

## MASSWORKS INFRASTRUCTURE PROGRAM

### Pre-Contract Information Worksheet

Please complete all sections below as fully as possible. This information will be used to prepare the contract documents for the grant award.

| Grant Summary Information   |   |   |             |
|---|---|---|-------------|
| City/Town:  | Somerville  |   |             |
| Project Name:   | Clarendon Hill Housing Redevelopment Project                        |   |             |
| MassWorks Award Amount:<br>[Maximum Obligation]   | \$ 4,900,000.00   | Planned Start of Public Infrastructure Construction | May 21      |
| Total Budget for Public Infrastructure Project  | \$ 5,500,000.00   | Expected Completion of Infrastructure Project       | December 22 |
| <b>Public Entity (Contractor)</b> – Legal information for the execution of the contract documents. This will be used to complete the Standard Contract Form.  |   |   |             |
| Public Entity Legal Name:   | City of Somerville  |   |             |
| Public Entity Legal Address:  | 93 Highland Avenue  |   |             |
| City/State/Zip  | Somerville, MA 02143  |   |             |
| Authorized Signatory Name/Title:  | Joseph A. Curtatone, Mayor  |   |             |
| Authorized Signatory Telephone/Email  | (617) 625-6600  |   |             |
| <b>Municipal Project Contact</b> – Local contract manager who will serve as single point of contact for grant administration and project updates. This person will be responsible for providing regular project status reports and participate in periodic meetings/calls with a MassWorks Project Manager. |   |   |             |
| Contact Name/Title:   | Alexandra Kleyman, Senior Transportation Planner, Mobility Division |   |             |
| Contact Telephone/Email   | (617) 625-6600 x2540/akleyman@somervillema.gov                      |   |             |

## PUBLIC INFRASTRUCTURE PROJECT SCOPE AND BUDGET

Responses in the following sections should be developed in consultation with the grantee's contractor, engineer, and/or DPW staff, as applicable, to ensure the most up to date and accurate information. Grantees will have the opportunity to adjust/update timelines and budget projections through quarterly reports.

**A. Site Description** – Describe the location, including Parcel IDs, where the construction project will take place. Specify roadways and any relevant geographic landmarks, and **attach copy of current Site Plan**.  
*Example: The Site consists of a segment of Middle Street in the City of Anytown, between 85 Middle Street (Map 30, Parcel 70) and 100 Middle Street (Map 34, Parcel 94), as illustrated in the Site Plan.*

The project site is a 5.3-acre, 216-unit low-income housing complex owned and operated by the Somerville Housing Authority, located at the intersection of State Route 16 (Alewife Brook Parkway) and Powder House Boulevard (City of Somerville Assessing Department parcel map-block-lot 5-B-1). The development site is bounded by Alewife Brook Parkway, Powder House Boulevard, and North Street. Adjacent to the site is a full-service grocery store, a recently-renovated City playground, a supportive housing facility for veterans, a major MBTA bus terminal, and the Massachusetts Department of Conservation & Recreation's Alewife Brook Reservation (which includes the Dilboy Stadium and swimming pool, as well as ballfields, playground facilities and shared-use paths). The public housing complex will be redeveloped in a public-private partnership that produces 591 units of mixed-income housing, including replacement of all 216 public housing units and addition of 80 new deed-restricted middle-income housing units and 295 new market-rate housing units.

**B. Project Description** – Please describe the scope of work that will be funded by this grant.

The MassWorks scope of work includes realigning Alewife Brook Parkway's intersection with Powder House Boulevard; upgrading and installing utilities at the site, and constructing a new internal roadway structure for the development site. The City will replace the existing high-speed traffic circle at Alewife Brook Parkway and Powder House Boulevard with a signalized "T" intersection that enhances multimodal safety and accessibility. The project will construct approximately 1,400 linear feet of new internal streets across the development site to achieve a human-scaled urban design. The project will also upgrade all City-owned utilities including sewer, water and drainage.

**C. Project/Construction Timeline** – Enter dates (MONTH/YEAR) for specific milestones to be achieved.

| <b>MILESTONE</b>                         | <b>MONTH/YEAR</b> |
|--|-------------------|
| Design, Survey, and Engineering Complete | December 20       |
| Bids Advertised                          | January 20        |
| Bids Opened                              | February 21       |
| Contract Awarded                         | March 21          |
| Construction Started                     | May 21            |
| Construction 25% Complete                | November 21       |
| Construction 50% Complete                | February 22       |
| Construction 75% Complete                | September 22      |
| Construction 100% Complete               | December 22       |
| Punch List                               | January 23        |

**D. Project Budget** – Please complete the table below by itemizing the expenses related to the scope of work funded by this MassWorks grant. As applicable, indicate if budget numbers are actual or estimated, then enter the amount allocated to each of the spending categories/subcategories.

Select One:  **Estimated** Budget (*pre-bidding*)     **Actual** Budget (*bidding/contracting complete*)

| SPENDING CATEGORY  | GRANT FUNDS ALLOCATION |
|--|------------------------|
| <b>Design</b> (include surveying, engineering, permitting, bidding)          | \$500,000              |
| <b>Construction</b> (itemize all earthwork into corresponding subcategories) | \$4,350,000            |
| Land Takings   | \$0                    |
| Demolition/Remediation   | \$250,000              |
| Mobilization/Demobilization  | \$400,000              |
| Water/Sewer/Drainage (include pump stations)                                 | \$850,000              |
| Utility Relocation   | \$500,000              |
| Roadways (include paving, markings, signage, etc.)                           | \$650,000              |
| Sidewalks/Curbing/Streetscapes (guardrails, fencing, plantings, etc.)        | \$850,000              |
| Electrical/Lighting (include street lights and traffic signals)              | \$450,000              |
| Bridges/Culverts   | \$0                    |
| Security/Traffic Details   | \$200,000              |
| Other:   | \$0                    |
| <b>Construction Administration</b>   | \$250,000              |
| <b>Total (must not exceed grant award):</b>                                  | <b>\$4,900,000</b>     |

**E. Funds Drawdown Schedule** - Enter the amount of funds that the grantee expects to draw down at each quarter end (QE) and total for each fiscal year. Grand total must not exceed full grant award.

| Period              | Amount            | Period              | Amount             | Period              | Amount             | Period              | Amount           |
|---------------------|-------------------|---------------------|--------------------|---------------------|--------------------|---------------------|------------------|
| QE 9/30/19          | \$0               | QE 9/30/20          | \$150,000          | QE 9/30/21          | \$700,000          | QE 9/30/22          | \$400,000        |
| QE 12/31/19         | \$0               | QE 12/31/20         | \$250,000          | QE 12/31/21         | \$700,000          | QE 12/31/22         | \$250,000        |
| QE 3/31/20          | \$0               | QE 3/31/21          | \$500,000          | QE 3/31/22          | \$700,000          | QE 3/31/23          | \$0              |
| QE 6/30/20          | \$100,000         | QE 6/30/21          | \$700,000          | QE 6/30/22          | \$450,000          | QE 6/30/23          | \$0              |
| <b>FY2020 Total</b> | <b>\$ 100,000</b> | <b>FY2021 Total</b> | <b>\$1,600,000</b> | <b>FY2022 Total</b> | <b>\$2,550,000</b> | <b>FY2022 Total</b> | <b>\$650,000</b> |

|                    |                    |
|--------------------|--------------------|
| <b>Grand Total</b> | <b>\$4,900,000</b> |
|                    | <b>0</b>           |

**F. Leveraged Private Development** – For projects supporting private development, describe the private project and the economic benefits/impact expected from the project.

The private development team has committed to providing \$600,000 to support the MassWorks-funded infrastructure project. The City of Somerville has also committed \$500,000 of repurposed prior year MassWorks grant funding, bringing the total infrastructure project budget to \$5.5 million.



## PROJECT STATUS UPDATES

*An update on the status of the project is required. In the responses below, please highlight the current status of design/permitting and any changes to the timeline or budget since the submission of your application.*

|   |
|---|
| <b>A. Current Design Status</b> – Is the design complete and has it received all necessary approvals? If no, what percentage is done and when are final approvals expected?   |
| The infrastructure design is currently at a 20% conceptual state. Design is anticipated to be completed by the end of December 2020, including all necessary approvals.   |
| <b>B. Permitting Update</b> – What permits, if any, have been received since the application was submitted? Also list any outstanding permits needed for the project and the expected timeline for attaining them.  |
| No major changes since the application was submitted. The private development project is anticipating submittal of its 40B Comprehensive Permit to the Somerville Zoning Board of Appeals in March 2020. Water quality / wetlands protection permitting by the Somerville Conservation Commission is anticipated to be completed by October 2020.   |
| <b>C. Other Funding Sources</b> – Describe any additional and/or match funding being sought, which are needed for this project to proceed. Provide an update on the source and status of those funds (secured or pending).  |
| The private developer has committed \$600,000 to support the infrastructure project, and the City of Somerville has committed \$500,000 in repurposed prior year MassWorks funds to bring the infrastructure budget to \$5.5 million.   |
| <b>D. Utilities Update</b> – Does this project involve construction which will need to be approved or completed by a utility company? If so, please detail the elements of the project that will be affected and the status of the timeline for approvals.  |
| The private development project will require new gas and electrical service, both of which are provided by Eversource. Utility mains will be designed as part of the MassWorks-funded project, while service connections to new buildings will be designed by the private developer. The private utility companies will be engaged to install mains during the MassWorks-funded construction. |
| <b>E. Other / Additional Details</b> – Outline any other issues or concerns that might have an impact on the project’s start date, timeline, and/or budget.   |
|   |

|   |   |       |         |
|---|---|-------|---------|
| Type name of person completing this form: | Alexandra Kleyman, Senior Transportation Planner, Mobility Division | Date: | 2/27/20 |
|---|---|-------|---------|