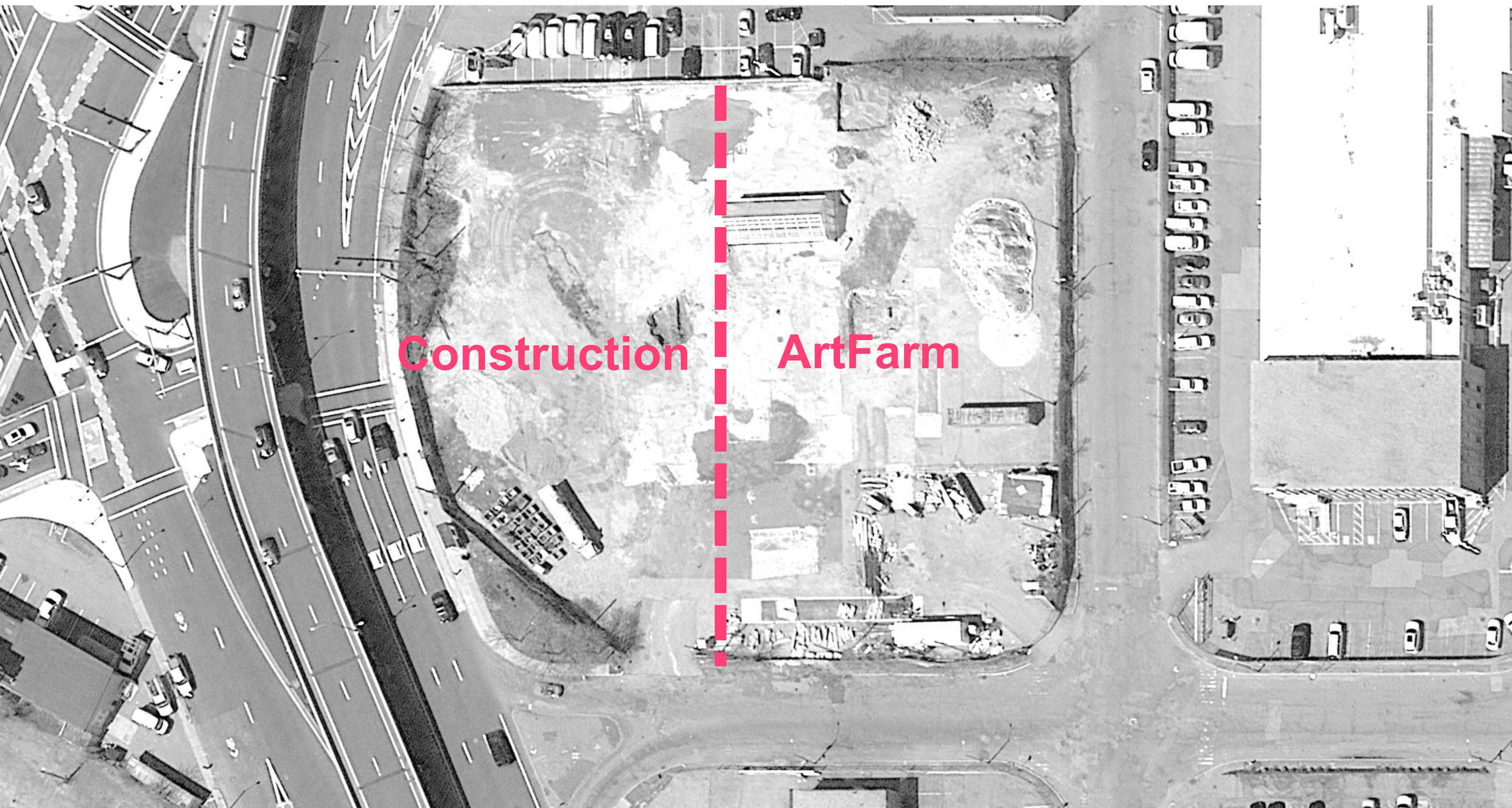


Project History

Project History

Jan 26, 2014	Art Farm Focus Group Session # 1: Environmental Sustainability
February 2014	Art Farm Focus Group Session # 2: Arts & Culture
March 2014	Art Farm Focus Group Session # 3: Community Utility
May 2015	Art Farm Focus Group Session # 4: Economic Development
Fall 2015	Design Team Hired
Spring 2016	SMARTFarm Report
Summer 2016	Greenhouse & Refrigerator Installation, Remediation of Contaminated Soil Begun
December 2016	Community Meeting at Armory
Summer 2017	Remediation of Contaminated Soils Completed
Fall 2017	Electricity Brought on Site CPA Application
Dec 2017	Mayor Commits to ArtFarm as Permanent Space with Infrastructure Below
Spring 2018	Bulb Blitz Construction Staging Moved and Fence Erected Clean Up Day TODAY: Community Meeting

What's There Now?



Construction

ArtFarm

Refrigerator
Shape Up Somerville

Greenhouse
Operations
Green City Growers

World Farmers
Program
Groundwork Somerville



SAC Events

New England Music Festival (Boston Hassle)

Sat, June 16 (RD June 23) – all day

Stephod Music Festival

Sat, Aug 18 – all day

Lia Music Festival

Sat, Sept 8 & 9

MUM

Sat, Sept 22, 8pm – 12am

HONK volunteer event

Sat & Sun, Oct 6 & 7 – evening



Stormwater Infrastructure

Union Square- Nexus of Flows

MWRA
System

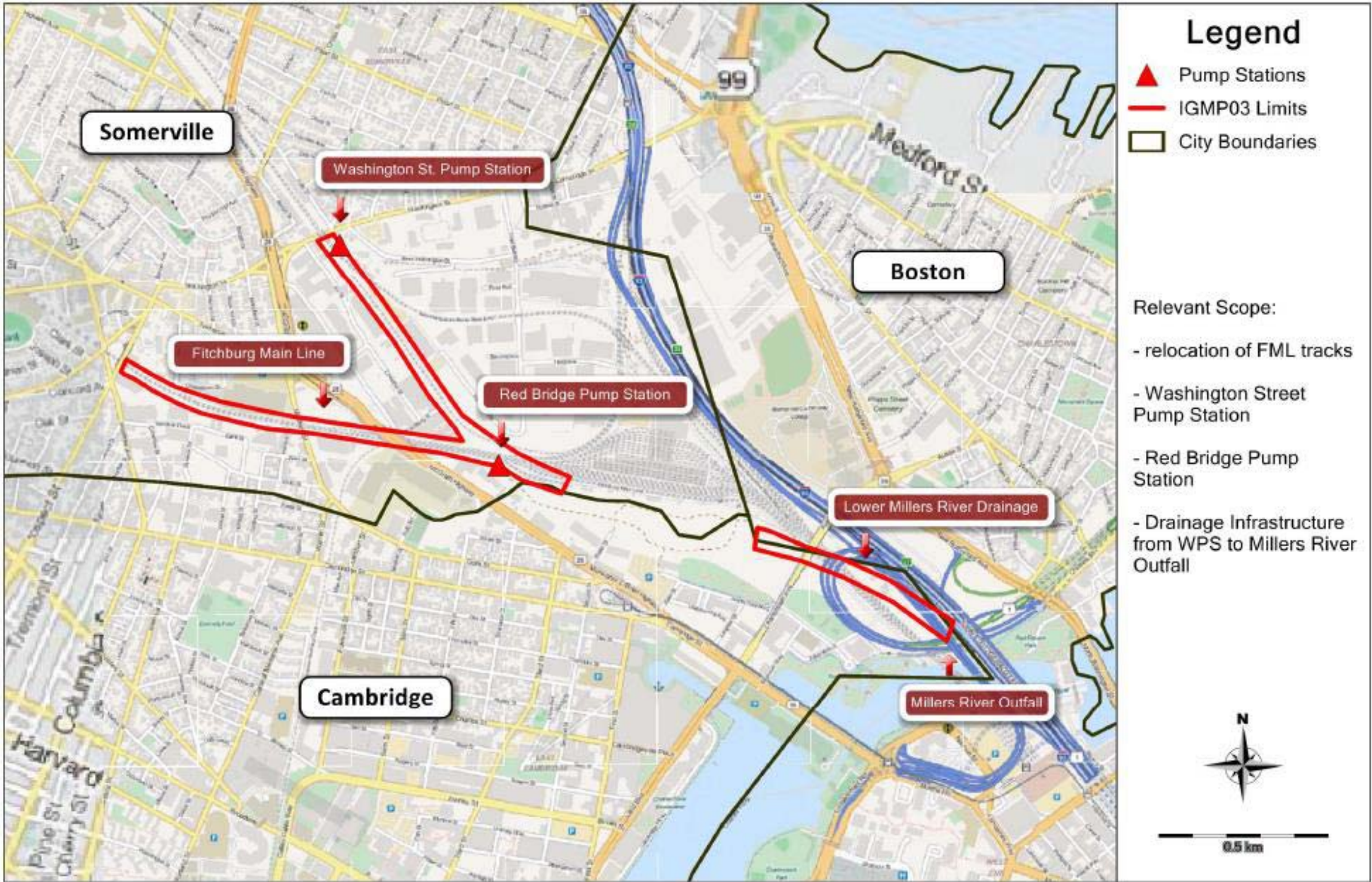


60% of
Somerville's
flow

Cambridge flow

➔ Uphill / Up-pipe areas all contribute to flooding

GLX drainage improvements and Poplar Street Pump Station



It's a System: 4 Projects



Somerville Public Library

Spring Hill Sewer Separation

Nunziato Stormwater Tank and Field

Glen Park

Albert F. Argenziano School

Lincoln Park

Somerville Ave Utility and Streetscape Improvements

Poplar St Pump Station

Proposed Connection



Proposed 50 MGD Pump Station
w/ Control Structure and Generator

Existing GLX Drain
(2, 90")

Proposed Forcemain (36" to 48")

Location of Proposed
Connection to GLX Drain

Pump Station Inlet Connection
from the Future Somerville
Avenue Box Culvert

Existing GLX Drain
(48")

Locations of pump station
and forcemain approximate

Environmental Benefits

- Separation of sewage and stormwater
- Cleaner water in waterways
- Less treatment of stormwater (\$ and energy)
- Climate change adaptation
- Opportunity for green infrastructure and education

Phasing

Two Halves, Two Projects

Phase 1

- South: Stormwater Infrastructure Design
- North: Construction of ArtBarn & Site Work

Phase 2

- North: Construction of Stormwater Infrastructure
- South: Completion of ArtFarmSite Work

ArtFarm Site Design

Context

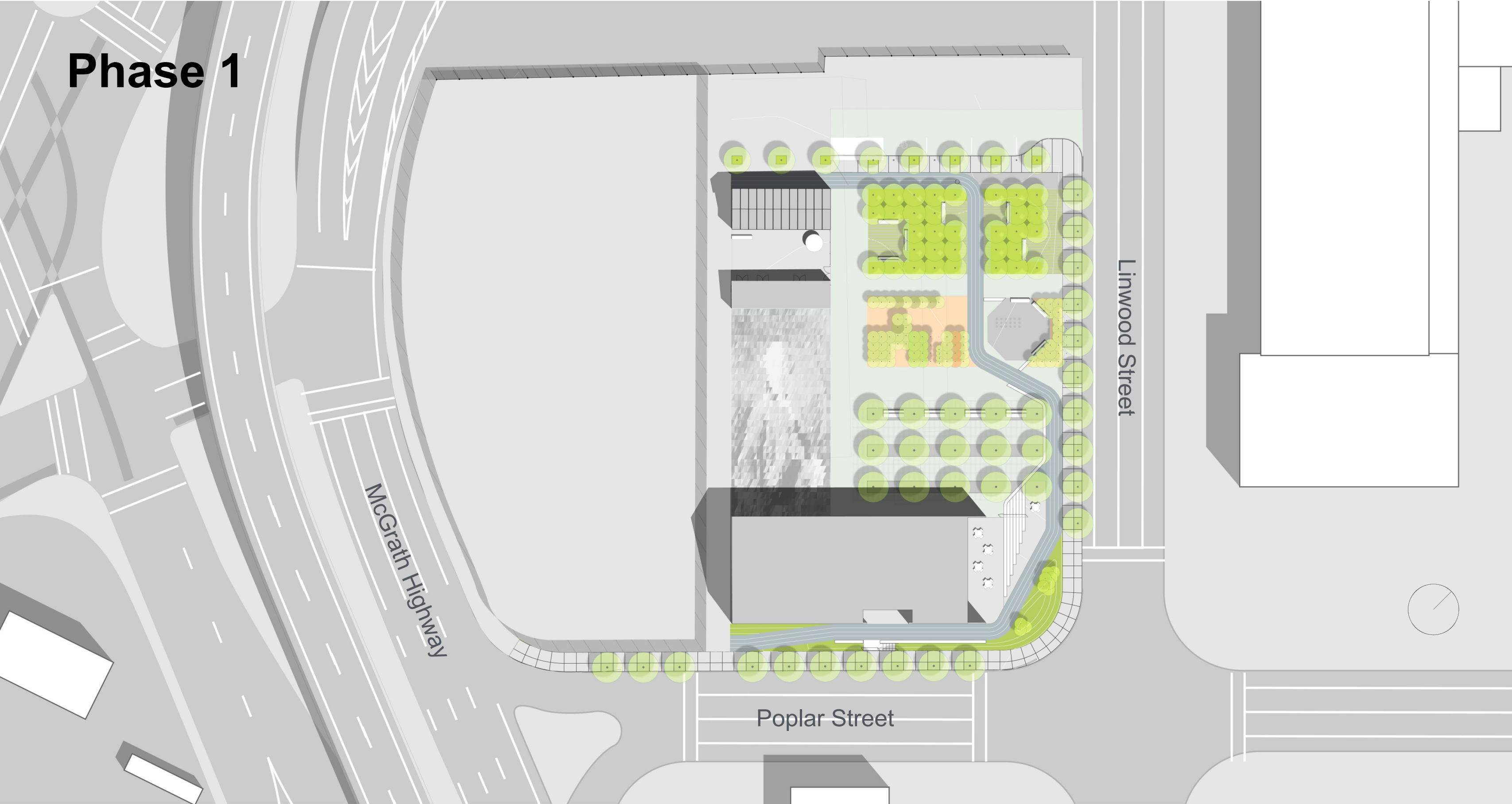


McGrahn Highway

Linwood Street

Poplar Street

Phase 1



McGrath Highway

Linwood Street

Poplar Street

Phase 1

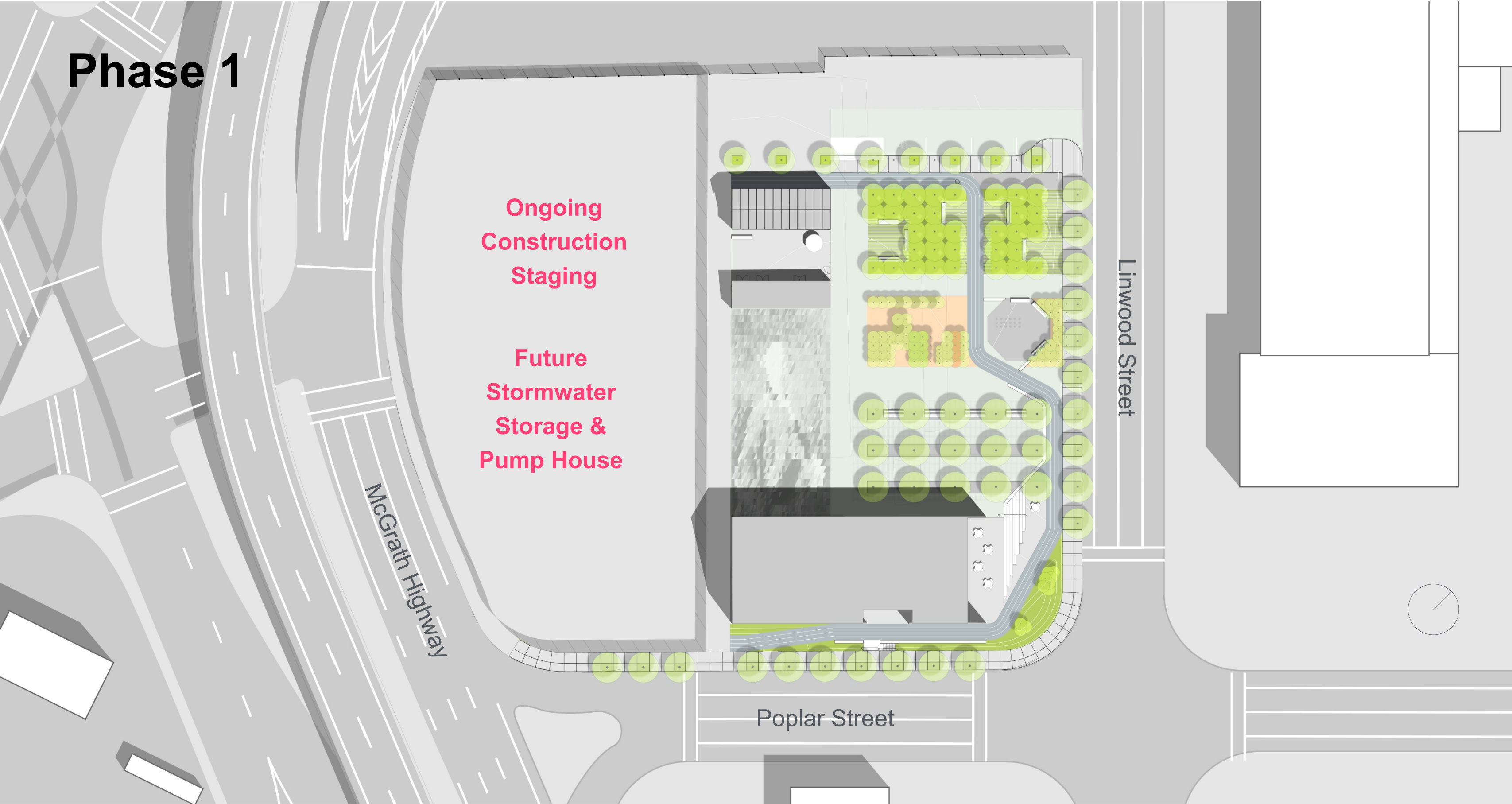
Ongoing
Construction
Staging

Future
Stormwater
Storage &
Pump House

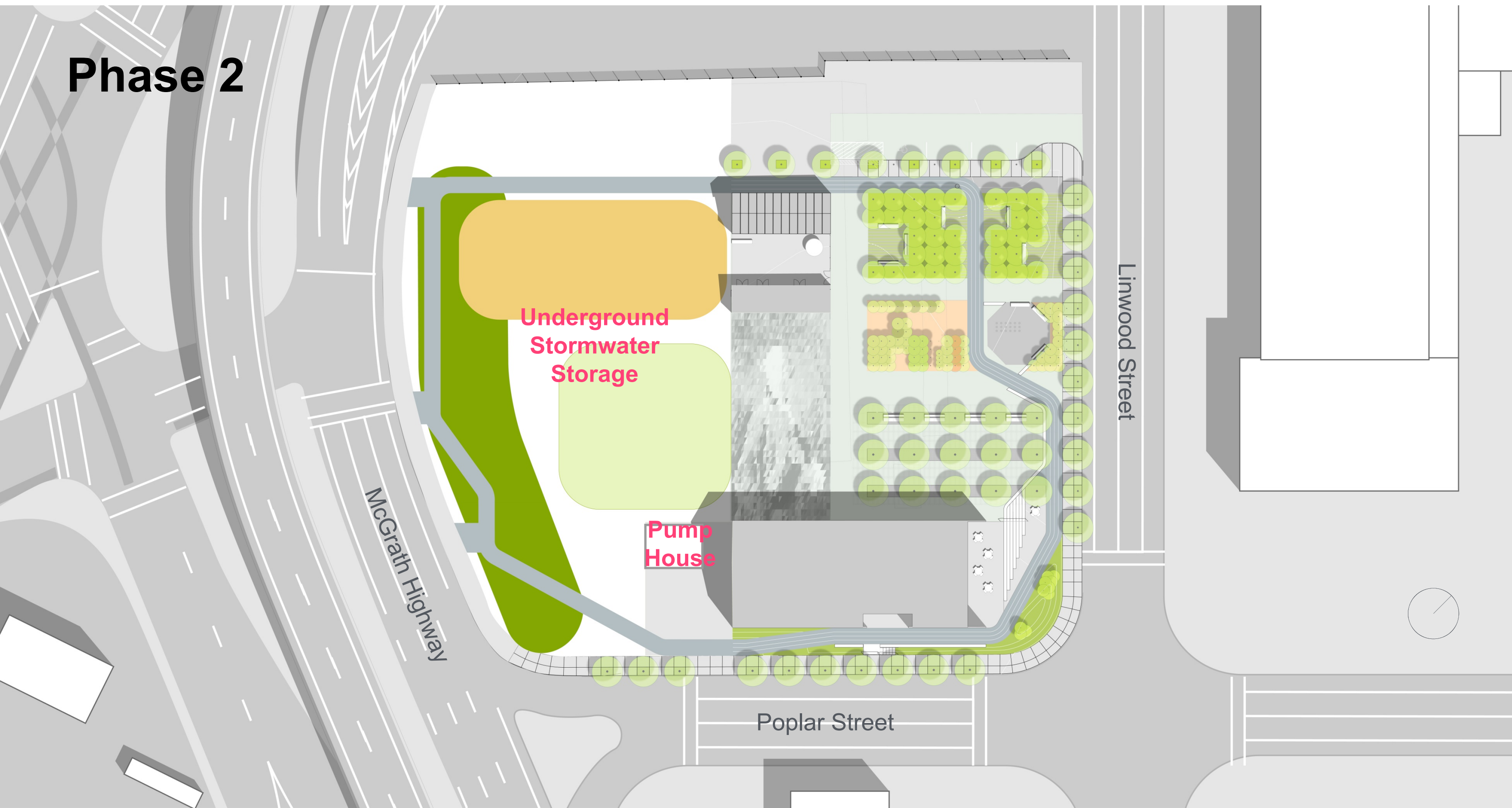
McGrath Highway

Linwood Street

Poplar Street



Phase 2



McGrath Highway

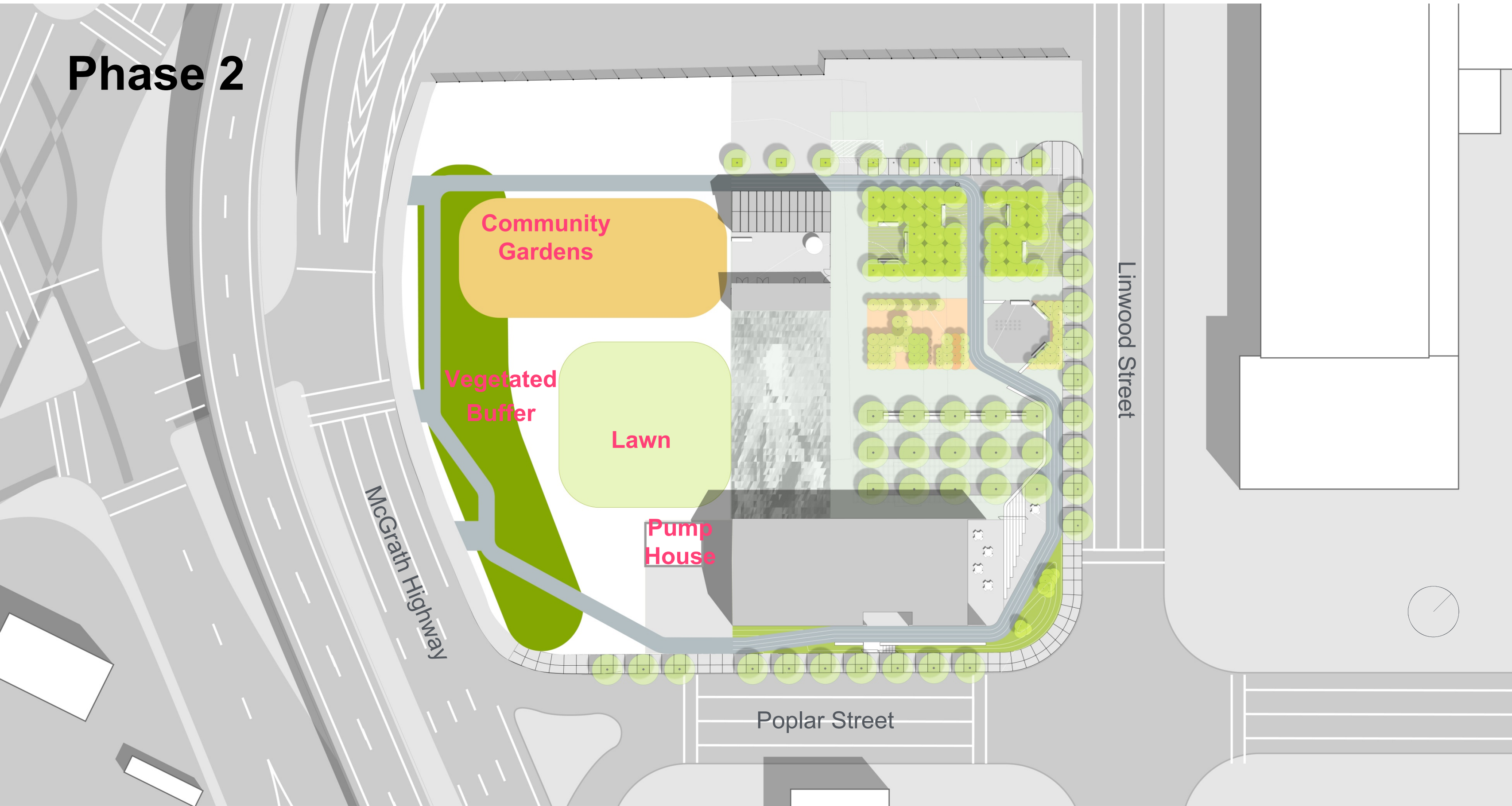
Linwood Street

Pump House

Underground Stormwater Storage

Poplar Street

Phase 2



McGrath Highway

Community Gardens

Vegetated Buffer

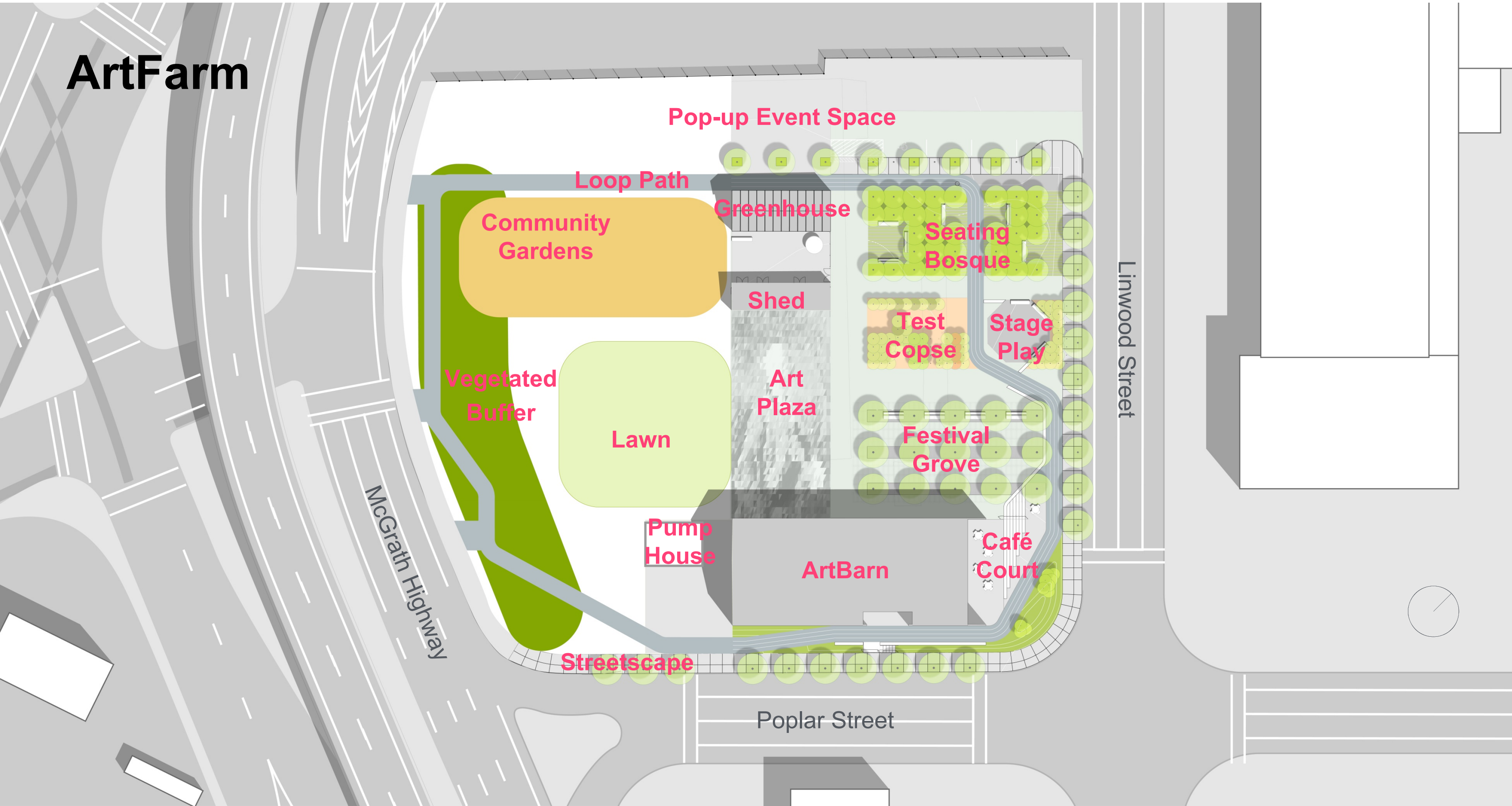
Lawn

Pump House

Linwood Street

Poplar Street

ArtFarm



Pop-up Event Space

Loop Path

Community Gardens

Greenhouse

Seating Bosque

Shed

Test Copse

Stage Play

Vegetated Buffer

Art Plaza

Lawn

Festival Grove

Linwood Street

McGrath Highway

Pump House

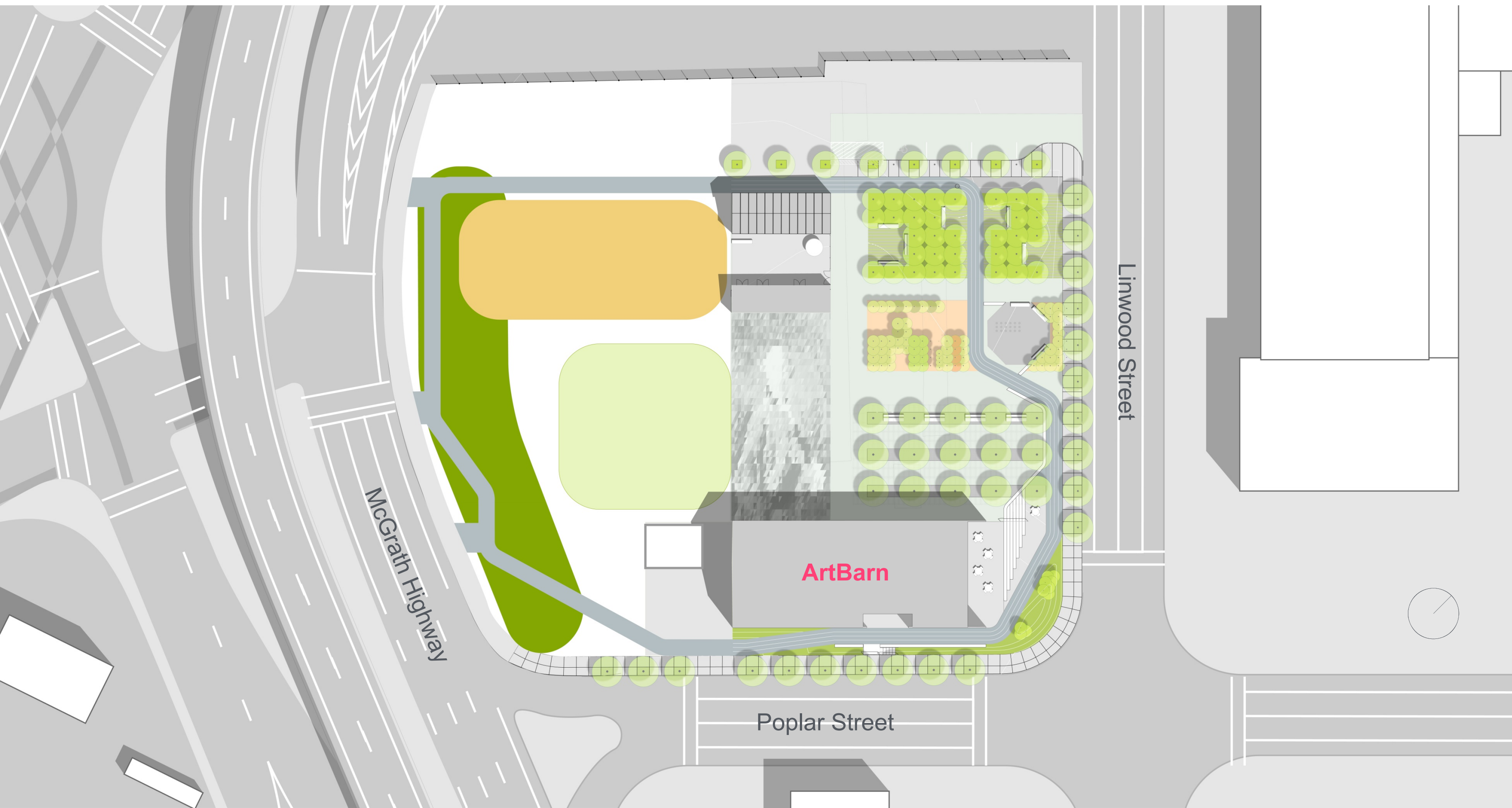
ArtBarn

Café Court

Streetscape

Poplar Street

ArtBarn



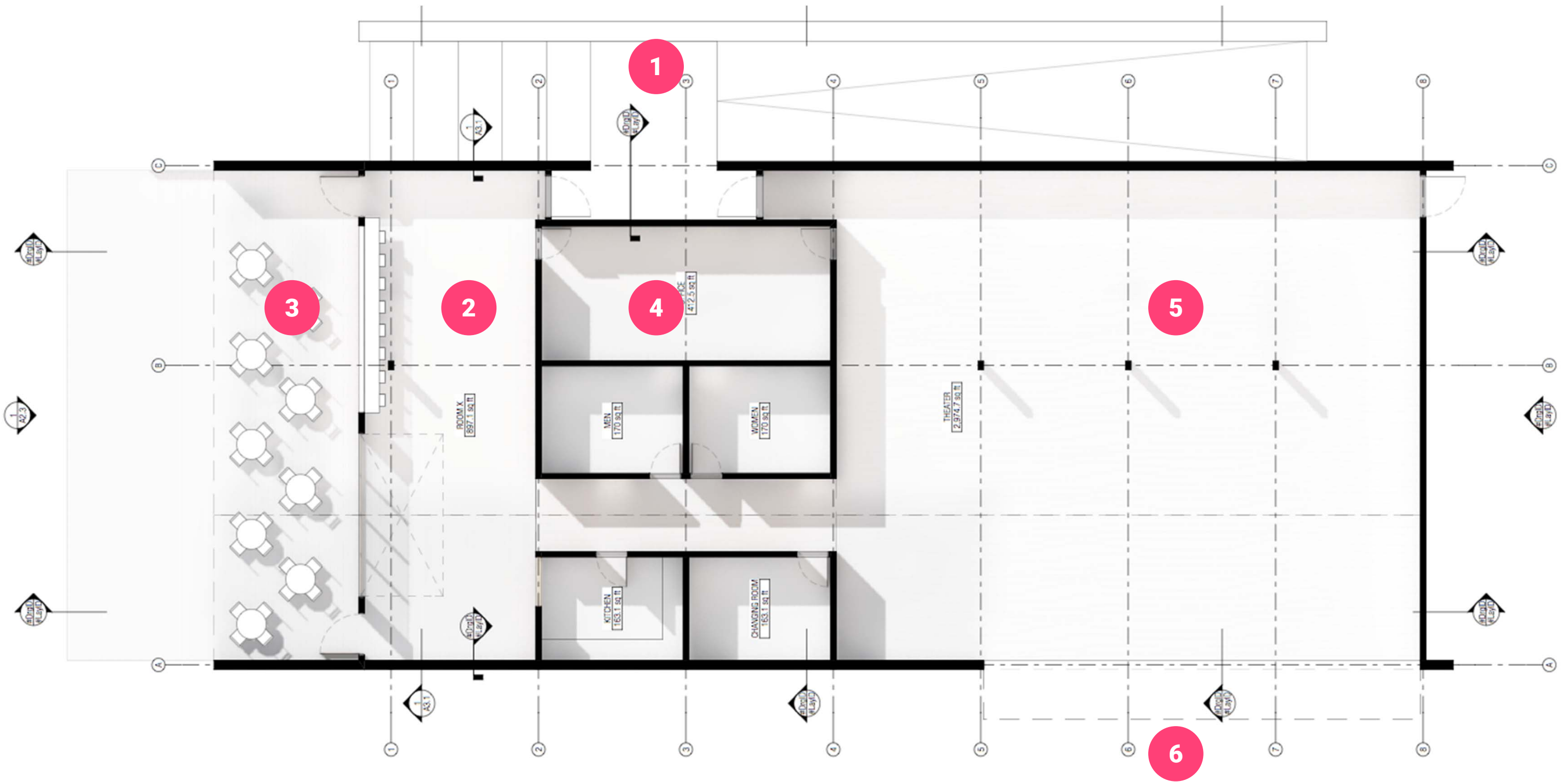
McGrath Highway

ArtBarn

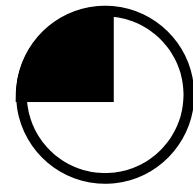
Poplar Street

Linwood Street



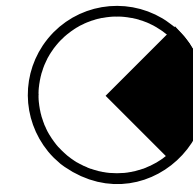


- 1 BUILDING ENTRY
- 3 OUTDOOR "ROOM"
- 5 PERFORMANCE SPACE
- 2 PUBLIC PROGRAM
- 4 BACK-OF-HOUSE
- 6 OUTDOOR AUDIENCE



Morning

- ➔ Cafe/Coffee
- ➔ Community Breakfast
- ➔ Gardening (in or out)
- ➔ Instructional Class
- ➔ Make Art
- ➔ Visit from Schools



Afternoon

- ➔ Cafe/Coffee
- ➔ Gardening (in or out)
- ➔ Rehearse Performance
- ➔ Food Trucks for Lunch
- ➔ Make Art
- ➔ Learn about Sustainability
- ➔ Classes for Kids (Visual, Performance, Farming)
- ➔ Buy Art, Craft, Food
- ➔ Visit Gallery
- ➔ Testing Ground (Soils/Air)
- ➔ Be Active
- ➔ Hanging Out

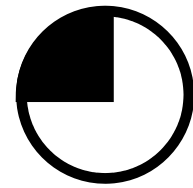


Evening

- ➔ Cafe/Drinks
- ➔ Community Dinner
- ➔ Instructional Class
- ➔ Movie
- ➔ Make Art
- ➔ Music or Theatre Performance
- ➔ Music Festival (e.g. PorchFest, HONK!)
- ➔ Hanging Out

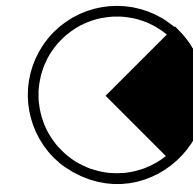
Arts/Cultural Engagement
 Community Utility
 Environmental Sustainability
 Economic Development





Morning

- ➔ Cafe/Coffee
- ➔ Community Breakfast
- ➔ Gardening (in or out)
- ➔ Instructional Class
- ➔ Make Art
- ➔ Be Active



Afternoon

- ➔ Cafe/Coffee
- ➔ Gardening (in or out)
- ➔ Instructional Class
- ➔ Food Trucks for Lunch
- ➔ Make Art
- ➔ Learn about Sustainability
- ➔ Tiny House Festival
- ➔ Visit Gallery
- ➔ Buy Art, Craft, Food
- ➔ See Art Demonstration
- ➔ Be Active
- ➔ Community Meeting
- ➔ Music or Theatre Performance

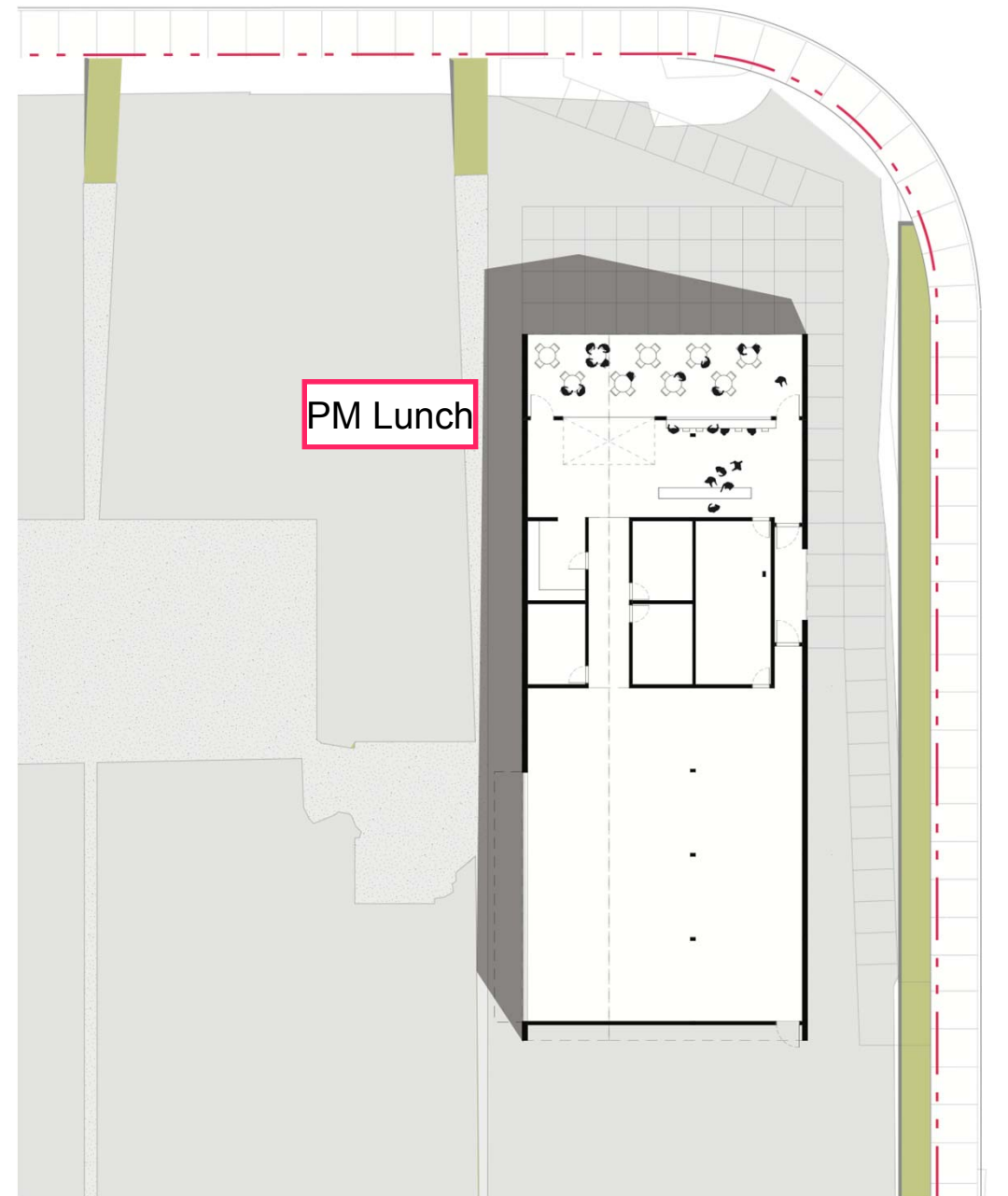
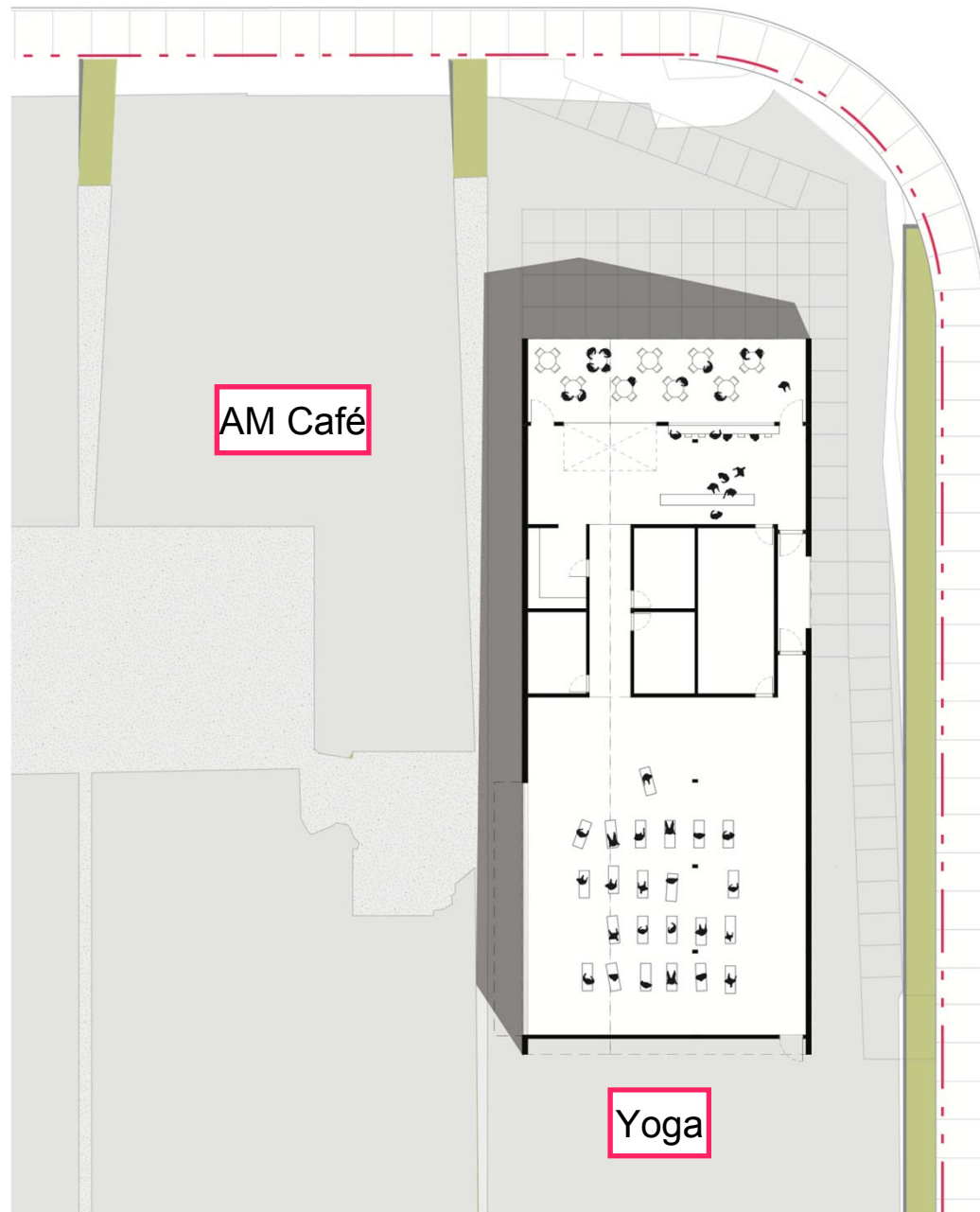
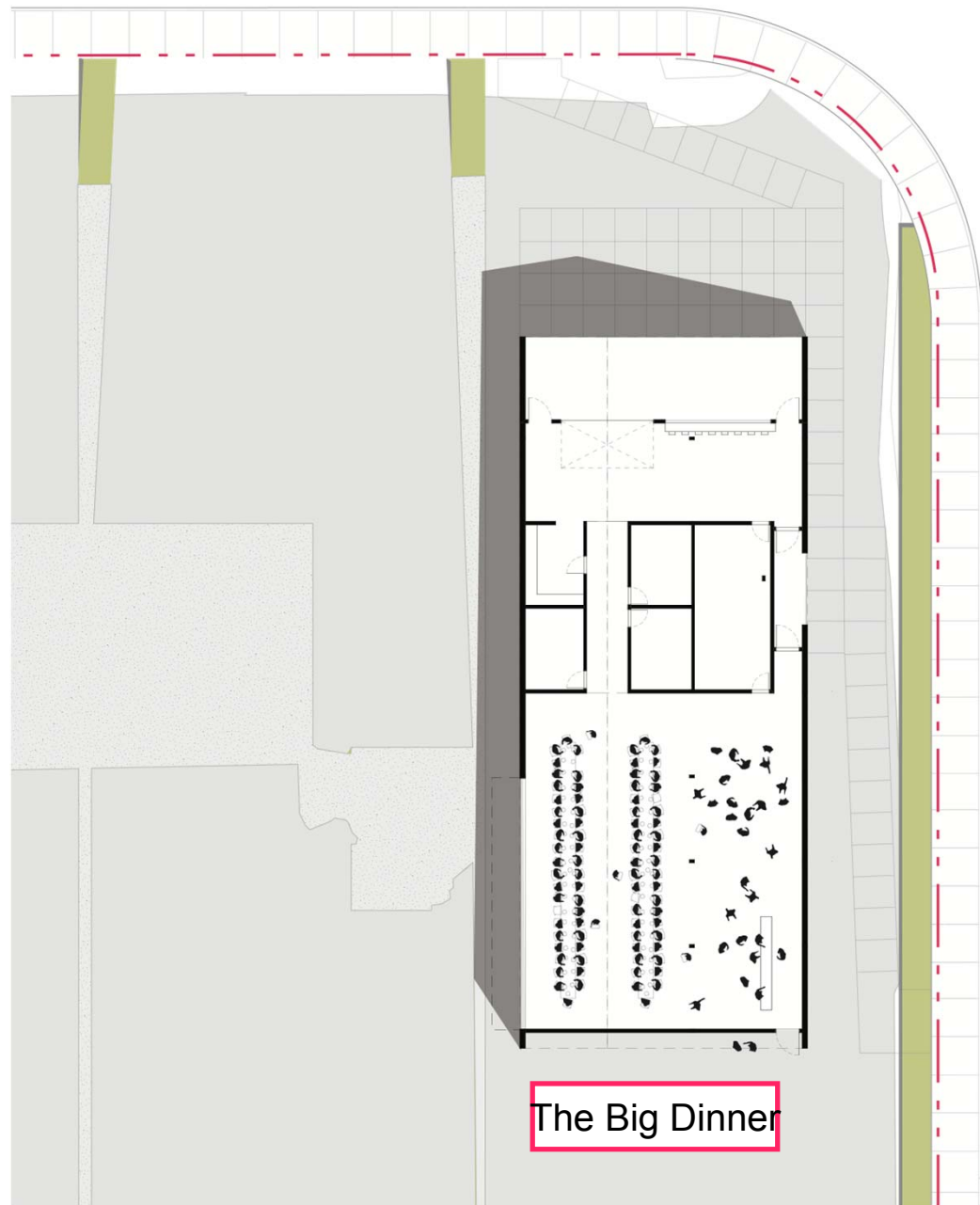


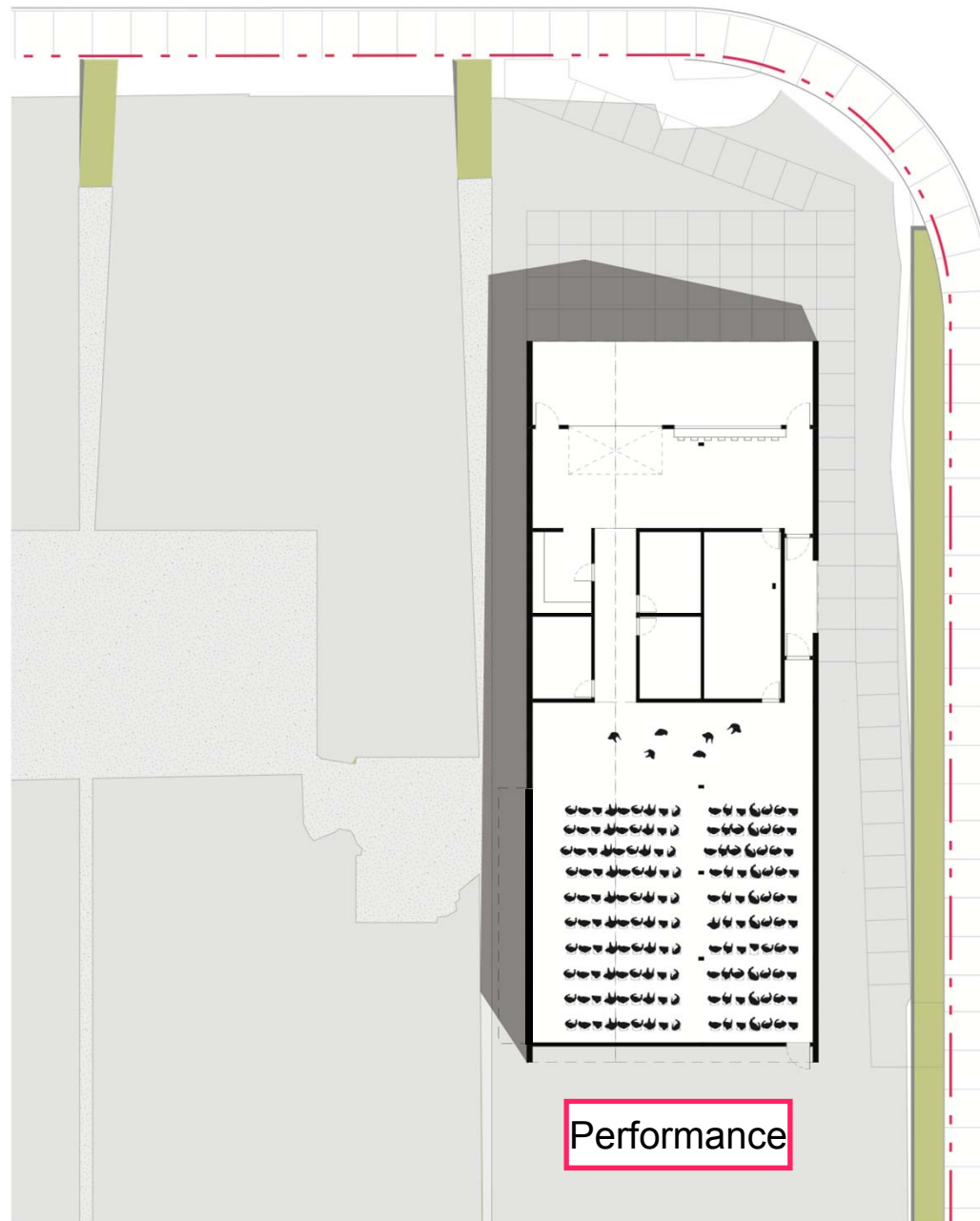
Evening

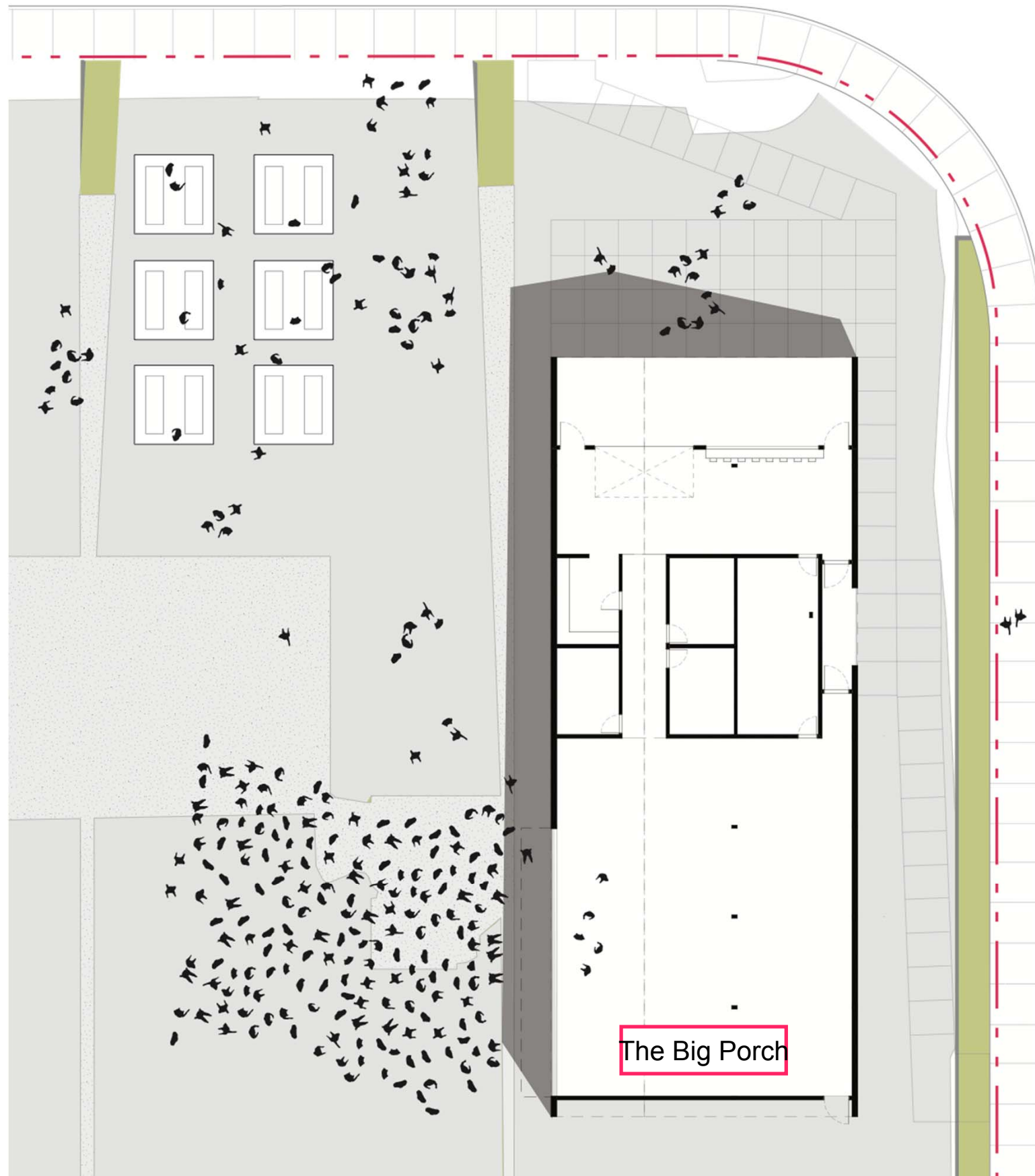
- ➔ Cafe/Drinks
- ➔ Bash (e.g. Meet under McGrath)
- ➔ Food Trucks
- ➔ Make Art
- ➔ Music or Theatre Performance
- ➔ Tiny House Festival
- ➔ Movie
- ➔ Visit Gallery
- ➔ Hanging Out

Arts/Cultural Engagement
 Community Utility
 Environmental Sustainability
 Economic Development









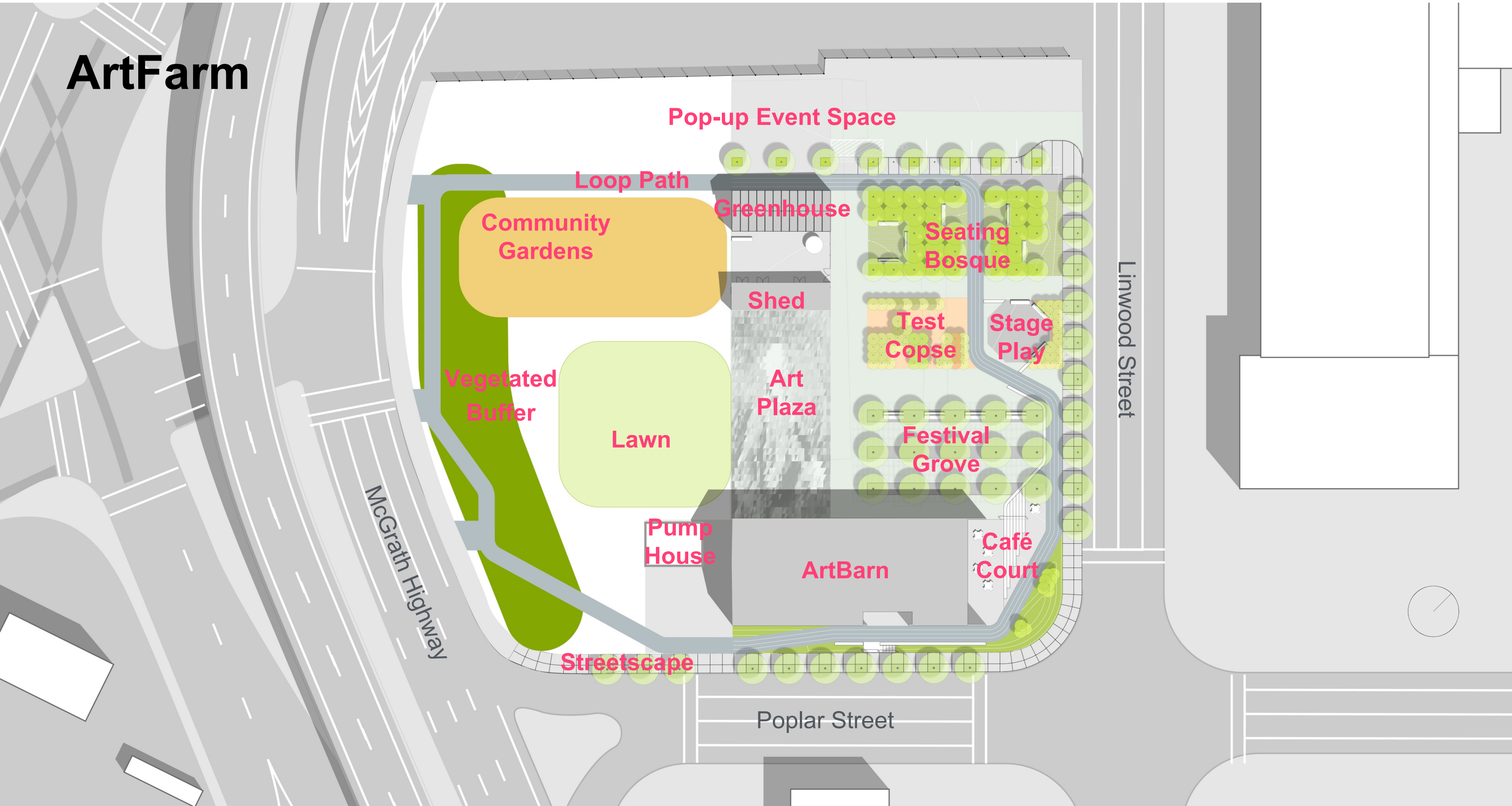






Special Events & Everyday Use

ArtFarm



Pop-up Event Space

Loop Path

Community Gardens

Greenhouse

Seating Bosque

Shed

Test Copse

Stage Play

Vegetated Buffer

Lawn

Art Plaza

Festival Grove

Linwood Street

McGrath Highway

Pump House

ArtBarn

Café Court

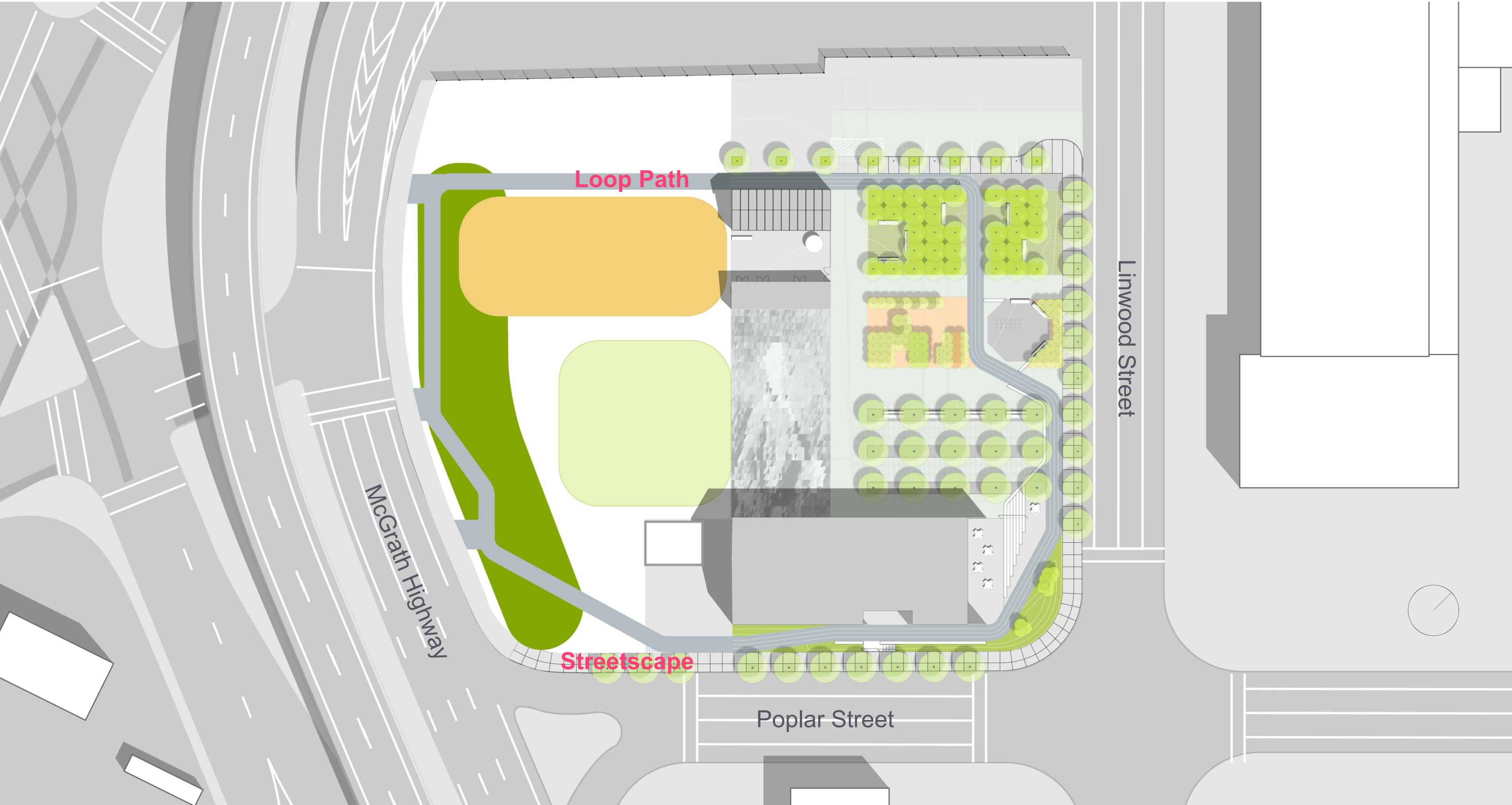
Streetscape

Poplar Street









Loop Path

Streetscape

McGrath Highway

Poplar Street

Linwood Street

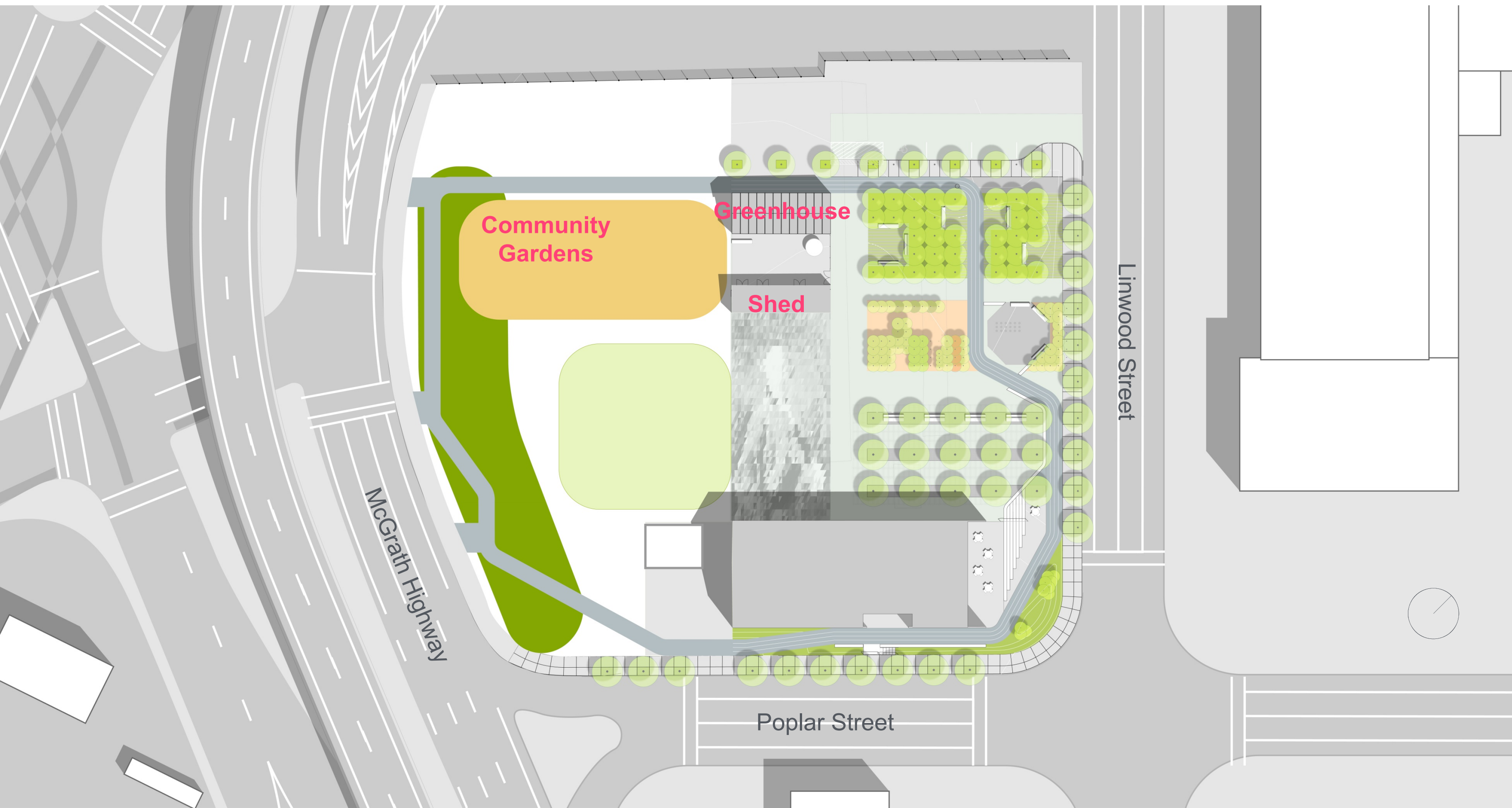


Urban Ag Programs

- Community Gardens
- Professional Farm with Educational Outreach

Urban Ag Resources

- Greenhouse
- Stormwater catchment system
- Shed
- Walk-In Cooler
- Raised Beds



Community Gardens

Greenhouse

Shed

McGrath Highway

Linwood Street

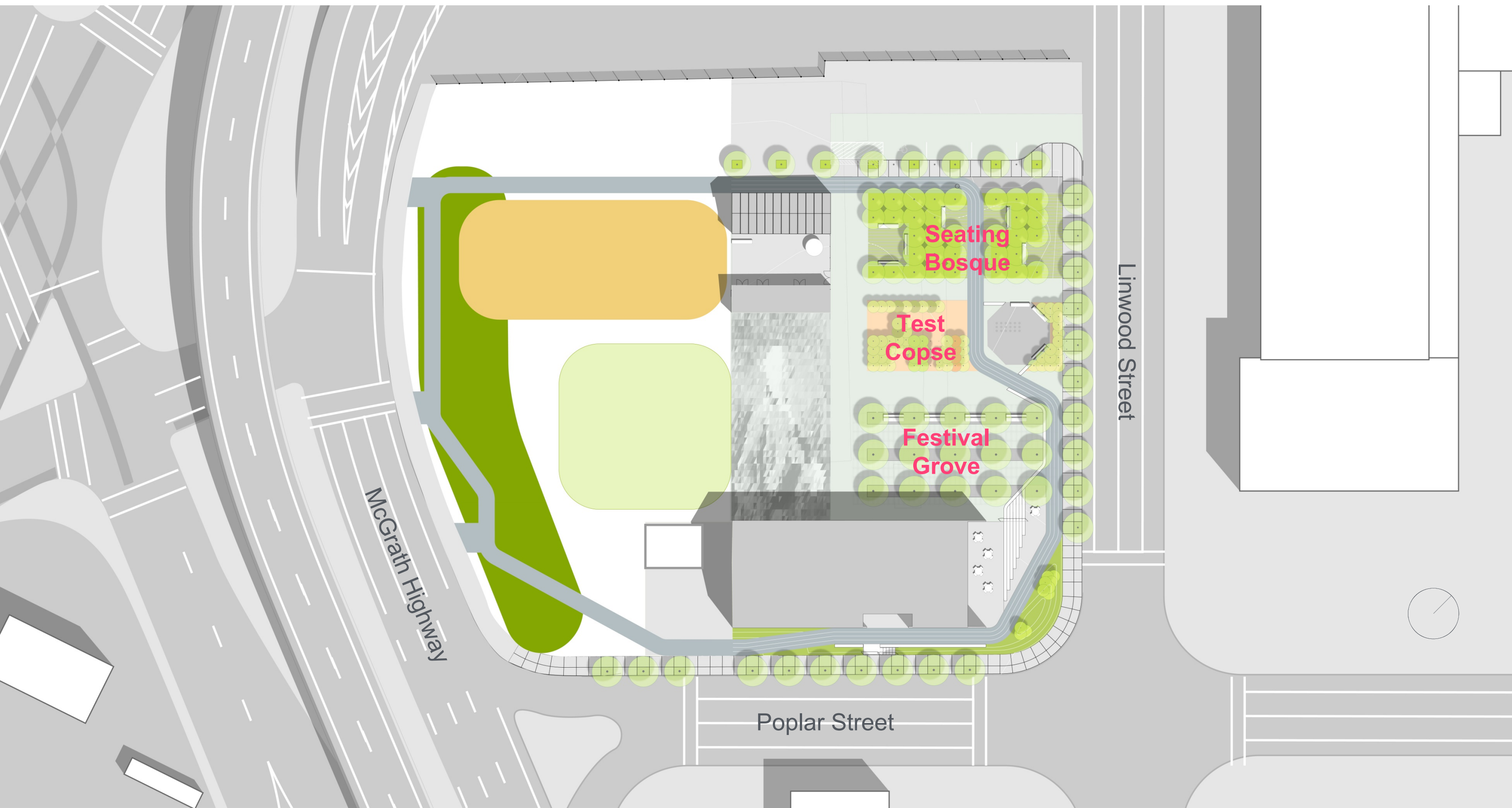
Poplar Street



Tree Lab

A Living Laboratory to study:

- Urban Soils & Tree Well Design
- Species Adapted to Climate Change



McGrath Highway

Poplar Street

Linwood Street

Seating Bosque

Test Copse

Festival Grove





ART FARM



What's Next?

Next Steps

- | | |
|-------------|---|
| 2018 | ArtFarm Comes Alive Through SAC Events
CPA for Site Work BOA for ArtBarn
Fundraising for ArtBarn & Grant Applications |
| Fall 2018 | Construction Documents for ArtBarn & Phase 1 Site Work
Engineering Design Stormwater Tank & Pump House |
| Spring 2019 | Groundbreaking for ArtBarn & Site Work |
| TBD | Phase 1 of ArtFARM Opening! |
| TBD | Phase 2 and Completion of ArtFarm & Infrastructure |

Contact:

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LOliveira@somervillema.gov

(617) 625-6600 x 2529

Project Page:

www.somervillema.gov/artfarm

