

99 Bishop Allen Dr. Project Overview

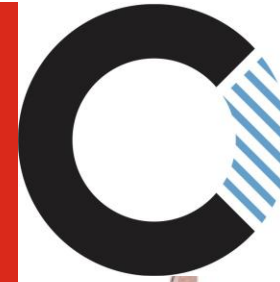
Agenda

Project Timeline

Review of Project Goals / Milestones

Fiscal Review

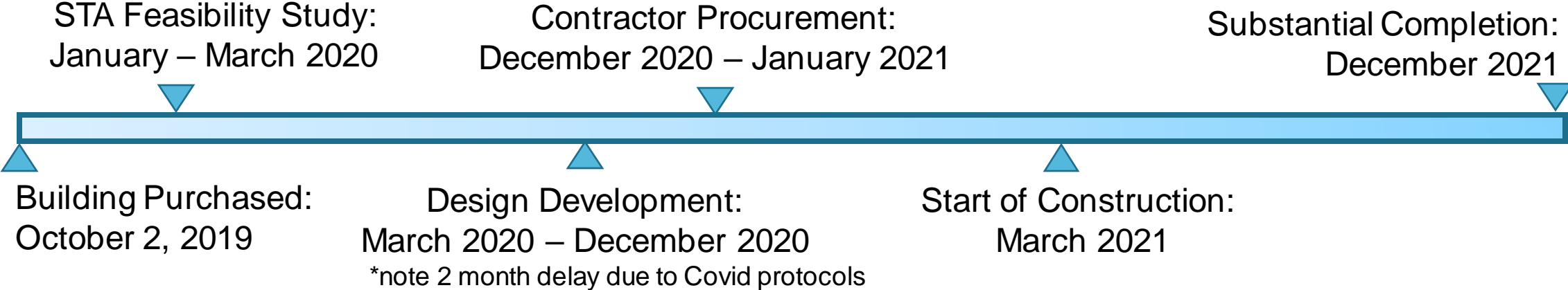
Lessons Learned



CAMBRIDGE
REDEVELOPMENT
AUTHORITY



Project Timeline



Project Goals - Accessibility



Project Goals - Sustainability



Solar Installation



Centralized Electric Heating and Cooling



Project Goals – Tenant Improvements



Site Remediation /
Drainage Improvements



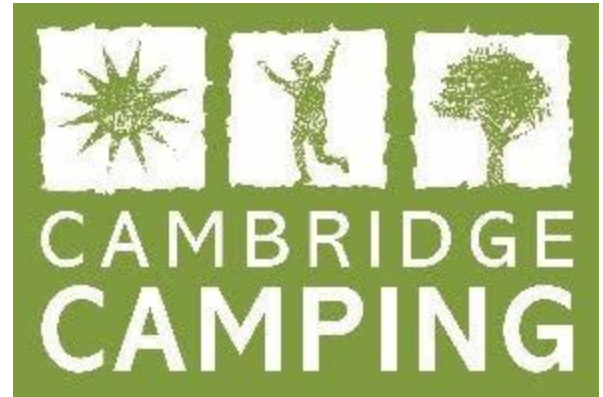
Reimagined
Tenant Spaces



Waterproofing /
masonry restoration



Project Goals – Retain Existing Tenants



Project Goals - Preservation



Exterior Envelope Improvements /
Historical Preservation

Fiscal Update

Description	Reconciled Final Costs
Total CRA Board Approved Budget	\$11,300,000.00
Total Project Cost	\$11,198,594.42
Grants and Incentives	
	Community Preservation Act Grant
	Eversource Rebates / Incentives
Total Project Costs	\$10,852,075.42



Fiscal Update

Major Cost Drivers:

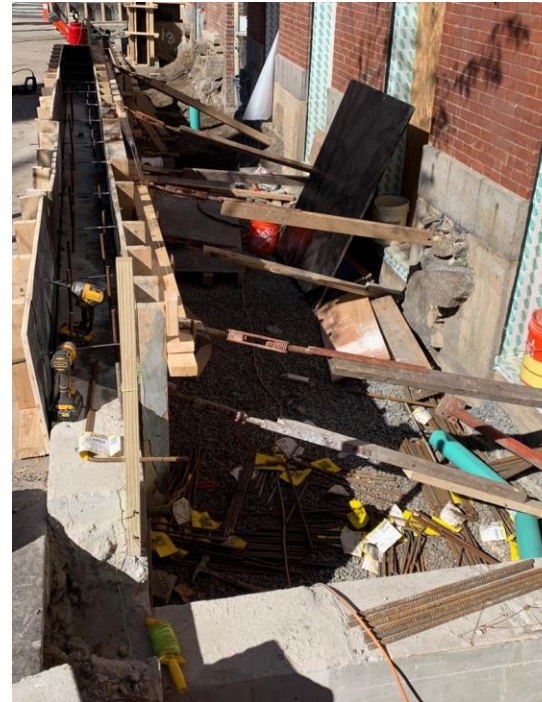
- Addition of Solar Panels to the project
- Complete abatement / replacement of asbestos glue on the existing floors
- Discovery / remediation of unsafe electrical conditions behind walls
- Re-fastening of brick façade to structural wall
- Removal of underground oil tank
- Reinforcement to front ramp / retaining wall to prevent cave in.
- Additional Fire Alarm devices requested by CFD after completion
- Elevator pricing heavily dictated by demand for qualified technicians
- Supply Chain / Covid premiums experienced during 2020 / 2021

Fiscal Update

Historic Lintel Reconstruction



Oil Tank Removal



Shoring of Retaining wall
along Bishop Allen Dr.



Stone Foundation
Reconstruction

Lessons Learned

- Allow for prolonged approval / review process with Cambridge Fire Department
- Enhanced Due Diligence for site investigations will allow for better bid pricing
- Flexibility in elevator bid / procurement cycles will lead to more favorable pricing
- “Construction Manager at Risk” – or Chapter 149A procurement may allow for release of early packages to stabilize long lead time items and allow for in-depth site investigations prior to issuance of final construction documents.