



CAPITAL IMPROVEMENT PROJECT (CIP) REQUEST - FY24
FORM A - DESIGN & CONSTRUCTION

Project Title:	217 Somerville Ave (Open Space lot)		
Project Address:	217 Somerville Ave		
Department:	OSPCD - PSUF		
Project Mgr.:	Jon Bronenkant	Email:	jbronenkant@somervillema.gov
New Project or Modification:	New Project		

Department Priority:	Desirable	Third
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Rank your project(s) in order of priority from your point of view. If you propose four projects, rank them 1, 2, 3, 4, with 1 being the highest, and so forth.

Project Description/Scope of Work:

The project will create a new community pocket park on the 217 Somerville Ave site along the eastern portion of Union Square. The funds will be used for landscape construction and installation of features such as benches, tables, playground equipment, and other passive recreational amenities. The funding will also go towards the installation of stormwater management and other green infrastructure as well as construction administration services.

Justification:

The project received a CPA award of \$100K to begin the public engagement and design process for the final open space concept for the lot. As the large scale developments in the adjacent Union Square and Boynton Yards transformation districts continue to come online the need for dedicated open space in this district becomes increasingly critical to mitigate the impacts of urban heat island effects and provide recreational and open space accessibility for the neighboring constituents.

Relationship to Other Projects:

The project will compliment the long planned transformation development that is underway in the adjacent Union Square and Boynton Yards districts. These developments will significantly increase the density of the neighborhood amplifying the need and urgency to have a quality accessible open space amenity for the local constituency.

Category: Please check all appropriate boxes

- ☒ Architectural/Engineering Feasibility Study
- ☒ Architectural/Engineering Construction Document Services & Construction Admin
- ☐ Building Alteration/Repair/Renovation/Addition/New Construction
- ☐ Building Improvements (non-construction)
- ☐ Purchase of Equipment (incl. vehicles, office equipment, hardware, etc.)
- ☐ Information Technology Systems/Platforms (e.g. cloud based, internet based, etc.)
- ☐ Street/Sidewalk/Monument Improvements
- ☐ Water Improvements
- ☐ Sewer Improvements
- ☐ Land Development
- ☐ Land Acquisition
- ☐ Land Disposition
- ☒ Parks and Open Space
- ☐ Other

Operational Impact:

The estimated increase to existing operation costs will vary depending on the final design and concept of the space. However, as this will be a new publicly accessible open space it will require routine maintenance and upkeep in line with the similar level of routine maintenance provided to existing city owned parks and open spaces.

What impact will this project have on operational costs?

- ☐ Reduce Cost (greater than 5%)
- ☐ Reduce Cost (less than 5%)
- ☐ Cost Unchanged
- ☒ Increase Cost (less than 5%)
- ☐ Increase Cost (greater than 5%)

Design and Construction Project Funding

Total Estimated Cost		Prior Years Funding	FY 24	FY 25	FY 26	FY 27	FY 28
Capital Costs:							
Feasibility Study	\$ -						
Land Acquisition/Appraisal	\$ -	-	-	-	-	-	-
Environmental Remediation/LSP	\$ -						
Demolition & Site Clearance	\$ -	-	-	-	-	-	-
Owner's Proj. Mgr./Clerk of the Works	\$ -						
Designer Services (SD through CA)	\$ 100,000	-	100,000				
Construction	\$ 1,200,000	-	600,000	600,000			
Insurance (builder's risk, addtl. Polices)	\$ -						
Furniture & Equipment (FFE)	\$ -						
Police Details	\$ -						
Contingency	\$ 300,000			300,000			
Other (Specify)	\$ -	-	-	-	-	-	-
Other (Specify)	\$ -	-	-	-	-	-	-
Total:	\$ 1,600,000	\$ -	\$ 700,000	\$ 900,000	\$ -	\$ -	\$ -

Project currently has CPA funding to complete design however no additional funding beyond that.

Please provide suggested sources. This section will be finalized jointly by Finance and the Department.

Funding Sources:		Prior Years Funding	FY 24	FY 25	FY 26	FY 27	FY 28
Stabilization Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GO Bonds	\$ 1,000,000	-	600,000	400,000			
Retained Earnings	\$ -						
General Fund	\$ -						
Special Assmnt.	\$ -	-	-	-	-	-	-
Ch. 90	\$ -						
Grants	\$ 500,000	-	-	500,000	-	-	-
Receipts Reserved	\$ -						
Other (CPA)	\$ 100,000		100,000	-	-	-	-
Other (Specify)	\$ -	-	-	-	-	-	-
Total:	\$ 1,600,000	\$ -	\$ 700,000	\$ 900,000	\$ -	\$ -	\$ -

Evaluation Committee Use Only:

Reviewed and Approved By:

Requesting Department

Auditing

Purchasing

Date

Date

Date

Final Approval

Version

Draft

Revised

Accepted