



MEMORANDUM

To: CRA Board

From: Erica Schwarz and Carlos Peralta

Date: September 22, 2021

Re: 99 Bishop Allen Drive Project Update: Including Designer Add Services & Mover Selection

GENERAL UPDATE

Since the last Board meeting in July, renovation work has progressed rapidly. The electrical, ductwork, refigerant piping and sprinkler installation is installed on all floors except for the lower level, which is now underway. Some finishes, including bathroom tile and paint, are nearly complete on the second and third second floors. The roofing and gutter system is completed. Installation of the exterior dormer panels will be completed next week. Window installation is nearly complete and window performance testing has been scheduled. The binder coat for the rear parking lot has been installed. Work still remaining includes completing the rear courtyard, the front entry area, ground level finishes, and elevator installation, among other tasks.

The project team has continued to resolve emerging project questions over the summer. CRA staff, STV, and the design team have conducted research and strategically developed plans to improve the foundation waterproofing plan. Most of the lower level foundation was stripped of its existing paint, and a waterproofing material applied to the foundation stone. In the rear of the building, the courtyard area is seeing a one sided form installed along the foundation stone, creating an exterior waterproofing barrier, making interior waterproofing is unnessesary.

The front entry area is undergoing a slight design change to ensure adequate structural support. The retaining wall beneath the city sidewalk that was installed when the lower level entry area was dug out in the 1960's does not have the proper footings. The new design will maintain the entry concept, including an ADA compliant ramp, a set of stairs, a pergola covering the front door, and a small courtyard with room for a small table and two chairs. However, the new design adds buttresses along the ramp and retaining wall and fills a gap between the ramp and retaining wall.

Most of the elevator components are now on site. Otis elevator determined that a second crane pick and related standby hours are no longer required for installation. As a result, the elevator may see a 3-day improvement to its installation timeline.

Furniture has been ordered for common area conference rooms and kitchenettes. Some furniture from the former shared board room will be reused. CRA staff also secured items for a small delivery

fee from the Furniture Trust, which distributes surplus corporate furniture for nonprofit agencies. Plans to move tenants back into the building are also underway.

OIL TANK REMOVAL

The buried oil tank was removed on June 22nd, with Haley and Aldrich providing monitoring, testing, and reporting as required under state law. A polyethylene marker barrier was installed in the space where the tank was removed before it was backfilled.

Testing conducted in the field at the time of removal showed contamination levels below the threshold required for reporting. However, a certified test conducted after the fact showed levels of contaminants high enough to require reporting to the Commonwealth of Massachusetts but low enough not to require additional soil removal or in-ground treatment.

In August Haley and Aldrich conducted a sub slab soil vapor test to determine if volatile vapors existed below the building slab inside the building. That test found that there was no associated vapor impact from the formerly buried oil tank.

The CRA will need to monitor the groundwater via a groundwater sampling well. If the impact of the contamination on groundwater exceeds certain levels, it, too, must be reported. As part of their scope to finish the rear courtyard, GVW is installing a sleeve that will be used to install the well in future weeks.

SOLAR PLANNING

On behalf of the CRA, Resonant Energy has advanced a solar installer selection process under Chapter 25A, which allows for flexibility in selection of energy installation contractors if the project cost is under \$100,000, as was expected for Bishop Allen Drive. Responses received exceeded this value. Resonant is conferring with the respondents to identify if the project can be done below the \$100,000 threshold or if we will need to conduct a new procurement process to identify an installer.

As part of their scope Resonant will submit a Reservation Application to the Massachusetts SMART program to ensure the solar project is included in the current incentive block, which requires that the applicant must demonstrate project readiness. They will submit that application as soon as we have clarity on how we will proceed with our installer selection process. The federal benefit level will remain stable through 2022.

PROJECT TIMELINE

The construction project is still on schedule to see work completed by October 29, 2021 with a certificate of occupancy by September 8, 2021. Tenant's belongings are scheduled to be delivered on September 8th and 9th from the storage space and swing spaces. Tenants' leases obligate them to

start paying rent starting November 15th, but should allow them to access their space prior to that date, pending the issuance of a certificate of occupancy.

MOVER SELECTION

The CRA, working with STV|DPM, divided the move-in process into two segments in order to use the appropriate union and non-union movers to deliver the tenant belongings from the swing spaces and storage warehouse space. The mover bidding process resulted in SPRY Moving & Storage, the union mover who handled the move out, providing the lowest bid for the swing space move. Sterling Corporation, who is currently storing the tenant belongings, submitted the low bid for the return of the materials from storage. The combined bids totaled \$27,707.04 for the cost to deliver items from the swing spaces and from the storage warehouse.

STV|DPM recommends that both SPRY and Sterling, the lowest qualified bidders, be awarded move contracts for their portions of the move. Please see Exhibit A for the price summary and comparison of the move bids.

BUDGET OVERVIEW

Since the last board meeting in July, 2021, Change Orders 6, 7, and 8 were executed; each were under the delegated Executive Director signing authority of up to \$25,000 per change order and a total of \$250,000. Change Order 9 is pending execution. Together, change orders 6 - 9 total \$72,770.

Change Order 6 covered a mix of small items including for doors and hardware, asbestos removal on the roof elevator penthouse, a second crane pick to protect the elevator installation timeline, and a credit for the retaining wall on Essex Street that was determined to be unnecessary as the related plant bed might enable water infiltration. Change Order 7 supported the installation of narrow helical ties throughout the building's façade to stabilize the exterior layer of brick which was discovered to be leaning away from the rest of the structure. Charlie Sullivan of the Cambridge Historical Commission approved this approach. Change Order 8 covered the cost of a the one-sided form along the exterior masonry to support waterproofing. Change Order 9, largely covering carpentry repairs relating to the roofing and attic.

Future change orders are expected to include expenses related to:

- Interior masonry waterproofing
- Lighting
- Front entry ramp (to buttress the structural wall under the city sidewalk)
- Utility connection and metering
- Credit for a second crane pick and standby time no longer required for the elevator

Silverman Trykowski Associates will also be submitting a request for add serves to their design contract to account for additional design hours and subcontractor time required by project changes.

Including taking these additional costs into account, it is anticipated that the project will conclude within its Board approved budget.

LEASING

TSNE MissionWorks, the CRA's Property Manager for the building is working through lease negotiations with tenants. The lease terms, including rent rates, were finalized with term sheets earlier in 2021. Current negotiations have been around specifics in the lease language.

To date, six out of eight leases are either fully executed or signed by the tenant. We expect to have the remaining two leases executed by the end of September.

MOTIONS

Motion: To authorize the Executive Director to enter into service contracts for tenant move-in services for re-occupancy of 93-99 Bishop Allen Drive with Sterling Corporation for a total amount not to exceed eighteen thousand and seventy-one dollars (\$18,071) and Spry Moving and Storage for a total amount not to exceed nine thousand six hundred and thirty-six dollars (\$9,636).

EXHIBITS

Exhibit A: Mover Proposal Selection Chart

Exhibit A

CAMBRIDGE REDVELOPMENT AUTHORITY

MOVE PROPOSALS FOR RETURN TO 99 BISHOP ALLEN DRIVE

NOVEMBER 8 & 9 2021

NON-UNION RETURN OF STORAGE FROM STERLING WAREHOUSE

MEYER	\$27,484.00
STERLING	\$18,071.04
WAKEFIELD	<i>Declined to Bid</i>

UNION RETURN FROM TEMP SPACES

ABC	\$14,055.63
AMERICAN	<i>Declined to Bid</i>
SPRY	\$9,636.00
WALSH	\$18,328.00

TOTAL OF LOW BIDS: \$27,707.04