



## 71 CHERRY STREET DESIGNER RFQ ADDENDA

*ISSUED: May 6, 2019*

### INTRODUCTION

The questions below have been submitted in writing to the CRA or transcribed from verbal questions and answers at the Site Visit at 71 Cherry Street on May 3, 2019. This document and attachments referenced may be found online at [www.cambridgeredevelopment.org/mfnh](http://www.cambridgeredevelopment.org/mfnh)

### ATTACHMENTS PROVIDED

1. 1973 application to have the Margaret Fuller Neighborhood House listed on the National Register of Historic Places.
2. 1924 Photo showing plans to expand the House and the services at that time. This photo is provided for historical context, and not necessarily to influence the future design.

### PROCESS / SUBMISSION RELATED QUESTIONS AND RESPONSES

#### **1. How should the electronic version of the response be provided?**

The electronic version of your response may be provided in PDF format via email or via thumb drive.

#### **2. May submissions include additional prior project information?**

You may submit additional project sheets or information outlining your firm's experience as part of the Standard Designer Selection Application or as part of the response to other items requested, as relevant.

## SITE AND PROJECT RELATED QUESTIONS AND RESPONSES

### **1. What is the current accessibility status and goals for the future?**

None of the MFNH's current facilities are handicapped accessible. The afterschool/childcare program and food pantry are located at basement level, each down a flight of stairs, and the historic house itself is accessed via several steps leading up to the front door.

This project will create ADA aligned program space for the afterschool/childcare center, food pantry and the programs now provided from the historic home. This may be accomplished by creating a new addition that is accessible which allows for direct access into the historic home. It could also include creating accessible entry points directly into the historic house. Any modification to the house itself would have to align with other restrictions due to the house's listing on the National Register of Historic Places

### **2. What is the current heating system?**

The historic home and childcare center are currently heated with forced hot air, using gas. The system is old, unreliable and inefficient.

Neither the 3-story house nor the afterschool/childcare center have central air conditioning. MFNH uses window units in the historic house during summer months.

### **3. What are the "Green" building or energy goals for the project?**

The project is unlikely to trigger the City of Cambridge's requirements for sustainable building, which are required for projects of at least 25,000 gross floor area.

However, the CRA and MFNH have an interest in environmental sustainability as part of the development of healthy communities. With regard to green building approaches, the project will meet the CRA and MFNH's goals to balance the size of the development budget with longer term operating savings. As possible, the CRA is open to exploring creative financing options in order to allow for a more sustainable development.

### **4. Are there any flooding issues?**

The wall on the north side of the basement level childcare center becomes damp after heaving rains, after water pools on the ground level on that side of the building.

**5. Will the playground that is currently behind the house stay where it is?**

The playground is currently used by youth in MFNH's programs, however, there is a park and playground less than a block away, across the street from the MFNH parking lot, on Pine Street.

The only thing that must stay where it is is the historic home itself. All other aspects of the site are up for reconsideration, while keeping a range of priorities in mind. Access to open space is a programmatic consideration for MFNH, and for any residential development.

**6. Will the CRA expect the architect to bring in other components of the development team, such as civil and geotechnical engineers?**

Yes. The CRA has not assigned other technical components of the design to other consultants.

**7. What is the total expected development cost for the project?**

The CRA is now working to analyze potential financing sources and consider how much equity might be generated from the housing that might help support the development/redevelopment of the childcare center, pantry and upgrades to the house. We do not yet have a specific development budget, but expect that total development costs will range between \$5 million and \$8 million.

The designer we select will become a partner in the project, helping to finalize a feasibility analysis and developing final designs through a somewhat iterative process.

**8. Are there any site plans?**

The CRA and MFNH do not currently have any site plans. We will inquire and forward site plans as we find them to designers who have shown interest, and post them on our website.

**9. Is the housing meant to be homeownership or rental?**

The MFNH would like to avoid selling off its land asset. The CRA is now conducting an analysis to consider if it might be possible to create rental housing on the site that the MFNH would continue to own. It may also be possible that a rental project is not feasible and the final plans will focus on ownership.

In either scenario, some revenue is expected from the housing to support the facilities upgrades. This may involve the CRA investing funds in the project in the near term which are recouped in the near term from project fees or income, or recouped over time from income generated by the housing. In summary, the revenue generated to help support the facilities upgrade may not necessarily be concurrent with the facilities redevelopment.

**10. How many families does the Margaret Fuller Neighborhood House serve in its childcare and pantry programs?**

The food pantry currently provides 1,100 families annually with groceries. Families come in every two weeks for a two-week supply.

The after school/childcare center is now certified to hold 48 children, ages 5 – 12. These youth participate in programs after school time, and during school vacation weeks and summer vacation.

A larger facility would enable MFNH to expand the number of children it serves, likely enabling an increase in its net operating income.